

VIDA'S WAY

COMMUNITY DEVELOPMENT

DISTRICT

June 16, 2026

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND

REGULAR MEETING

AGENDA

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

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

June 9, 2026

Board of Supervisors
Vida's Way Community Development District

Dear Board Members:

The Board of Supervisors of the Vida's Way Community Development District will hold Public Hearings and a Regular Meeting on June 16, 2026 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Appointment to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
 - Administration of Oath of Office (*the following to be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2025/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2026-14, Electing and Removing Officers of the District and Providing for an Effective Date
5. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property

ATTENDEES:

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

Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

- A. Affidavit/Proof of Publication
 - B. Consideration of Resolution 2026-15, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Vida's Way Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
6. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
- A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Amended and Restated Master Engineer's Report *(for informational purposes)*
 - D. B1 Expansion Parcel Master Special Assessment Methodology Report *(for informational purposes)*
 - E. Consideration of Resolution 2026-16, Authorizing District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Property Specially Benefited by such Projects to Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197, Florida Statutes; Confirming the District's Intention to Issue Special Assessment Bonds; Making Provisions for Transfers of Real Property to Governmental Bodies; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date
7. Consideration of Notice of Imposition of Special Assessments (Parcel B1 Expansion Area)
8. Discussion/Consideration of Fishing Policy

9. Ratification Items

- A. Pine Lake Services, LLC
 - I. Proposal #8444 Plant Material Install
 - II. Second Amendment to Agreement for Landscape and Irrigation Maintenance Services
 - III. Work Authorization No. 3 [Landscape Maintenance Services]
- B. Steadfast Alliance Midge Fly Treatment Estimate
- C. Steadfast Environmental, LLC Consent to Assignment and Amendment of Agreement for Monthly Maintenance Services
- D. Pulte Home Company, LLC First Amendment to Funding Agreement for Landscape Installation

10. Acceptance of Unaudited Financial Statements as of April 30, 2026

11. Approval of May 7, 2026 Regular Meeting Minutes

12. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Clearview Land Design P.L.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - Performance Measures/Standards & Annual Reporting Form (*for informational purposes*)
 - NEXT MEETING DATE: August 6, 2026 at 11:00 AM [Adoption of FY2027 Budget and Amended Rules of Procedure]

○ QUORUM CHECK

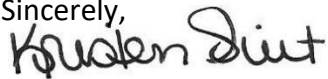
SEAT 1	RAY APONTE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	BRADY LEFERE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	JENNA WALTERS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4		<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	MELISA SGRO	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

13. Board Members' Comments/Requests

14. Public Comments

15. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802 or Jordan Lansford at (760) 918-6014.

Sincerely,

Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 943 865 3730

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

3

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District's Board of Supervisors of the District desires to elect and remove certain Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective June 16, 2026:

_____ is appointed Chair

_____ is appointed Vice Chair

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of June 16, 2026:

SECTION 3. The following prior appointments By the Boar remain unaffected by this Resolution.

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Jordan Lansford is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 16th day of June, 2026.

ATTEST:

**VIDA'S WAY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

5

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

5A

PASCO COUNTY LEGAL NOTICES

--- PUBLICS ---

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 06/02/2026 at 10:30 a.m. the following property will be sold at public auction pursuant to FS 715.109...

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 06/05/2026 at 10:30 a.m. the following property will be sold at public auction pursuant to FS 715.109...

FIRST INSERTION
VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Vida's Way Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes...

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and outside the boundaries of the District...

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting...

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kristen Sutt
District Manager
May 22, 29, June 5, 12, 2026 26-01187P

FIRST INSERTION
CITY OF ZEPHYRHILLS
NOTICE OF PUBLIC HEARING
ORDINANCE NO. 1519-26

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF ZEPHYRHILLS, FLORIDA, AMENDING THE CITY OF ZEPHYRHILLS LAND DEVELOPMENT CODE, TABLE 2.02.01 "ALLOWABLE USES IN ZONING DISTRICTS" TO CLARIFY PERMITTED USES FOR MANUFACTURED HOMES...

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Zephyrhills will hold a public hearing on Wednesday, May 27th, 2026, at 6:00 p.m. in the City Hall Council Chambers at 5335 8th Street, Zephyrhills, Florida.

The purpose of this public hearing is to consider a proposed amendment to the City of Zephyrhills Land Development Code amending multiple sections to ensure consistency and compliance with state laws.

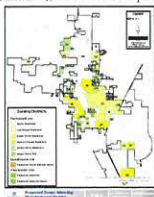
At this public hearing, the Planning Commission will consider the proposed amendment, receive public comment, and make a recommendation to the City Council regarding the proposed amendments.

Interested parties may appear and be heard at the public hearing or may file written comments with the City Clerk prior to the hearings.

A copy of the proposed amendment including supporting data and analysis, is available for public inspection at the Planning Department, City Hall, 5335 8th Street, Zephyrhills, Florida, between 8:00 a.m. and 4:00 p.m., Monday through Friday.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the City Council with respect to any matter considered at such meeting or hearing, the person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA), persons needing special accommodations to participate in these meetings should contact the City Clerk's Office at Zephyrhills City Hall, 5335 8th Street, Zephyrhills, Florida 33542, by calling 813-780-0000, Ext. 3347, at least 48 hours prior to the meeting.



May 22, 2026 26-01206P

FIRST INSERTION
Notice Under Fictitious Name Law
According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Genome Properties located at PO BOX 12 in the City of Elfers, Pasco, FL 34686...

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE HERITAGE SPRINGS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Heritage Springs Community Development District (the "District") will commence at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.

East Pasco Government Center
14236 6th Street, Suite 200
Dade City, FL 33526
Telephone: (352) 521-4302
Central Pasco Professional Center
4111 Land O'Lakes Blvd., Room 105
Land O'Lakes, FL 34639
Telephone: (813) 929-2788

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections.

The District has two (2) seats up for election, specifically Seat 1 and Seat 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on Tuesday, November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Pasco County Supervisor of Elections or visit their website at www.pascocvotes.gov.

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE LAKE PADGETT ESTATES INDEPENDENT SPECIAL DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Lake Padgett Estates Independent Special District (the "District") will commence at noon on Monday, June 8, 2026 and close at noon on Friday, June 12, 2026.

East Pasco Government Center
14236 6th Street, Suite 200
Dade City, FL 33526
Telephone: (352) 521-4302
Central Pasco Professional Center
4111 Land O'Lakes Blvd., Room 105
Land O'Lakes, FL 34639
Telephone: (813) 929-2788

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections.

The District has two (2) seats up for election, specifically seats 1 & 2. In the 2026 election for District Supervisors seat 1 and seat 2 will be for four-year terms. You will need to specifically register for the seat to which you are seeking election. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For the latest information, please contact the office of the Pasco County Supervisor of Elections or visit their website at https://www.pascocvotes.gov.

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE OAKSTED COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for seats on the Board of Supervisors of the Oaksted Community Development District (the "District") will commence at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.

East Pasco Government Center
14236 6th Street, Suite 200
Dade City, FL 33526
Telephone: (352) 521-4302
Central Pasco Professional Center
4111 Land O'Lakes Blvd., Room 105
Land O'Lakes, FL 34639
Telephone: (813) 929-2788

All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections.

The District has three (3) seats up for election, specifically Seat 3, Seat 4, and Seat 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

Please note that information in this notice is subject to change. For the latest information and additional information, please contact the office of the Pasco County Supervisor of Elections or visit their website at www.pascocvotes.gov.

May 22, 2026 26-01179P

FIRST INSERTION
Notice Under Fictitious Name Law
According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of P.T. Vance located at PO Box 12 in the City of Elfers, Pasco, FL 34686...

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE EPPERSON NORTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Epperson North Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026.

The Epperson North Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

May 22, 2026 26-01127P

FIRST INSERTION
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CHAPEL CROSSINGS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Chapel Crossings Community Development District ("District") will commence at noon on June 8, 2026, and close at noon on June 12, 2026.

The Chapel Crossings Community Development District has 3 seats up for election, specifically Seats 3, currently held by Kevin Lewis, Seat 4, currently held by Elvis Garcia, and Seat 5 currently held by Mauney Leon. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.

May 22, 2026 26-01171P

FIRST INSERTION
HOPE INNOVATION DISTRICT
NOTICE OF BOARD OF SUPERVISORS MEETING

The Board of Supervisors of the Hope Innovation District will hold a regular meeting of the Board of Supervisors on June 2, 2026, at 1:00 p.m. at 16828 Visioning Center Road, Land O'Lakes, FL 34638.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager, at least forty-eight (48) hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Lynne Mullins
District Manager
May 22, 2026 26-01182P

FIRST INSERTION
MCKENDREE POINTE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF RESCHEDULED MEETING

The Board of Supervisors ("Board") of the McKendree Pointe Community Development District ("District") will hold a regular meeting on June 8, 2026, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway, 2155 Northpointe Parkway, Lutz, Florida 33558.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager.

Any person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Larry Krause
District Manager
May 22, 2026 26-01185P

--- ACTIONS / SALES / ESTATE / PUBLICS ---

SECOND INSERTION
VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Vida's Way Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing at 11:00 a.m. on June 16, 2026, at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33605.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, stormwater management system, onsite and off-site public roadway improvements, water, wastewater, and reclaim utilities, hard-landscape/landscape/irrigation improvements, streetlighting and undergrounding of electrical utilities, and/or any other lawful improvements or services of the District.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kristen Stull
District Manager
May 22, 29, June 5, 12, 2026 26-01187P

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-631
IN RE: ESTATE OF ANGELA ROOTES AKA ANGELA M. ROOTES

The administration of the estate of Angela Rootes aka Angela M.L. Rootes, deceased, whose date of death was April 6, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 22, 2026.

Wayne R. Coulter
Personal Representative
7920 Bent Oak Drive
Port Richey, FL 34668
Attorney for Personal Representative
Email Address: info@delzeroutler.com
Florida Bar No. 114585
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
May 22, 29, 2026 26-01188P

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-655
IN RE: ESTATE OF JANET DUNLOP AKA JANET W. DUNLOP

The administration of the estate of Janet Dunlop aka Janet T. Dunlop aka Janet W. Dunlop, deceased, whose date of death was December 31, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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The date of first publication of this notice is May 22, 2026.

Jacqueline Densler
Personal Representative
7927 Bent Oak Drive
Port Richey, FL 34668
Attorney for Personal Representative
Email Address: rebecca@delzeroutler.com
Florida Bar No. 0223440
7920 U.S. Highway 19
Port Richey, FL 34668
Telephone: (727) 848-3404
May 22, 29, 2026 26-01197P

SECOND INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 06/05/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109. A 1983 HILTI mobile home bearing vehicle identification number 45X35265, and all personal items located inside the mobile home. Last Tenant: Randolph Richardson a/k/a Randy Richardson. Sale to be held at: Bedrock Winters LLC, 38022 Winter Drive, Zephyrhills, Florida 33542, (813) 782-1615.

FOURTH INSERTION
NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2026CA000922CAAXXWS
DIVISION: G

Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs. Juppiter Asset Recovery, LLC, Christopher Headley, Realty Relief, LLC, Phillip Headley and All Unknown Spouses, Heirs, Creditors, devisees, Grantees, Beneficiaries, Liens, Assignees, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of Phillip Fleishman, Defendants.

TO: Phillip Headley
12474 66th Street, #4
Largo, Florida 33773
YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dale City, FL 33525 on or before JUNE 8, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file the written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on May 5, 2026.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk
By: Shakira Ramirez Pagan
As Deputy Clerk
May 8, 15, 22, 29, 2026 26-01034P

SECOND INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 06/05/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109. A 1983 HILTI mobile home bearing vehicle identification number 45X35265, and all personal items located inside the mobile home. Last Tenant: Barbara Rigola Lewis, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Barbara Rigola Lewis and Unknown Party or Parties in Possession. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, (813) 782-0012.

FOURTH INSERTION
NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 2026CA000922CAAXXWS
DIVISION: G

Nikki Alvarez-Sowles, as Pasco County Clerk & Comptroller, Plaintiff, vs. Juppiter Asset Recovery, LLC, Christopher Headley, Realty Relief, LLC, Phillip Headley and All Unknown Spouses, Heirs, Creditors, devisees, Grantees, Beneficiaries, Liens, Assignees, Trustees and All Other Parties Claiming an Interest By, Through, Under or Against the Estate of Phillip Fleishman, Defendants.

TO: Estate of Phillip Fleishman
12474 Beagle Road
Hudson, Florida 34467
YOU ARE NOTIFIED that a Complaint has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Nancy McClain Alfonso, Esquire, 37908 Church Avenue, Dale City, FL 33525 on or before JUNE 8, 2026, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file the written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Signed on May 5, 2026.
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
(SEAL) Deputy Clerk
By: Shakira Ramirez Pagan
As Deputy Clerk
May 8, 15, 22, 29, 2026 26-01035P

SECOND INSERTION
NOTICE OF PUBLIC SALE
Notice is hereby given that on 06/05/2026 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109. A 1983 HILTI mobile home bearing vehicle identification number 02610955 and all personal items located inside the mobile home. Last Tenant: Barbara Rigola Lewis, All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Barbara Rigola Lewis and Unknown Party or Parties in Possession. Sale to be held at: COB MHC HILLSIDE ONE LLC, 39515 Bamboo Lane, Zephyrhills, Florida 33542, (813) 782-0012.

FOURTH INSERTION
NOTICE OF FORECLOSURE SALE
NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO. 51-2025-CA-001624-CAAX-WS
A/M/G F PROPERTIES, LLC, Plaintiff, vs. UNITED STATES OF AMERICA ACTING ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, THE PRESERVE AT FAIRWAY JAKS HOMEOWNER'S ASSOCIATION, INC., BARBARA ANN DANKS; JANET SIMPSON AKA JANET TIERNEY AKA JANET OLIVER EILEEN DAWN ARBIGNO/N AKA EILEEN BRAGIN THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST ANN FLORENCE PRIZZA AKA ANN ARBIGNO (DECEASED) AND UNKNOWN PARTY OR PARTIES IN POSSESSION, Defendants.

NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure ordered dated the 20th date of April, 2026, entered in the above-captioned action, case No. 2025-CA-001624-CAAX-WS, the Clerk of the Court will sell to the highest and best bidder for cash, by electronic sale beginning at 11:00 A.M. at www.pasco.realforeclose.com, on June 30th, 2026, the following described real property as set forth in said final judgment, to-wit: Lot 526, THE PRESERVE AT FAIRWAY UNIT UNIT FOUR, according to the plat thereof, as recorded in Plat Book 39, Pages 23-29, Public Records of Pasco County, Florida. More commonly known as 13652 Finberton Dr., Hudson, FL 34469. Parcel No. 36-24-16-0170-00000-5260 ANY PERSON CLAIMING AN INTEREST IN THE SUBJECT PROPERTY FROM THE SALE, IF BY OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Office of the Court Administrator, Inas Riedel, 14250 49th St. N - J1402, Clearwater, FL 33762, (727) 464-6455, or Jesus Gonzalez Laboy, 14250 49th St. N - J1504, Clearwater, FL 33762, (727) 453-7163, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days, if you are hearing or voice impaired, call 711. Dated this 27th day of April, 2026. Submitted by: /s/ Derek A. Harvey, Jr. ATTORNEY FOR PLAINTIFF Derek A. Harvey, Jr. WS: 1069334 3426 Paoli Pike Florida Knobs, IN 47119 (219) 360-7200 ext. 305 dharry@carlisle-lawco.com May 11, 8, 2026 26-00966P

FOURTH INSERTION
NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000611
IN RE: ESTATE OF EUGENE RICHARD PERRON

The administration of the estate of Eugene Richard Perron, deceased, whose date of death was April 21, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was January 24, 2026; that the total value of the estate is \$20,000.00 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS Marie Louise Perron 17222 Danville Drive Spring Hill, FL 34610 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and other persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 22, 2026.

SECOND INSERTION
NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000417
IN RE: ESTATE OF FRANCIS N. CATINI, Deceased.

The administration of the estate of Francis N. Catini, deceased, whose date of death was July 19, 2025, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 22, 2026. Personal Representative: Marietta A. Kavanagh 622 South Oakfield Avenue Glensden, PA 19036 Attorney for Personal Representative: Kevin Hernandez, Esquire FBN 0132179 SPN 02602669 The Hernandez Law Firm, P.A. 28059 U.S. Highway 19 N, Suite 101 Clearwater, FL 33761 Telephone: (727) 712-1710 Primary email: eservice@thehernandezlaw.com Secondary email: hms@thehernandezlaw.com May 22, 29, 2026 26-01233P

SECOND INSERTION
NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000808
IN RE: ESTATE OF GLADYS TORRES Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Gladys Torres, deceased, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was November 21, 2025; that the total value of the estate is \$61,878.70 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS Maria Lallanilla & Joseph Lallanilla 8906 Ross Lane New Port Richey, FL 34654 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and other persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 22, 2026.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this notice is May 22, 2026.

Person Giving Notice: Maria Lallanilla 8906 Ross Lane New Port Richey, FL 34654 Attorney for Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtserve@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0011585 The Hook Law Group, P.A. 4918 Flomar Terrace New Port Richey, Florida 34652 May 22, 29, 2026 26-01219P

SECOND INSERTION
NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-737
IN RE: ESTATE OF JANN B. JACKSON AKA JANN JACKSON Deceased.

The administration of the estate of Jann B. Jackson aka Jann Jackson, deceased, whose date of death was April 21, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against the decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 22, 2026. Enac H. Boone Personal Representative 355 Ameridge Drive Bridgeport, CT 06606 Wayne R. Coulter Personal Representative info@delzeroutler.com karcen@delzeroutler.com Florida Bar No. 0011585 7920 U.S. Highway 19 Port Richey, FL 34668 Telephone: (727) 848-3404 May 22, 29, 2026 26-01218P

SECOND INSERTION
NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 2026-CP-000611
IN RE: ESTATE OF EUGENE RICHARD PERRON

The administration of the estate of Eugene Richard Perron, deceased, whose date of death was April 21, 2026, is pending in the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was January 24, 2026; that the total value of the estate is \$20,000.00 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS Marie Louise Perron 17222 Danville Drive Spring Hill, FL 34610 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and other persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is May 22, 2026.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes. The written demand must be filed with the clerk.

The date of first publication of this notice is May 22, 2026.

Person Giving Notice: Marie Louise Perron 17222 Danville Drive Spring Hill, Florida 34610 Attorney for Person Giving Notice: David A. Hook, Esq. E-mail Addresses: courtserve@elderlawcenter.com, samantha@elderlawcenter.com Florida Bar No. 0011585 The Hook Law Group, P.A. 4918 Flomar Terrace New Port Richey, Florida 34652 May 22, 29, 2026 26-01189P

SAVE
Email your Legal Notice
Deadline Wednesday at noon - Friday Publication
BARABOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • S.
COLLIER • CHARLOTTE

--- ACTIONS / PUBLIC NOTICES ---

SECOND INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Lakeshore Ranch Community Development District

The Board of Supervisors (the "Board") of the Lakeshore Ranch Community Development District (the "District") will hold a public hearing and a meeting Tuesday, July 14, 2026, at 6:00 p.m. at the Lakeshore Ranch Clubhouse located at 19730 Sundance Lake Blvd., Land O'Lakes, Florida 34638.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Greenwood
District Manager
May 29, June 5, 2026 26-01251P

--- TAX DEEDS ---

FOURTH INSERTION
Notice of Application for Tax Deed 2026X000065DAXXX

NOTICE IS HEREBY GIVEN, That ALBERTO SOBRADO GUTIERREZ, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 1803256
Year of Issuance: 06/01/2019
Description of Property: 10-26-19-0010-01608-0110 TAMPA DOWNS RANCHETTES UNREC S1/2 SEC 16 LOT 11 OR 5923 PG 1

Name(s) in which assessed: ERUDEC G LORGE LIVING TRUST
ERUDEC G LORGE TRUSTEE
ERUDEC G LORGE LIVING TRUST DATED OCTOBER 5 1999
ERUDEC G LORGE TRUSTEE OR HER SUCCESSOR IN TRUST

All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 18, 2026 at 10:00 a.m.

Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denise Diaz
Deputy Clerk
May 15, 22, 29, June 5, 2026 26-01066P

FOURTH INSERTION
Notice of Application for Tax Deed 2026X000065DAXXX

NOTICE IS HEREBY GIVEN, That ALBERTO SOBRADO GUTIERREZ, the holder of the following certificates has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of property, and the names in which it was assessed are as follows:

Certificate #: 2102536
Year of Issuance: 06/01/2022
Description of Property: 36-26-20-0020-05900-0050 NEW RIVER RANCHETTES UNIT 2 UNREC PLAT PORTION OF S1/2 OF TRACT 59 DESC AS SOUTH 1/2 OF FOLL DESC COM AT NE COR OF SECTION 36 TH S80DEG 42'27" 1671.44 FT TH SOUTH 2001.22 FT FOR POB TH CONT SOUTH 660.00 FT TH WEST 660.00 FT TH NORTH 660.00 FT TH EAST 660.00 FT TO POB LESS & EXC EAST 528.09 FT THEREOF SOUTH 25 FT & EAST 25 FT RESERVED AS RD R/W FOR INGRESS & EGRESS AKA LOT 5 HIGHLAND FIVE CLASS III SUBDIVISION PER OR 4292 PG 44 OR 7479 PG 187

Name(s) in which assessed: MANDRAKE PROPERTIES 2 LLC
CLARK S LINDSTONE REGISTERED AGENT

All of said property being in the County of Pasco, State of Florida
Unless such certificate shall be redeemed according to the law, the property described in such certificate shall be sold to the highest bidder online at http://pasco.realtaxdeed.com, on June 18, 2026 at 10:00 a.m.

Office of Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
By: Denise Diaz
Deputy Clerk
May 15, 22, 29, June 5, 2026 26-01064P

THIRD INSERTION
NOTICE OF SHERIFF'S SALE

Notice is hereby given that pursuant to a Writ of Execution issued in the Sixth Judicial Circuit Court, of Pasco County, Florida on the 14th day of July, 2025, in the cause wherein Steven Ryan Schmidt, Newlyn Zimmerman, are Plaintiff's, and Smith and Associates Real Estate LLC, Victoria Vickie Truax, John Done, are Defendants, being case number 2022CA0039266CAWWS in said Court.

I, Chris Navco, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest of the defendant, William Earl Starkey, in and to the following described property, to wit:

2020 Hyundai Elantra
VIN# KMHLLW4AK91010269
I shall offer this property for sale "AS IS" on June 24, 2026, @ 10:00am or as soon thereafter as possible, at Crockett's Towing 13601 US-41, Spring Hill, FL 34610 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in aforesaid property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Law Offices of Sprechman & Fisher PA
C/O Steve S. Sprechman, Esq
2775 Sunny Isles Boulevard, Suite 100
Miami, FL 33160
C1185 NOCCO, as Sheriff
Pasco County, Florida
By: Sgt. Matthew Adamo Deputy Sheriff
May 22, 29; June 5, 12, 2026 26-01208P

THIRD INSERTION
VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Vida's Way Community Development District (the "District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing at 11:00 a.m. on June 16, 2026, at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of among other things, stormwater management system, on-site and off-site public roadways improvements, water, wastewater, and reclaim utilities, hard-scape/landscape/irrigation improvements, streetlighting and undergrounding of electrical utilities, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager, Office of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kristen Suit
District Manager
May 22, 29, June 5, 12, 2026 26-0187P

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL ACTION

CASE NO.: 2026CA000292CAWWS
GITTS SOLUTIONS, LLC, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLY IN ITS CAPACITY AS SEPARATE TRUSTEE OF GV TRUST 2026-1, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ALICE M. VAIL/A/ K/A ALICE WEBER VAIL, DECEASED, et al., Defendants.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: Lot 131 of RESERVE AT MEADOW OAKS UNIT TWO, according to the Plat thereof as recorded in Plat Book 60, Page(s) 132 through 135, inclusive of the Public Records of Pasco County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany R. Smith, P.A., 120 S. Orlando Ave., Suite 420, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, or a default will be entered against you for the relief demanded in the complaint. DUE ON BEFORE JUNE 29TH, 2026

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext. 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court this 15th day of MAY, 2026. (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Julian Garcia De Cubas & Lewis, P.A., Attorney for Plaintiff, PO Box 5026, FORT LAUDERDALE, FL 33310 May 29; June 5, 2026 26-01261P

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2026CA000931CAWWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN A. CALUS A/K/A JOHN ALLEN CALUS N/K/A JOHN ALLEN CALUS, Defendant.

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 539, OF BEACON WOODS VILLAGE - SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 124 THROUGH 126, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 538-4172, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice or by June 29th, 2026, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit: UNIT NO. 705, IN BUILDING 7 OF HOLIDAY LAKE VILLAGE A CONDOMINIUM, PHASE I, ACCORDING TO THE CONDOMINIUM PLAT BOOK 20, PAGE 61-64, AND BEING FURTHER DESCRIBED THAT CERTAIN DECLARATION OF CONDOMINIUM FILED SEPTEMBER 16, 1981, IN OR BOOK

2026-0482-0547, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH ANY LIMITED COMMON ELEMENTS APPURTENANT THERETO AND A 7479% UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO AS THE SAME BE AMENDED FROM TIME TO TIME. PARCEL IDENTIFICATION NUMBER: 26-25-15-0750-00700-0050 Plaintiff, vs. A/K/A 3808 STAYSAIL LANE, UNIT #3808, HOLIDAY, FLA. 34691 If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice or by June 29th, 2026, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit: UNIT NO. 705, IN BUILDING 7 OF HOLIDAY LAKE VILLAGE A CONDOMINIUM, PHASE I, ACCORDING TO THE CONDOMINIUM PLAT BOOK 20, PAGE 61-64, AND BEING FURTHER DESCRIBED THAT CERTAIN DECLARATION OF CONDOMINIUM FILED SEPTEMBER 16, 1981, IN OR BOOK

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SECOND INSERTION
SUMMONS SUPERIOR COURT OF ARIZONA MOHAVE COUNTY

Case Number: D0206-00194
Linda Faye Richardson
Petitioner
AND
Jacob Adam Richardson
Respondent

FROM THE STATE OF ARIZONA TO: Jacob Adam Richardson
A lawsuit has been filed against you, a copy of the lawsuit and other court papers are served on you with this Summons.

1. If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the Court, and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his or her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to the Office of the Clerk of the Superior Court, 415 East Spring Street, Kingman, AZ 86401 (P.O. Box 7000, Kingman, AZ 86402-7000) or the Office of the Clerk of the Superior Court, 2225 Trane Road, Bullhead City, AZ 86412, or Office of the Clerk of the Superior Court, 2001 College Drive, Lake Havasu City, AZ 86404. Mail a copy of your "Answer" or "Response" to the other party at the address listed on the top of this Summons.

2. If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext. 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

3. If this Summons and the other court papers were served on you by a registered process server or the Sheriff, within the State of Arizona, your "Response" or "Answer" must be filed with in TWENTY (20) CALENDAR DAYS, starting the day after you were served. If this "Summons" and other court papers were served on you by a registered process server or the Sheriff outside the State of Arizona, your "Response" must be filed within THIRTY (30) CALENDAR DAYS, starting the day after you were served. Service by a registered process server or the Sheriff is complete when made. Service by Publication is complete 30 days after the date of the first publication.

4. You can get a copy of the court papers filed in this case from the Petitioner at the address at the top of this paper, or from the Clerk of the Superior Court at the address listed in Paragraph 2 above.

5. Requests for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least 60 days before your scheduled court date. SIGNED AND SEALED this date: February 26, 2026 CHRISTINA SPURLOCK, Clerk of the Superior Court. Deputy Clerk: Julian Garcia De Cubas & Lewis, P.A., Attorney for Plaintiff, PO Box 5026, FORT LAUDERDALE, FL 33310 May 29; June 5, 12, 19, 2026 26-01254P

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA

CASE NO.: 2025-CA-003976
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. BRANDY LEE PHILLIPS, et al., Defendants.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Pasco County, Florida: Lot 131 of RESERVE AT MEADOW OAKS UNIT TWO, according to the Plat thereof as recorded in Plat Book 60, Page(s) 132 through 135, inclusive of the Public Records of Pasco County, Florida, has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany R. Smith, P.A., 120 S. Orlando Ave., Suite 420, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter, or a default will be entered against you for the relief demanded in the complaint. DUE ON BEFORE JUNE 29TH, 2026

If you are a person with a disability who needs an accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Public Information Dept., Pasco County Government Center, 7530 Little Rd., New Port Richey, FL 34654; Phone: 727.847.8110 (voice) in New Port Richey, 352.521.4274, ext. 8110 (voice) in Dade City, Or 711 for the hearing impaired. Contact should be initiated at least seven days before the scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven days. The court does not provide transportation and cannot accommodate such requests. Persons with disabilities needing transportation to court should contact their local public transportation providers for information regarding transportation services.

WITNESS my hand and the seal of this Court this 15th day of MAY, 2026. (SEAL) Nikki Alvarez-Sowles Pasco County Clerk & Comptroller Deputy Clerk: Julian Garcia De Cubas & Lewis, P.A., Attorney for Plaintiff, PO Box 5026, FORT LAUDERDALE, FL 33310 May 29; June 5, 2026 26-01261P

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 6TH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2026CA000931CAWWS LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN A. CALUS A/K/A JOHN ALLEN CALUS N/K/A JOHN ALLEN CALUS, Defendant.

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 539, OF BEACON WOODS VILLAGE - SIX, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 124 THROUGH 126, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice or by June 29th, 2026, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit: UNIT NO. 705, IN BUILDING 7 OF HOLIDAY LAKE VILLAGE A CONDOMINIUM, PHASE I, ACCORDING TO THE CONDOMINIUM PLAT BOOK 20, PAGE 61-64, AND BEING FURTHER DESCRIBED THAT CERTAIN DECLARATION OF CONDOMINIUM FILED SEPTEMBER 16, 1981, IN OR BOOK

2026-0482-0547, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, TOGETHER WITH ANY LIMITED COMMON ELEMENTS APPURTENANT THERETO AND A 7479% UNDIVIDED SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO AS THE SAME BE AMENDED FROM TIME TO TIME. PARCEL IDENTIFICATION NUMBER: 26-25-15-0750-00700-0050 Plaintiff, vs. A/K/A 3808 STAYSAIL LANE, UNIT #3808, HOLIDAY, FLA. 34691 If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice or by June 29th, 2026, the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit: UNIT NO. 705, IN BUILDING 7 OF HOLIDAY LAKE VILLAGE A CONDOMINIUM, PHASE I, ACCORDING TO THE CONDOMINIUM PLAT BOOK 20, PAGE 61-64, AND BEING FURTHER DESCRIBED THAT CERTAIN DECLARATION OF CONDOMINIUM FILED SEPTEMBER 16, 1981, IN OR BOOK

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ACTIONS / SALES / ESTATE / PUBLIC NOTICES

FOURTH INSERTION

NOTICE OF SHERIFF'S SALE
Notice is hereby given that pursuant to a Writ of Execution issued in the Sixth Judicial Circuit Court of Pasco County, Florida on the 14th day of July, 2025, in the case wherein Steven Ryan Schmidt, Newlyn Zimmerman, are Plaintiffs, and Smith and Associates Real Estate LLC, Victoria Vickie Truex, John Done, are Defendants, being case number 2022CA003266CAAXWS in said Court.

I, Chris Nacero, as Sheriff of Pasco County, Florida, have levied upon all the right, title, and interest in the defendant, William Earl Starkey, in and to the following described property to wit:
2023 Hyundai Elantra
VIN# KMHLL4AK2PU010269

I shall offer this property for sale "AS IS" on June 24, 2026, @ 10:00am or as soon thereafter as possible, at Crockett's Towing 1360 US-41, Spring Hill, FL 34410 in the County of Pasco, State of Florida. I will offer for sale all of the Defendant's right, title, and interest in and to the above property at public outcry and will sell the same, subject to all prior liens, encumbrances, and judgments, if any, to the highest and best bidder or bidders for CASH, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above-described execution.

Law Offices of Speechman & Fisher PA
C/O Steve S. Speechman, Esq.
2775 Sunny Isles Boulevard, Suite 1100
Miami, FL 33160
CHRIS NOCCO, as Sheriff
Pasco County, Florida
By: Sgt. Matthew Adams Deputy Sheriff
May 22, 2025; June 5, 12, 2026 26-01208P

FOURTH INSERTION

VITA'S WAD COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Vita's Wad Community Development District ("the District") intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing at 11:00 a.m. on June 16, 2026, at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the "Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, stormwater management system, onsite and off site public roadways improvements, water, wastewater, and reclaim utilities, landscape/landscape/irrigation improvements, streetlighting and undergrounding of electrical utilities, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kristen Suit
District Manager
May 22, 29; June 5, 12, 2026 26-01187P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CASE NO.: 2025CA01050
NEWREZ LLC D/B/A SHELL POINT MORTGAGE SERVICING, Plaintiff, vs. UNKNOWN PERSONAL REPRESENTATIVE OF THE ESTATE OF LARRY D. COX A/K/A LARRY DEAN COX, et al., Defendants.

TO: Angela Maria Cox Benjamin 1621 Battleground Avenue Greensboro, NC 27408
Angela Maria Cox Benjamin 8543 Benbow Merrill Rd. Oak Ridge, NC 27310
Angela Maria Cox Benjamin 21312 114th Pl. Live Oak, FL 32160
Angela Maria Cox Benjamin 1405 Duval St. NE, Lot 18 Live Oak, FL 32064
Angela Maria Cox Benjamin 1200 Lanada Rd. Greensboro, NC 27407
Angela Maria Cox Benjamin 4255 Pine Cone Ter. Northport, FL 32426

Unknown Personal Representative of the Estate of Larry D. Cox a/k/a Larry Dean Cox
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Pasco County, Florida, this 5th day of June, 2026
Nikki Alvarez-Sowles
Pasco County Clerk & Comptroller
Deputy Clerk: Shakira Ramirez Pagan
Anthony R. Smith, Esquire, the Plaintiff's attorney,
Tiffany & Bosco, P.A.,
1201 S. Orlando Ave., Suite 430,
Winter Park, FL 32789
June 5, 12, 2026 26-01317P

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 51-2026-CP-0731-W/S
IN RE: ESTATE OF WILLIAM LAWRENCE LOWRIE, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
You are hereby notified that an Order of Summary Administration has been entered in the estate of WILLIAM LAWRENCE LOWRIE, deceased, File Number 51-2026-CP-0731-W/S, by the Circuit Court for PASCO County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, FL 34654; that the decedent's date of death was December 29, 2025; that the total value of the estate is approximately \$13,480.00 and that the names and addresses of those to whom it has been assigned by such order are:
Name Address
Barbara Jane Lowrie
14047 Shoal Dr.
Hudson, FL 34667

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES

Person Giving Notice:
Barbara Jane Lowrie
14047 Shoal Dr.
Hudson, Florida 34667
Attorney for Person Giving Notice
DONALD R. PEYTON
Attorney
Florida Bar Number: 516619
7317 Little Road
New Port Richey, FL 34654
Telephone: (727) 848-5997
Fax: (727) 848-4072
E-Mail: peytonlaw@yahoo.com
Secondary E-Mail: dpeyton@gmail.com
peytonlaw26@gmail.com
June 5, 12, 2026 26-01289P

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR PASCO COUNTY
CASE NO. 2026CA009982CAAXES
LAKESHORE LOAN SERVICING, LLC, Plaintiff, vs. CANDICE SEWARD, et al., Defendant.

TO: ANY AND ALL UNKNOWN PARTIES CLAIMING BY THROUGH, UNDER, AND AGAINST ESTATE OF PAULA N. MARTIANIUK A/K/A PAULA N. MARTIANIUK, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEE, OR OTHER CLAIMANTS
YOU ARE HEREBY NOTIFIED THAT an action for Foreclosure of Mortgage on the following described property:
LOT 6, WILLOW BEND TRACT
MF-2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 102 THROUGH 106, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, has been filed against you and you are required to file a copy of your written defenses, if any, to it on McCalla Raymer Leibert Pierce, LLP, James Jester, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before July 6, 2026 at 10:30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the complaint.

LOT 6, WILLOW BEND TRACT
MF-2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE(S) 102 THROUGH 106, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, has been filed against you and you are required to file a copy of your written defenses, if any, to it on McCalla Raymer Leibert Pierce, LLP, James Jester, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before July 6, 2026 at 10:30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the complaint.

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR PASCO COUNTY, FLORIDA
PROBATE DIVISION
File No. 26-CP-000762-W/S
Division J
IN RE: The Estate of DOLORES JEAN EVERETTE, a/k/a DOLORES J. EVERETTE, a/k/a DELORES EVERETTE, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:
You are hereby notified that an Order of Summary Administration has been entered in the estate of Dolores Jean Everette, a/k/a Dolores J. Everette, deceased, File Number 26-CP-000762-W/S, Division J, by the Circuit Court for Pasco County, Florida, Probate Division, the address of which is 7530 Little Road, New Port Richey, Florida 34654; that the decedent's date of death was November 2, 2025, that the total value of the estate is \$58,834.67 and that the names and addresses of those to whom it has been assigned by such order are:
Name Address
Jeffrey A. Sommers
9548 Sunshine Boulevard
New Port Richey, Florida 34654
Attorney for Person Giving Notice
/s/ Jeffrey A. Herzog
Jeffrey A. Herzog, Attorney
Florida Bar Number: 16089
LAW OFFICES OF
JEFFREY A. HERZOG, P.A.
1805 Cypress Brook Drive, Suite 102
Trinity, Florida 34655
Telephone: (727) 789-4000
Fax: (727) 789-4002
E-Mail: service@jezherzoglaw.com
Secondary E-Mail: jherzoglaw.com
Probate@jezherzoglaw.com
June 5, 12, 2026 26-01313P

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA006992CAAXWS
VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. BRENT M BENNETT AND REYNA ASHLEY BATES A/K/A REYNA ASHLEY AKA REYNA ASHLEY, et al., Defendants.

TO: BRENT M BENNETT
8337 SHALLOW CREEK CT. NEW PORT RICHEY 34653
UNKNOWN SPOUSE OF BRENT M. BENNETT AKA BRENT BENNETT
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COMMENCING AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 25 SOUTH RANGE 16 EAST, PASCO COUNTY, FLORIDA, GO THENCE NORTH 89 DEGREES 17' 10" WEST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 2,150.00 FEET TO THE POINT OF BEGINNING, CONTINUE THENCE NORTH 89 DEGREES 17' 10" WEST A DISTANCE OF 100.0 FEET, THENCE SOUTH 00 DEGREES 51' 07" WEST A DISTANCE OF 250.0 FEET, THENCE SOUTH 89 DEGREES 17' 10" EAST, A DISTANCE OF 100.0 FEET, THENCE NORTH 00 DEGREES 51' 07" EAST A DISTANCE OF 250.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE SOUTHERLY AND NORTHERLY 25.0 FEET THEREOF TO BE USED FOR ROAD RIGHT-OF-WAY PURPOSES.

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THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY.
CASE NO. 2025DP00093DPAXWS
In the interest of:
A.C.S. DORN 7/28/2025,
MINOR CHILD,
TO: Christopher Young, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: A.C.S. born on 7/28/2025. You are hereby commanded to appear on August 4, 2026 at 2:00 PM before the Honorable Laureale Westime at the Pasco Courthouse, 7530 Little Road New Port Richey, FL 34654, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD. IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD NAMED IN

Office Of
Nikki Alvarez-Sowles, Esq.
CLERK AND COMPTROLLER
(SEAL)
By: Karen S. Papadopoulos Deputy Clerk
/s/ Jennifer Smith, Esq.
Assistant State Attorney
FL Bar No: 0085418
May 29; June 5, 12, 19, 2026 26-01276P

THIRD INSERTION

Linda Faye
P.O. Box 947
Kingman AZ 86402
928-807-4434
Ircharldson95@gmail.com

SUMMONS
SUPERIOR COURT OF ARIZONA
MOHAVE COUNTY
Case Number:
2025-00026-01094

Linda Faye Richardson
Petitioner
AND
Jacob Adam Richardson
Respondent
IN THE SUPERIOR COURT OF ARIZONA TO:
Jacob Adam Richardson
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this Summons.

If you do not want a judgment or order taken against you without your input, you must file an "Answer" or a "Response" in writing with the Court, and pay the filing fee. If you do not file an "Answer" or "Response" the other party may be given the relief requested in his or her Petition or Complaint. To file your "Answer" or "Response" take, or send, the "Answer" or "Response" to the Office of the Clerk of the Superior Court, 415 East Spring Street, Kingman, AZ 86401 (PO Box 7000, Kingman, AZ 86402-7000) or the Office of the Clerk of the Superior Court, 2225 Trane Road, Bullhead City, AZ 86442, or Office of the Clerk of the Superior Court, 202 College Center Pagan Havasu City, AZ 86404. Mail a copy of your "Answer" or "Response" to the other party at the address listed on the top of this Summons.

Request for reasonable accommodation for persons with disabilities must be made to the office of the judge or commissioner assigned to the case, at least (5) days before your scheduled court date.
SIGNED AND SEALED this date:
February 26, 2026
CHRISTINA SPURLOCK,
Clerk of the Superior Court
By: /s/
Deputy Clerk
May 29; June 5, 12, 19, 2026 26-01254P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA006992CAAXWS
VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. BRENT M BENNETT AND REYNA ASHLEY BATES A/K/A REYNA ASHLEY AKA REYNA ASHLEY, et al., Defendants.

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928-807-4434
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SUMMONS
SUPERIOR COURT OF ARIZONA
MOHAVE COUNTY
Case Number:
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Linda Faye Richardson
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AND
Jacob Adam Richardson
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IN THE SUPERIOR COURT OF ARIZONA TO:
Jacob Adam Richardson
1. A lawsuit has been filed against you. A copy of the lawsuit and other court papers are served on you with this Summons.

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SIGNED AND SEALED this date:
February 26, 2026
CHRISTINA SPURLOCK,
Clerk of the Superior Court
By: /s/
Deputy Clerk
May 29; June 5, 12, 19, 2026 26-01254P

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT IN AND FOR PASCO COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2026CA006992CAAXWS
VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. BRENT M BENNETT AND REYNA ASHLEY BATES A/K/A REYNA ASHLEY AKA REYNA ASHLEY, et al., Defendants.

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PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu.
or email
legal@businessobserverfl.com
Business Observer

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2026-15

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE VIDA'S WAY COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

[EXPANSION AREA]

WHEREAS, the Vida's Way Community Development District ("**District**") was established pursuant to the provisions of Chapter 190, *Florida Statutes* ("**Act**"), which authorizes the District to levy certain special assessments pursuant to Chapter 170, 190, and 197, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, the District previously adopted Resolution 2024-30 which expressed the District's intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, over the lands located within the District at the time of the District's establishment ("**Original Boundary**"); and

WHEREAS, subsequent to the adoption of Resolution 2024-30, the Board of County Commissioners of Pasco County, Florida, adopted Ordinance No. 26-16, which expanded the boundaries of the District to include an additional 79.923+/- acres of land ("**Expansion Area**"); and

WHEREAS, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Pasco County for four (4) consecutive weeks prior to such hearing.

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

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting

special assessments imposed by the District as provided in Chapters 170, 190, and 197, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain District services, facilities, and infrastructure, paying principal and interest on any and all of its indebtedness or for any other purpose permitted by the Act. The legal description of the boundaries of the real property subject to a levy of assessments within the Expansion Area is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of Pasco County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 16th day of June, 2026.

ATTEST:

**VIDA'S WAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description

EXHIBIT A

DESCRIPTION: A parcel of land lying in Sections 1 and 2, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of said Section 1, run thence along the North boundary of said Section 1 S.89°57'02"E., a distance of 391.26 feet to the Northwest corner of VIDA'S WAY LEGACY PHASE 1A, according to the plat thereof, as recorded in Plat Book 95, Page 1 through 9, of the Public Records of said county, Florida; thence along the West boundary of said VIDA'S WAY LEGACY PHASE 1A, the following three course: 1) S.00°00'00"W., a distance of 2305.21 feet to a point of curvature; 2) Southwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°00'00"W., 35.36 feet); 3) S.00°40'10"E., a distance of 70.00 feet; thence N.90°00'00"W., a distance of 93.15 feet; thence Westerly, 974.57 feet along the arc of a tangent curve to the right having a radius of 1235.00 feet and a central angle of 45°12'49" (chord bearing N.67°23'36"W., 949.48 feet); thence N.44°47'11"W., a distance of 407.00 feet; thence N.45°12'49"E., a distance of 70.00 feet; thence N.44°47'11"W., a distance of 914.41 feet; thence Northwesterly, 53.20 feet along the arc of a tangent curve to the left having a radius of 2035.00 feet and a central angle of 01°29'52" (chord bearing N.45°32'07"W., 53.20 feet); thence N.35°05'00"E., a distance of 332.80 feet; thence N.10°53'00"E., a distance of 316.51 feet; thence N.20°30'00"W., a distance of 209.60 feet; thence N.11°15'00"E., a distance of 236.55 feet to the North boundary of Northeast 1/4 of said Section 2, thence along said North boundary S.89°59'06"E., a distance of 1297.98 feet to the **POINT OF BEGINNING**.

Containing 79.923 acres, more or less.

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

6

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

6A

Serial Number
26-01186P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

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

being a Notice of Public Hearing

in the matter of Vida's Way Public Hearing Regarding Public Assessments on June 16, 2026

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

See Attached

issues of 5/22/2026, 5/29/2026

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

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

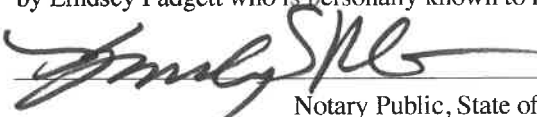


Lindsey Padgett

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

29th day of May, 2026 A.D.

by Lindsey Padgett who is personally known to me.



Notary Public, State of Florida
(SEAL)



Kimberly S. Martin
Comm.:HH 282034
Expires: July 25, 2026
Notary Public - State of Florida

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 200.07, FLORIDA STATUTES, BY THE VIDAS WAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 207.48(1)(b), FLORIDA STATUTES, BY THE VIDAS WAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE VIDAS WAY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of Vidas Way Community Development District ("District") will hold public hearings and a regular meeting at 11:00 a.m. on June 16, 2026, at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on certain benefited lands within the District, and to provide for the levy, collection, and enforcement of the special assessments. The streets and areas to be improved are geographically depicted below and in the District Amended and Restated Master Engineer's Report, dated March 31, 2026 ("Improvement Plan"). The public hearings are being conducted pursuant to Chapters 179, 190, and 197, Florida Statutes. All persons interested may scrutinize the description of the property to be assessed and the amount to be assessed to each parcel of property at the District Manager's office located at 2500 Gladys Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements are currently expected to include, but are not limited to, stormwater management system, public and office building improvements, water, wastewater, and stormwater, and certain utilities, hazardous waste/solids/triprison improvements, streetlighting and undergrounding of electrical utilities, and other improvements, all as more specifically described in the Improvement Plan ("Improvements"), on file and available during normal business hours at the District Manager's Office.

On April 7, 2026, and at the request of the District's Board of Supervisors, the Board of County Commissioners of Pasco County, Florida, adopted Ordinance No. 2026-16, effective April 6, 2026, expanding the District's boundaries to include additional lands identified in the Petition to Amend the Boundaries of Vidas Way Community Development District as the "Expansion Parcel". The District intends to impose assessments on benefited lands within the Expansion Parcel in the manner set forth in the District's Expansion Parcel Master Special Assessment Methodology Report, dated May 7, 2026 ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office.

The purpose of any such assessment is to secure bonds issued to fund the Improvements with the Expansion Parcel. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the Expansion Parcel. The Assessment Report identifies maximum assessment amounts for each land use category currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit ("ERU") basis at the time that such property is platted, site-placed, or subjected to a declaration of condominium. Please consult the Assessment Report for more details.

The annual principal assessment amount against each parcel will be based on repayment over thirty (30) years of the total debt obligation to be paid. The District expects to collect sufficient revenue to retire no more than \$20,000,000 in debt to be assessed by the District, which includes the estimated cost of the Improvements, plus financing-related costs, capitalized interest, debt service reserve, and costs of issuance, but are exclusive of interest, discounts for early payment and collection costs. The proposed schedule of assessments is as follows:

Product Type	ERU (per unit)	Maximum Principal (per unit)	Maximum Annual Installment (per unit)*
Townhome 20'	0.40	\$4,289.21	\$5,100.19
Townhome 24'	0.48	\$6,147.17	\$6,158.21
Single Family 40'	0.80	\$10,879.52	\$10,650.58

*Includes collection fees and early payment discount allowances

The assessments may be prepaid in whole at any time, or in some instances in part, at any time not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Improvements. These annual assessments will be collected on the Pasco County ("County") tax roll by the County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also, at 11:00 a.m. on June 16, 2026, at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which each appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at (561) 571-0000 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-368-5770 for aid in contacting the District Manager's Office.

VIDAS WAY COMMUNITY DEVELOPMENT DISTRICT

RESOLUTION NO. 2026-07
A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIDAS WAY COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS, INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT ROLL; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

[IN EXPANSION PARCEL]

WHEREAS, after notice and a public hearing, the Board of Supervisors (the "Board") of the Vidas Way Community Development District (the "District") has previously determined through Resolution 2026-01 to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, operate, maintain and/or maintain the infrastructure improvements (the "Improvements") described in the District's Master Engineer's Report, dated February 16, 2024; and

WHEREAS, as part of Resolution 2026-01, the District determined that it is in the best interest of the District to pay for all or a portion of the cost of the Improvements by the levy of special assessments on benefited properties within the District pursuant to Chapter 190, Florida Statutes (the "Assessments") using the methodology set forth in that certain Master Special Assessment Methodology Report, dated February 16, 2024; and

WHEREAS, as part of Resolution 2025-01, the District previously levied Assessments on benefited properties within phase 1 of the development within the District to pay for a portion of the cost of the Improvements; and, as part of Resolution 2026-02, the District previously levied Assessments on benefited properties within phase 2 of the development within the District to pay for a portion of the cost of the Improvements; and

WHEREAS, on April 7, 2026, at the request of the District's Board of Supervisors, the Pasco County Board of County Commissioners adopted Ordinance 2026-16, effective April 6, 2026, expanding the District's boundaries to include an "Expansion Parcel"; and

WHEREAS, in order to account for the Expansion Parcel as part of the Improvements, the District's Engineer has now

prepared its Amended and Restated Master Engineer's Report dated March 31, 2026 (together with the Master Engineer's Report dated February 16, 2024, the "Engineer's Report"), and attached hereto as Exhibit A, and the District's Assessment Consultant has prepared its Expansion Parcel Master Special Assessment Methodology, dated May 7, 2026 (the "Assessment Report"), and attached hereto as Exhibit B and incorporated therein by reference and on file at the office of the District Manager c/o Wyalitell, Hunt and Associates, LLC, 2900 Gladys Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

WHEREAS, the District hereby determines the Expansion Parcel benefits from the District's Improvements; and WHEREAS, the District hereby determines it is in the best interest of the District to pay the cost of the Improvements within the Expansion Parcel by Assessments; and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 179, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection and Enforcement of Non-Ad Valorem Assessments, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to inspect, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the Expansion Parcel, the amount of those benefits, and that special assessments will be made against the Expansion Parcel in proportion to the benefits received as set forth in the Assessment Report; and

WHEREAS, the District hereby determines that the Assessments to be levied on the Expansion Parcel will not exceed the benefit to the properties improved.

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

1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
2. Assessments shall be levied against the Expansion Parcel to defray a portion of the cost of the Improvements.
3. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.
4. The total estimated cost of the Improvements is \$79,299,000 (the "Estimated Cost") with the estimated cost of the portion of the Improvements related to the Expansion Parcel being \$20,158,000 ("Boundary Amendment Estimated Cost").
5. The Assessments to be levied and allocated to the Expansion Parcel will defray approximately \$28,035,000, which amounts include the Boundary Amendment Estimated Costs, plus financing-related costs, capitalized interest and a debt service reserve but not interest and collection costs.
6. The manner in which the Assessments shall be apportioned and paid, including the Assessments against the Expansion Parcel, is set forth in Exhibit B, including provisions for supplemental assessment reductions.
7. The Assessments shall be levied against the Expansion Parcel within the District, on all lots and lands adjoining and contiguous or bordering and abutting upon the Improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
9. Commencing with the year in which the Assessments are levied and confirmed against the Expansion Parcel, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
10. The District Manager has caused to be made a preliminary assessment roll, inclusive of the Expansion Parcel, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other person interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.
12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Pasco County and to provide such other notice as may be required by law or desired in the best interests of the District.
13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 7th day of May, 2026.

Attest:	Vidas Way Community Development District
By Kristen Sult	By Brady Lefevre
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Amended and Restated Master Engineer's Report dated March 31, 2026
 Exhibit B: Expansion Parcel Master Special Assessment Methodology Report, dated May 7, 2026



May 22, 2026

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

6B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

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

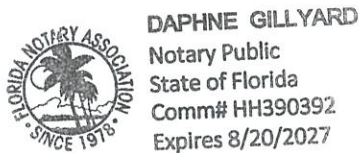
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell Hunt & Associates, LLC, and, in the course of that employment, serve as Financial Analyst for Vida's Way Community Development District ("**District**").
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on May 15, 2026, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 15th day of May 2026, by Curtis Marcoux, for Wrathell Hunt & Associates, LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.

NOTARY PUBLIC





Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices
EXHIBIT B: List of Addressee

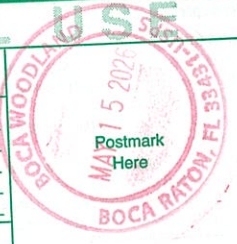
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Street and Apt. #

City, State, ZIP+4

PULTE HOME COMPANY LLC
2662 S FALKENBURG RD
RIVERVIEW, FL 33578

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

May 15, 2026

Via First Class U.S. Mail – Certified Receipt

PULTE HOME COMPANY LLC
2662 S FALKENBURG RD
RIVERVIEW, FL 33578

RE:*Vida's Way Community Development District
Notice of Public Hearings on Assessments to Property – Expansion Parcel
Parcel ID #: 02-26-20-0000-00100-0030*

Dear Property Owner:

You are receiving this notice because Pasco County (“**County**”) records indicate you are a property owner within the Vida's Way Community Development District (“**District**”). The District is a special-purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*. The property you own that is the subject of this notice is identified above.

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, this letter is to notify you that the District's Board of Supervisors (“**Board**”) will hold public hearings and a public meeting at:

DATE: June 16, 2026
TIME: 11:00 a.m.
LOCATION: Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel
2740 Cypress Ridge Blvd.
Wesley Chapel, Florida 33544

On April 7, 2026, and at the request of the District's Board of Supervisors, the Board of County Commissioners of Pasco County, Florida, adopted Ordinance No. 26-16, effective April 8, 2026, expanding the District's boundaries to include additional lands identified in the Petition to Amend the Boundaries of Vida's Way Community Development District as the “**Expansion Parcel**.”

The purpose of the public hearings announced above is to consider the imposition of special assessments, and adoption of assessment rolls to secure proposed bonds, on the Expansion Parcel, and to provide for the levy, collection, and enforcement of such special assessments. At the public hearings, the Board will sit as an equalizing board to hear and consider testimony from any interested property owners as to the propriety and advisability of making the Improvements (defined below), or some phase thereof, as to the cost thereof, as to the manner of payment thereof, and as to the amount thereof to be assessed against each property so improved. All affected property owners have a right to appear at the public hearings and to file written objections with the District's Board within twenty (20) days of this notice.

At the May 7, 2026, meeting of the District's Board, the District approved the *Amended and Restated Master Engineer's Report*, dated March 31, 2026 ("**Engineer's Report**"), describing the nature of the improvements that may be constructed or acquired by the District that benefit lands within the District, including, but not limited to, stormwater management system, onsite and offsite public roadways improvements, water, wastewater, and reclaim utilities, hardscape/landscape/irrigation improvements, streetlighting and undergrounding of electrical utilities, and other improvements, all as more specifically described in the Engineer's Report (collectively, "**Improvements**"). A courtesy copy of the Engineer's Report is attached hereto as **Exhibit A**. The District estimates that it will cost approximately \$20,196,000 to construct the Improvements contemplated by the District within the Expansion Parcel.

As a property owner of assessable land within the Expansion Parcel, the District intends to assess your property, in the manner set forth in the District's *B1 Expansion Parcel Master Special Assessment Methodology Report*, dated May 7, 2026 (the "**Assessment Report**"). The Assessment Report was also approved in substantial form at the Board's May 7, 2026 public meeting. For your review, we have enclosed a copy of the Assessment Report as **Exhibit B**, which includes a preliminary assessment roll. Note that the assessment roll is created with information provided by the County.

The purpose of any such assessment is to secure the bonds issued to fund certain Improvements. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefitted lands within the District. The Assessment Report identifies maximum assessment amounts for each land use category currently expected to be assessed. The method of allocating assessments for the Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit basis at the time that such property is platted, site planned, or subjected to a declaration of condominium. Please consult the Assessment Report for more details.

The total maximum assessment amount to be levied against each parcel with the Expansion Parcel, and the number of units contained within such parcels, is detailed in the Assessment Report, as such Assessment Report may be amended at the below referenced hearing. The total revenue the District will collect by these assessments is anticipated to be \$28,035,000, which includes the estimated cost of the Improvements within the Expansion Parcel, plus financing-related costs, capitalized interest, a debt service reserve, and cost of issuance, but excludes anticipated fees and costs of collection or enforcement, discounts for early payment, and the annual interest costs of the debt issued to finance the Improvements. The total assessment amount to be levied against property that you own is reflected on the preliminary assessment roll attached to the Assessment Report.

The assessments may appear on your regular tax bill issued by the County Tax Collector. However, the District may in its discretion at any time choose instead to directly collect these assessments. As provided in the Assessment Report, the assessments will constitute a lien against your property that may be prepaid in accordance with Chapter 170, *Florida Statutes*, or may be paid in not more than thirty (30) annual installments. The failure to pay any assessments collected on the tax roll will cause a tax certificate to be issued against your property within the District which may result in a loss of title. Alternatively, if the assessments are directly collected, the failure to pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title.

Information concerning the assessments and copies of applicable documents are on file and available during normal business hours at the District Manager's Office, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by contacting the District Manager at (561) 571-0010. You may appear at the hearing or submit your comments in advance to the attention of the District Manager at the address above.

Sincerely,

A handwritten signature in black ink that reads "Kristen Suit". The signature is written in a cursive, slightly slanted style.

Kristen Suit
District Manager

Enclosures:

Exhibit A: *Amended and Restated Master Engineer's Report*

Exhibit B: *B1 Expansion Parcel Master Special Assessment Methodology Report*

**AMENDED AND RESTATED
MASTER ENGINEER'S REPORT
MARCH 31, 2026**

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

PREPARED FOR:

Board of Supervisors
Vida's Way Community Development District

PREPARED BY:

District Engineer
Clearview Land Design, P.L.
3010 W. Azeele Street, Suite 150
Tampa, FL 33609 | (813) 223-3919

TABLE OF CONTENTS

	PAGE NO.
INTRODUCTION	3
PURPOSE AND SCOPE	3
LAND USE	4
GOVERNMENTAL ACTIONS	5
CAPITAL IMPROVEMENT PLAN	6
OWNERSHIP AND MAINTENANCE	11
PROJECT COSTS	11
SUMMARY AND CONCLUSION	11
 Exhibits	
A. Vicinity Map	
B. Vida's Way Boundary Metes & Bounds Description and Map	
C. Summary of Estimated Project Costs	
D. Permit and Construction Approval Status	

INTRODUCTION

Vida's Way Community Development District (the "District") is a unit of special-purpose government organized and existing in accordance with Chapter 190, F.S., as amended, created by Ordinance No. 24-08, enacted by the Board of County Commissioners of Pasco County, Florida (the "County") on January 23, 2024, then expanded on April 07, 2026. The District, originally containing approximately 356.05 acres, expanded by approximately 79.92 acres to be a total of 435.98 acres, is generally located in central east Pasco County east and west of **Watergrass Parkway** and north of Wells Road.

The District is located in Sections 1 & 2, Township 26 South, Range 20 East. Exhibit A is a vicinity map of the District. The District was formed to provide necessary public infrastructure so that the lands within the District can be developed as a residential community. Access to the Development (as defined below) is provided via Watergrass Parkway. The main entrance is located on Watergrass Parkway approximately 3,500 feet south of the intersection of Watergrass Parkway and Overpass Road. The secondary entrance(s) are located on **Wells Road** east and west of Watergrass Parkway. The lands to the west and south are undeveloped at this time and currently zoned MPUD. The lands constituting the District are presently intended for development as a master planned community known as Depue East MPUD (the "Development"). Exhibit B is a metes & bounds description and map of the District boundary. The majority of all public infrastructure is wholly contained within the limits of the District. Offsite improvements include widening existing Watergrass Parkway, signalization at the intersection of Watergrass Parkway and Overpass Road, off-site utilities, and collector road improvements.

PURPOSE AND SCOPE

The District was established for the purpose of financing, and/or acquiring, constructing, maintaining and operating a portion of the infrastructure necessary for community development within the District. The purpose of this report (herein, the "Master Engineer's Report") is to provide a description of the infrastructure improvements necessary for the development of the District and an estimate of the costs. The District will finance, acquire and/or construct, operate, and maintain a portion of the infrastructure improvements that are needed to serve the District and allocate the costs of the infrastructure improvements among the lands within the District. A portion of these infrastructure improvements will be completed by Pulte Home Compant, LLC, the primary developer of the District (the "Developer"), and will

be acquired by the District with proceeds of bonds issued by the District. The Developer will construct the balance of the infrastructure improvements needed for the Development that is not financed by the District.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District as required by the County and other governing agencies.

This Master Engineer's Report reflects the District's present intentions based on the Developer's development plan. The implementation and completion of the Capital Improvement Plan (the "CIP") of the District outlined in this report will require further action by the District's Board of Supervisors, including the award of contracts for the construction and/or acquisition of the improvements comprising the CIP. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described and contingency costs as included are reasonable.

LAND USE & PRODUCT TYPES

As stated, the lands within the District encompass approximately 436 acres. The Development is planned to ultimately include 1026 single family units. The table below illustrates the current land use plan in acreage. Such information is subject to change.

	PHASE	40' x 120'	50' x 120'	60' x 120'	20' TH	24' TH	TOTAL
INITIAL DISTRICT BOUNDARY	1A & 1B	99	132	74	-	-	305
	2A & 2B	-	155	59	-	-	214
	3A & 3B	-	74	72	-	-	146
B1 EXPANSION PARCEL	1	9	-	-	58	22	89
	2A	98	-	-	-	-	98
	2B	37	-	-	102	35	174
	TOTAL	243	361	205	160	57	1,026

GOVERNMENTAL ACTIONS

On May 4, 2023, Pasco County’s Board of County Commissioners adopted the Depue East Master Planned Unit Development (“MPUD”) Pasco County Rezoning Petition No. 7627. The District lands are subject to these MPUD conditions of approval.

The following permits are required for the Development:

- Pasco County
 - Master Planned Unit Development (MPUD)
 - Master Utility Plans
 - Utility Service Commitment
 - Preliminary Development Plan (PDP) Approval
 - Construction Plan (CP) Approval
 - Final Plat Approval

- Florida Department of Environmental Protection (implemented by Pasco County Utilities)
 - Permit to Construct Water Distribution Systems
 - Permit to Construct Wastewater Collection Systems
 - Permit to Construct Reclaimed Water Distribution Systems

- Southwest Florida Water Management District
 - Environmental Resource Permit (including Mass Grade ERP)

- Army Corps of Engineers:
 - Individual Permit

- Florida Fish & Wildlife
 - Gopher Tortoise Permit

The Development is currently in compliance with all MPUD Conditions of Approval and permitting requirements. It is Clearview Land Design, P.L.'s opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the Development including the CIP as presented herein and that permits normally obtained by site development engineers, not heretofore issued and which are necessary to affect the improvements described herein, will be obtained during the ordinary course of development. The permit status for the District is summarized in Exhibit D included with this Report.

CAPITAL IMPROVEMENT PLAN

The District’s CIP includes infrastructure improvements that will provide special benefit to all assessable land within the District. Said improvements include earthwork, offsite roadway improvements, CDD public local roadways, stormwater management facilities including those associated with such roadway improvements, on-site water/wastewater/reclaimed facilities, landscaping, irrigation, signage, and sidewalk improvements all within public rights-of-way or on District owned lands and associated professional fees. Refer to Exhibit C for a summary of the costs by infrastructure category for the CIP.

The Development is planned to be constructed in several phases (see table below), and ultimately it is expected that once completed it will support the construction of 1026 residential dwelling units.

Construction Phasing	Estimated Completion Date	Total No. of Units
Offsite Roadway Improvements (Watergrass Pkwy & Wells Road Phase 1)	2024	-
Offsite Utility Improvements (Off-Site Force Main)	2024	-
Phase 1A & 1B Residential Development & Phase 1 Amenities	2024	305
Offsite Roadway Improvements (Wells Road Phase 2)	2026	-
Phases 2A & 2B Lot Development & Phase 2 Amenities	2026	214
B1 Phases 1 & 2B Lot Development & Phase B1 Amenities	2026	263
Offsite Roadway Improvements (Wells Road Phase C)	2026	-
Phases 3A & 3B Lot Development & Phase 3 Amenities	2028	146
B1 Phase 2A Lot Development	2028	98
Total Number of Units		1,026

ROADWAYS

Primary vehicular access to the District will be provided south of Overpass Road from Watergrass Parkway with secondary entrances on Wells Road. The main entrance to the District is a local collector road with street lighting, sidewalks, landscaping, irrigation, and hardscape elements. The secondary entrances to the District are provided by Wells Road with minor connections. Internal roads will be a combination of divided entrance roadways and undivided 2-lane residential streets with sidewalks and street lighting. The offsite roadway improvements on Watergrass Parkway and Wells Road will comply with the cross sections included in the MPUD approval. The internal roadway design will comply with Pasco County's LDC and transportation design criteria. The District will fund and/or construct the offsite improvements and the roadway improvements within the District or in the alternative acquire such completed improvements from the Developer. Watergrass Parkway and Wells Road will be conveyed to Pasco County for ownership, operation and maintenance. Please note, Pasco County will not maintain the trail network, landscaping, irrigation and/or decorative signage in Watergrass Parkway or Wells Road. The District will maintain the trails, landscaping, irrigation, and decorative signage relating to Watergrass Parkway and Wells Road.

The Wells Road improvements may qualify for impact/mobility fee credits to be negotiated with the County. The Wells Road improvements are included in the District's CIP, but the creditable portions may be privately financed by the Developer instead of the District. In the event that the District finances such improvements and impact fee credits are generated, then any such credits will be the subject of a separate agreement between the Developer and the District.

STORMWATER MANAGEMENT

The County and the Southwest Florida Water Management District (SWFWMD) regulate the design criteria for the stormwater management system within the District. The District is located within the New River Watershed. The pre-development site runoff and surface water management conditions have been developed by the County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD. The existing district property has an approved Mass Grading Permit outlining the master stormwater system for the District. The property inside the district expansion has an approved SWFWMD Environmental Resource Permit (ERP). Wetland impacts and, therefore, offsite wetland mitigation will be required to construct the master stormwater system.

The stormwater management plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development within the District.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.

The stormwater collection and outfall systems are a combination of site grading, earthwork, stabilization, curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. The District will fund and construct the stormwater management system or in the alternative acquire the completed system from the Developer. The stormwater management system includes curb inlets and pipe culverts in the residential street rights-of-way which will be owned, operated and maintained by the District as they are necessary components of the stormwater management system. The District will not finance the cost of the earthwork (including the transportation of fill) and site grading with regards to any of the developable lots.

WASTEWATER COLLECTION

The District is within Pasco County Utilities Service Area which will provide wastewater treatment service. The District will fund the construction of the wastewater systems or in the alternative, acquire the completed systems from the Developer. The District will convey the completed internal wastewater systems to the County for ownership, operation and maintenance.

The District onsite wastewater systems will consist of gravity sewer collection lines with appurtenant manholes, and pump stations discharging to a force main that will connect to the existing County force main in the Handcart Road right-of-way. No lateral lines beyond any private property boundary will be financed by the District.

WATER DISTRIBUTION SYSTEM

The District is within Pasco County Utilities Service Area which will provide potable water service. The District will fund the construction of the potable water systems or in the alternative, acquire the completed systems from the Developer. The District will convey the completed potable water systems to the County for ownership, operation and maintenance. No lateral lines beyond any private property boundary will be financed by the District.

The District’s onsite potable water systems will consist of distribution lines of varying sizes with appurtenant valves and backflow prevention equipment connecting to the existing water transmission lines in Watergrass Parkway.

LANDSCAPE & HARDSCAPE

Significant landscape features and associated irrigation systems within the public rights of way and District owned lands are included in the CIP. These features may include entry monumentation at the entrances of the District, installation of irrigation wells, irrigation systems, and the perimeter buffer areas. The District will fund, acquire and/or construct, operate and maintain entry monumentation, irrigation systems and landscaping. The District will fund, acquire and/or construct, and maintain perimeter berms. In the alternative, the Developer will construct these improvements and convey the same to the District.

RECREATIONAL FACILITIES

The Developer will construct the amenities and passive park areas within the District. The homeowner’s association will operate and maintain the amenities and passive park areas within the District.

RECLAIM WATER/IRRIGATION WATER

The District is within Pasco County Utilities Service Area which will provide reclaimed water service. The District will fund the construction of the reclaim water systems or in the alternative, acquire the completed systems from the Developer. The District will convey the completed reclaim water systems to the County for ownership, operation and maintenance. No lateral lines beyond any private property boundary will be financed by the District.

The District's onsite reclaim water systems will consist of distribution lines of varying sizes with appurtenant valves and backflow prevention equipment. The landscaped collector roadways, some parks, recreational, and common areas will be irrigated using irrigation systems connected to reclaimed water mains located within the District. The District will own, operate and maintain the irrigation systems.

UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM AND STREET LIGHTING

The District may fund, the differential cost of the underground electrical conduit system that will provide service to the lands within the District. WREC will own, operate, and maintain the underground electrical system. The District will fund, construct and/or acquire the street lighting for the District. WREC will own, operate, and maintain the remaining portions of the street light system. Only those portions of the street light system and the differential cost of the undergrounding the electrical conduit system owned and maintained by the District, such as the differential costs of installing underground conduit and related infrastructure are included in this category. The District and/or Developer may elect to petition the County to establish a future street lighting district.

PROFESSIONAL SERVICES

Professional fees relating to the CIP include civil engineering costs for master planning, site design, permitting, preparation of construction plans, inspection and survey costs for construction staking and preparation of record drawings.

Professional fees also may include geotechnical costs for pre-design soil borings, underdrain analysis, soil stabilization, and construction testing, architectural costs for landscaping, fees associated with transportation planning and design, surveying, environmental consultation, irrigation system design and

fees for permitting, as well as costs for legal and engineering services associated with the administration of the District's CIP.

CONTINGENCY

This category includes the cost for adjustments as a result of unexpected field conditions, additional requirements of governmental agencies, market conditions, and other unknown factors that may occur throughout the course of development and construction of the infrastructure. In general, the contingency amount is based on a percentage of the total infrastructure cost estimate.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements for the development are set forth below.

Table 1: Ownership and Maintenance		
<u>Proposed Infrastructure Improvement</u>	<u>Ownership</u>	<u>Maintenance</u>
Residential Roadways	CDD	CDD
Wastewater Collection and Transmission	Pasco County	Pasco County
Water Distribution Systems	Pasco County	Pasco County
Reclaimed Water Distribution Systems	Pasco County	Pasco County
Irrigation System	CDD/HOA	CDD/HOA
Underground Electrical Systems	WREC	WREC
Street Lighting Systems	WREC/CDD/Potential Street Lighting District	WREC/CDD/Potential Street Lighting District
Stormwater Management Systems	CDD	CDD
Landscape/Hardscape Improvements	CDD/HOA	CDD/HOA
Active Recreational Amenities and Facilities	HOA	HOA
Passive Recreational Amenities and Facilities	HOA	HOA
Offsite Transportation Improvements	Pasco County	Pasco County*

*An entity other than Pasco County (CDD or HOA) will maintain sidewalks, landscaping, and irrigation in Watergrass Parkway & Wells Road.

PROJECT COSTS

The CIP’s estimated total costs are outlined in Exhibit C. The infrastructure improvements include: roadways, sewer, water, storm water management systems, landscaping, irrigation, hardscape elements, and amenities. It is understood that the funds available to the District to construct or acquire the improvements comprising the CIP, will be limited. Any such improvements not financed by the District will be constructed and conveyed to the District by the Developer for no consideration.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional progression of the Development within the District as required by the County and other governmental agencies. The planning and design of the public infrastructure will be in accordance with current governmental regulatory requirements. The public infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The platting, design and permitting for the public infrastructure are ongoing at this time and there is no reason to believe such permits will not be obtained.

Items of construction in this report are based on preliminary plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications. It is my professional opinion that the estimated public infrastructure costs provided herein for the District improvements comprising the CIP are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will provide a special benefit to the assembled land in the District, which special benefit will at least equal the costs of such improvements. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in the Tampa Bay area and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

Jacob H. Sanders, P.E
District Engineer FL Registration No.: 83385

EXHIBITS

Exhibit A Vicinity Map of District

Exhibit B Boundary Metes & Bounds Description of District

Exhibit C Summary of Estimated Project Costs

Exhibit D Permit and Construction Approval Status

EXHIBIT A

VICINITY MAP

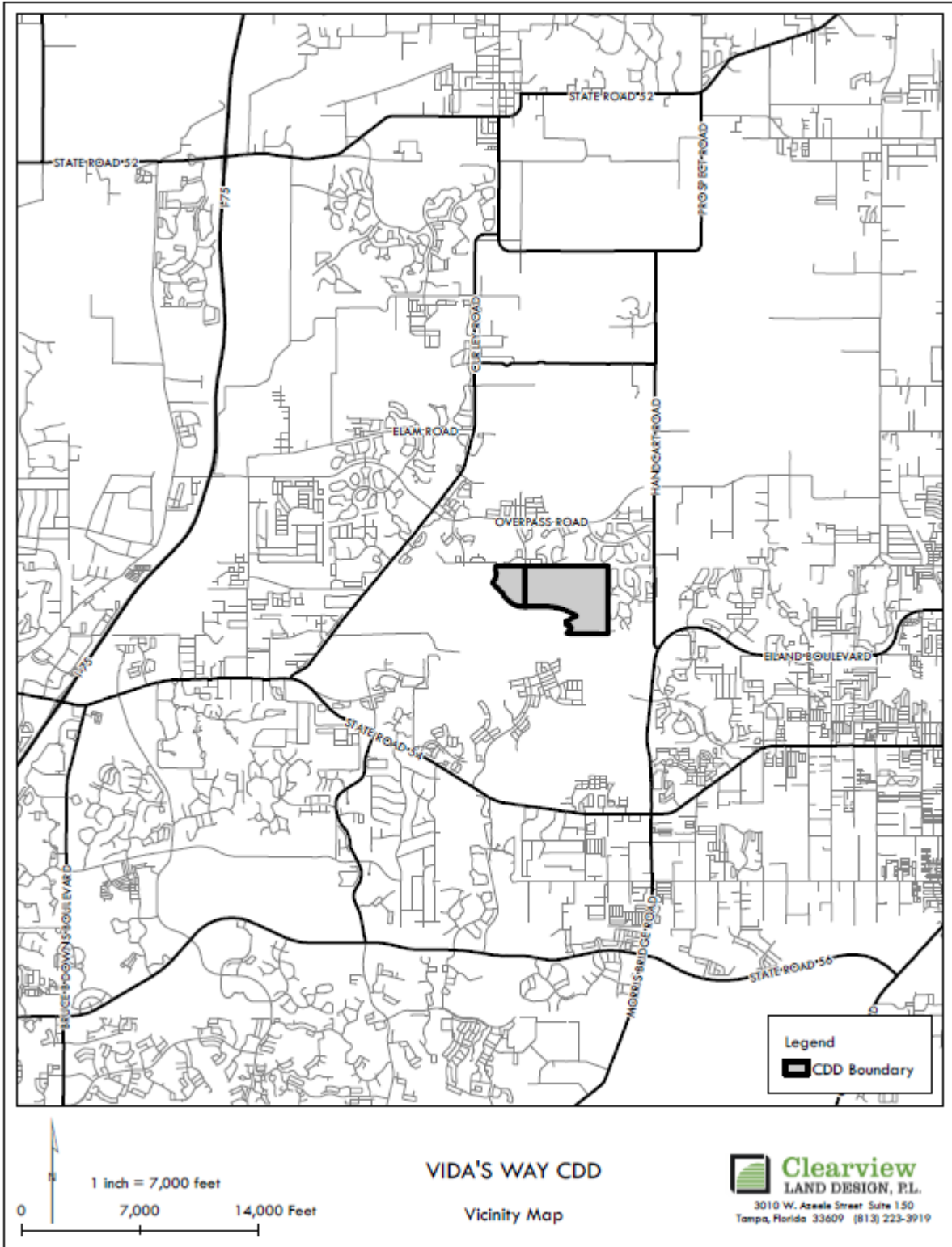


EXHIBIT B

VIDA'S WAY CDD BOUNDARY METES AND BOUNDS DESCRIPTION



DEPUE RANCH PARCEL

All of VIDA'S WAY LEGACY PHASE 1A, according to the plat thereof, as recorded in Plat Book 95, Pages 1 through 9, VIDA'S WAY LEGACY PHASE 1B, according to the plat thereof, as recorded in Plat Book 95, Pages 27 through 32, VIDA'S WAY LEGACY PHASE 2A, according to the plat thereof, as recorded in Plat Book 99, Pages 129 through 133, a portion of the lands described in Official Records Book 10863, Page 3903, and a portion of the lands described in Official Records Book 5916, Page 525, all being of the Public Records of Pasco County, Florida; lying in Sections 1 and 2, 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 the Northeast 1/4 thereof, S.00°13'19"W., a distance of 2671.74 feet to the Southeast corner of said Northeast 1/4; thence along the East boundary of the Southeast 1/4 of said Section 1, 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, said corner also being a point on the Southerly boundary of said lands described in Official Records Book 10863, Page 3903; thence along the said Southerly and the Southwesterly boundary thereof the following twenty-nine (29) courses: 1) N.89°48'20"W., a distance of 2409.53 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 to the Easterly extension of the Southerly boundary of said VIDA'S WAY LEGACY PHASE 2A; thence along said Easterly extension, said Southerly boundary and the Southerly boundary of said VIDA'S WAY LEGACY PHASE 1A, respectively, the following five

(5) courses: 1) 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); 2) S.90°00'00"W., a distance of 1047.11 feet; 3) 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); 4) N.89°19'03"W., a distance of 142.15 feet; 5) 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.90°00'00"W., a

distance of 93.15 feet; thence Westerly, 974.57 feet along the arc of a tangent curve to the right having a radius of 1235.00 feet and a central angle of $45^{\circ}12'49''$ (chord bearing $N.67^{\circ}23'36''W.$, 949.48 feet); thence $N.44^{\circ}47'11''W.$, a distance of 407.00 feet; thence $N.45^{\circ}12'49''E.$, a distance of 70.00 feet; thence $N.44^{\circ}47'11''W.$, a distance of 914.41 feet; thence Northwesterly, 53.20 feet along the arc of a tangent curve to the left having a radius of 2035.00 feet and a central angle of $01^{\circ}29'52''$ (chord bearing $N.45^{\circ}32'07''W.$, 53.20 feet); thence $N.35^{\circ}05'00''E.$, a distance of 332.80 feet; thence $N.10^{\circ}53'00''E.$, a distance of 316.51 feet; thence $N.20^{\circ}30'00''W.$, a distance of 209.60 feet; thence $N.11^{\circ}15'00''E.$, a distance of 236.55 feet to a point on the North boundary of said Section 2; thence along said North boundary, $S.89^{\circ}59'06''E.$, a distance of 1297.98 feet to the Northwest corner of said Section 1; thence along the North boundary thereof, $S.89^{\circ}57'02''E.$, a distance of 2651.86 feet to the North 1/4 corner of said Section 1; thence continuing along said North boundary of Section 1, $S.89^{\circ}57'06''E.$, a distance of 2655.17 feet to the **POINT OF BEGINNING**.

Containing 435.980 acres, more or less.

EXHIBIT C

SUMMARY OF ESTIMATED PROJECT COST

Original CDD Parcel (Without B1 Parcel)

Facility Description	Construction Funded By	Ownership	Maintenance Entity	Estimated Cost
Stormwater Management System	CDD ⁽¹⁾	CDD	CDD	\$9,000,000.00
Residential Roadways	CDD ⁽¹⁾	CDD	CDD	\$8,000,000.00
Offsite Wetland Mitigation	CDD ⁽¹⁾	CDD	CDD	\$500,000.00
Residential Water, Reclaimed & Wastewater System	CDD ⁽¹⁾	Pasco County	Pasco County	\$10,000,000.00
Undergrounding of Conduit	CDD ⁽¹⁾	CDD/HOA	CDD/HOA	\$250,000.00
Hardscaping, Landscaping & Irrigation	CDD ^{(1) (2)}	CDD/HOA	CDD/HOA	\$5,000,000.00
Amenities	CDD ^{(1) (2) (3)}	CDD/HOA	CDD/HOA	\$4,000,000.00
Watergrass Parkway & Wells Road Roadway & Storm Roadway Utilities Signalization (At Watergrass & Overpass)	CDD ⁽¹⁾⁽⁴⁾	Pasco County	Pasco County	\$8,500,000.00 \$3,500,000.00 \$1,000,000.00
Professional Services				\$3,980,000.00
Total				\$53,730,000.00
10% contingency				\$5,373,000.00
Total				\$59,103,000.00

- (1) The CDD may construct, fund and/or acquire these improvements or, in the alternative, the Developer may construct these improvements and convey to the HOA.
- (2) Hardscape, Landscape, and irrigation, including bike trails and sidewalks, will be maintained by the CDD.
- (3) District will only finance if available for use by the general public.
- (4) Portions of these improvements may qualify for impact fee credits and the Developer may construct these improvements and convey to the County.

B1 Expansion Parcel

Facility Description	Constructio n Funded By	Ownership	Maintenance Entity	Estimated Cost
Stormwater Management System	CDD	CDD	CDD	\$4,500,000.00
Residential Roadways	CDD	CDD	CDD	\$5,000,000.00
Residential Water, Reclaimed & Wastewater System	CDD ⁽¹⁾	Pasco County	Pasco County	\$2,000,000.00
Undergrounding of Conduit	CDD	CDD	CDD	\$500,000.00
Hardscaping, Landscaping & Irrigation	CDD ^{(2) (3)}	CDD/HOA	CDD/HOA	\$2,500,000.00
Wells Road	CDD ⁽⁴⁾	Pasco County	Pasco County	\$2,500,000.00
Professional Services (8%)				\$1,360,000.00
Total				\$18,360,000.00
10% contingency				\$1,836,000.00
Total				\$20,196,000.00

(1) Pasco County Utilities will only maintain lines in public rights-of-way or County-owned easements.

(2) The Developer may construct these improvements and convey to an HOA instead of the CDD, in which case, such improvements would be maintained by an HOA pursuant to Pasco County requirements.

(3) Hardscape, landscape, irrigation, bike trails and sidewalks, will be maintained by the CDD (or HOA) pursuant to Pasco County requirements.

(4) Portions of these improvements may qualify for impact fee credits and the Developer may construct these improvements and convey to the County.

B1 Expansion Parcel

Total CDD Parcel Costs	
	Estimated Total Cost
Original CDD Parcel	\$59,103,000.00
B1 Expansion Parcel	\$20,196,000.00
	Combined Total Cost
All Proposed CDD Parcels	\$79,299,000.00

EXHIBIT D

PERMIT AND CONSTRUCTION APPROVAL STATUS

PERMIT	STATUS
Master Permits & Entitlements	
MPUD Zoning	Approved
Master Utility Plan	Approved
FDEP 404 General Permit	Approved
Mass Grading Plan (Master Stormwater)	
Pasco Mass Grading Plan	Approved
SWFWMD ERP	Approved
Watergrass Parkway & Wells Road	
Pasco PSP/CP	Approved
Pasco Utility Letter of Commitment	Approved
SWFWMD ERP	Approved
Pasco Right-of-Way Use Permit	Approved
FDEP Utility Permits (Water/Wastewater/Reclaimed)	Approved
Off-Site Sewer Force Main	
SWFWMD ERP	Approved
Utility Letter of Commitment	Approved
FDEP Utility Permit (Wastewater)	Approved
Residential Phases 1A & 1B	
Pasco PDP/CP	Approved
Pasco Utility Letter of Commitment	Approved
SWFWMD ERP	Approved
FDEP Utility Permits (Water/Wastewater/Reclaimed)	Approved
Residential Phases 2 & 3 (w/ Wells Road Phase 2)	
Pasco PDP/CP	Approved
Pasco Utility Letter of Commitment	Approved
SWFWMD ERP	Approved
FDEP Utility Permits (Water/Wastewater/Reclaimed)	Approved
Residential B1 Phases 1, 2A & 2B (w/ Wells Road Phase 3)	
Pasco PDP/CP	Approved
Pasco Utility Letter of Commitment	Approved
SWFWMD ERP	Approved
FDEP Utility Permits (Water/Wastewater/Reclaimed)	Approved

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

B1 Expansion Parcel Master Special Assessment Methodology Report

May 7, 2026



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

Table of Contents

1.0	Introduction	
1.1	Purpose	1
1.2	Scope of the B1 Expansion Parcel Report	1
1.3	Special Benefits and General Benefits	1
1.4	Organization of the B1 Expansion Parcel Report	2
2.0	Development Program	
2.1	Overview	2
2.2	The Development Program	3
3.0	The Capital Improvement Plan	
3.1	Overview	3
3.2	The B1 Expansion Parcel Capital Improvement Plan	3
4.0	Financing Program	
4.1	Overview	4
4.2	Types of Bonds Proposed	4
5.0	Assessment Methodology	
5.1	Overview	5
5.2	Benefit Allocation	5
5.3	Assigning Debt	8
5.4	Lienability Test: Special and Peculiar Benefit to the Property	8
5.5	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay	9
5.6	True-Up Mechanism	10
5.7	Assessment Roll	12
5.8	Additional Items Regarding Bond Assessment Imposition and Allocation	12
6.0	Additional Stipulations	
6.1	Overview	13
7.0	Appendix	
	Table 1	14
	Table 2	14
	Table 3	15
	Table 4	15
	Table 5	16

1.0 Introduction

1.1 Purpose

This B1 Expansion Parcel Master Special Assessment Methodology Report (the "B1 Expansion Parcel Report") was developed to provide a financing plan and a special assessment methodology for the B1 Expansion Parcel (as herein defined) of the Vida's Way Community Development District (the "District"), located in Pasco County, Florida, as related to funding the costs of public infrastructure improvements (the "B1 Expansion Parcel Capital Improvement Plan" or "B1 Expansion Parcel CIP") contemplated to be provided by the District.

1.2 Scope of the B1 Expansion Report

This B1 Expansion Parcel Report presents the projections for financing the District's Capital Improvement Plan described in the Master Engineer's Report developed by Clearview Land Design, P.L. (the "District Engineer") and dated February 20, 2024, as amended by the Amended and Restated Engineer's Report dated March 31, 2026 (collectively the "Engineer's Report"), which improvements set forth therein make up the "Capital Improvement Plan", as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the B1 Expansion Parcel Capital Improvement Plan.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the B1 Expansion Parcel Capital Improvement Plan create special and peculiar benefits, different in kind and degree from the general and incidental benefits to the public at large. However, as discussed within this B1 Expansion Parcel Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the B1 Expansion Parcel. The District's B1 Expansion Parcel Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the B1 Expansion Parcel will benefit from the provision of the B1 Expansion Parcel Capital Improvement Plan. However, these benefits are only incidental since the B1 Expansion Parcel Capital Improvement Plan is designed solely to provide

special benefits peculiar to property within the B1 Expansion Parcel. Properties outside the B1 Expansion Parcel are not directly served by the B1 Expansion Parcel Capital Improvement Plan and do not depend upon the B1 Expansion Parcel Capital Improvement Plan to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which B1 Expansion Parcel properties receive compared to those lying outside of the B1 Expansion Parcel's boundaries.

The B1 Expansion Parcel Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands within the B1 Expansion Parcel developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the B1 Expansion Parcel to increase by more than the sum of the financed cost of the individual components of the B1 Expansion Parcel Capital Improvement Plan. Even though the exact value of the benefits provided by the B1 Expansion Parcel Capital Improvement Plan is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the B1 Expansion Parcel Report

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

Section Three provides a summary of the B1 Expansion Parcel Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the B1 Expansion Parcel.

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 underwent a boundary amendment to add approximately 79.92 +/- acres to its boundaries (herein the "B1 Expansion Parcel") and it currently consists of approximately 435.98 +/- 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 the B1 Expansion Parcel 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 361 residential dwelling units, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the B1 Expansion Parcel.

3.0 The Capital Improvement Plan

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 The B1 Expansion Parcel Capital Improvement Plan

The B1 Expansion Parcel Capital Improvement Plan needed to serve the B1 Expansion Parcel is projected to consist of improvements which will serve all of the lands in the B1 Expansion Parcel. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The B1 Expansion Parcel Capital Improvement Plan will consist of, but not limited to, stormwater management system, residential roadways, residential water, reclaimed & wastewater system, differential cost of undergrounding of conduit, hardscaping, landscape & irrigation, Wells Road, professional services, and contingencies were estimated by the District Engineer at \$20,196,000.

The public infrastructure improvements that comprise the B1 Expansion Parcel Capital Improvement Plan will serve and provide benefit to all land uses in the B1 Expansion Parcel and will comprise an interrelated system of improvements, which means all of improvements will serve the entire B1 Expansion Parcel and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the B1 Expansion Parcel Capital Improvement Plan.

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 B1 Expansion Parcel. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this B1 Expansion Parcel 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.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the B1 Expansion Parcel Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$28,035,000 in par amount of special assessment bonds (the "B1 Expansion Parcel Bonds") as illustrated in Table 3 in the *Appendix*.

Please note that the purpose of this B1 Expansion Parcel Report is to allocate the benefit of the B1 Expansion Parcel Capital Improvement Plan to the various land uses in the B1 Expansion Parcel and based on such benefit allocation to apportion the maximum debt necessary to fund the B1 Expansion Parcel Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the B1 Expansion Parcel provides for the issuance of the B1 Expansion Parcel Bonds in the approximate principal amount of \$28,035,000 to finance approximately \$20,196,000 in B1 Expansion Parcel Capital Improvement Plan costs. The B1 Expansion Parcel Bonds of each series as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the B1 Expansion Parcel Bonds would be made every May 1 and November 1, and

principal payments on the B1 Expansion Parcel Bonds would be made either on May 1 or on November 1.

In order to finance the B1 Expansion Parcel CIP, the District would need to incur indebtedness in the total amount of approximately \$28,035,000. The difference is comprised of funding debt service reserves, and paying capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the B1 Expansion Parcel Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the B1 Expansion Parcel Bonds as presented in this B1 Expansion Parcel Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the B1 Expansion Parcel Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the B1 Expansion Parcel Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the B1 Expansion Parcel Capital Improvement Plan outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the B1 Expansion Parcel and general benefits accruing to areas outside the B1 Expansion Parcel but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties within the B1 Expansion Parcel that derive special and peculiar benefits from the B1 Expansion Parcel Capital Improvement Plan. All properties within the B1 Expansion Parcel that receive special benefits from the B1 Expansion Parcel Capital Improvement Plan will be assessed for their fair share of the debt issued in order to finance all or a portion of the B1 Expansion Parcel Capital Improvement Plan.

5.2 Benefit Allocation

The most current development plan for the B1 Expansion Parcel envisions the development of 361 residential dwelling units,

although, unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the B1 Expansion Parcel Capital Improvement Plan will serve and provide benefit to all land uses in the B1 Expansion Parcel and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire B1 Expansion Parcel and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the B1 Expansion Parcel to be developable, both the public infrastructure improvements that comprise the B1 Expansion Parcel Capital Improvement Plan and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the B1 Expansion Parcel will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the B1 Expansion Parcel and benefit all land within the B1 Expansion Parcel as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the B1 Expansion Parcel Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the B1 Expansion Parcel, as without such improvements, the development of the properties within the B1 Expansion Parcel would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the B1 Expansion Parcel, the District will assign or allocate a portion of the District's debt through the imposition of non-ad valorem special assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem special assessment amount levied on that parcel.

The benefit associated with the B1 Expansion Parcel Capital Improvement Plan of the B1 Expansion Parcel is proposed to be allocated to the different unit types within the B1 Expansion Parcel in proportion to the density of development and intensity of use of the 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 unit types contemplated to be developed within the B1 Expansion Parcel based on the relative density of development and the intensity of use of

master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average units with smaller lot sizes will use and benefit from the B1 Expansion Parcel's improvements less than units with larger lot sizes, as for instance, generally and on average units with smaller lot sizes produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. Additionally, the value of the units with larger lot sizes is likely to appreciate by more in terms of dollars than that of the units with smaller lot sizes as a result of the implementation of the B1 Expansion Parcel Capital Improvement Plan. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the B1 Expansion Parcel's improvements.

Table 5 in the *Appendix* presents the apportionment of the non-ad valorem special assessments associated with funding the B1 Expansion Parcel's Capital Improvement Plan (the "B1 Expansion Parcel Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

Amenities. No B1 Expansion Parcel Bonds 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 common elements are owned by the District, then they would be governmental property not subject to the B1 Expansion Parcel Bonds Assessments and would be open to the general public, subject to District rules and policies. As such, no B1 Expansion Parcel Bonds 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 B1 Expansion Parcel Bonds Assessments without specific consent thereto. If at any time, any real property on which B1 Expansion Parcel Bonds Assessments are imposed is proposed to be sold or otherwise transferred to a unit of local, state, or federal

government, or similarly exempt entity, all future unpaid B1 Expansion Parcel Bonds Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning Debt

The B1 Expansion Parcel Bonds Assessments will initially be levied on all of the gross acre land in the B1 Expansion Parcel. Consequently, the B1 Expansion Parcel Bonds Assessments will be levied on approximately 79.92 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$28,035,000 will be preliminarily levied on approximately 79.92 +/- gross acres at a rate of \$350,788.29 per acre.

As the land is platted, the B1 Expansion Parcel Bonds 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 B1 Expansion Parcel Bonds Assessments to platted parcels will reduce the amount of B1 Expansion Parcel Bonds Assessments levied on unplatted gross acres within the B1 Expansion Parcel.

Transferred Property. In the event unplatted land is sold to a third party (the “Transferred Property”), the B1 Expansion Parcel Bonds 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 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 B1 Expansion Parcel Report. The owner of the Transferred Property will be responsible for the total B1 Expansion Parcel Bonds Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total B1 Expansion Parcel Bond Assessment is 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 representing the B1 Expansion Parcel CIP undertaken by the District create special and peculiar benefits to certain properties within the B1 Expansion Parcel. The District's improvements benefit assessable properties

within the B1 Expansion Parcel 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 B1 Expansion Parcel. 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 B1 Expansion Parcel Capital Improvement Plan make the land in the B1 Expansion Parcel developable and saleable and when implemented jointly as parts of the B1 Expansion Parcel Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

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

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

The apportionment of the B1 Expansion Parcel Bonds Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the B1 Expansion Parcel according to reasonable estimates of the special and peculiar benefits derived from the B1 Expansion Parcel Capital Improvement Plan by different unit types.

Accordingly, no acre or parcel of property within the B1 Expansion Parcel will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

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

a. If a Proposed Plat results in the same amount of ERUs (and thus B1 Expansion Parcel Bonds Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the B1 Expansion Parcel Bonds Assessments to the product types being platted and the remaining property in accordance with this B1 Expansion Parcel Report, and cause the B1 Expansion Parcel Bonds Assessments to be recorded in the District's improvement lien book.

b. If a Proposed Plat within the B1 Expansion Parcel has more than the anticipated ERUs (and B1 Expansion Parcel Bonds Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer ERUs (and B1 Expansion Parcel Bonds Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of B1 Expansion Parcel Bonds Assessments for all assessed properties within the B1 Expansion Parcel, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within the B1 Expansion Parcel has fewer than the anticipated ERUs (and B1 Expansion Parcel Bonds Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more ERUs (and B1 Expansion Parcel Bonds Assessments) in order to fully assign all of the ERUs originally contemplated in the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the B1 Expansion Parcel Bonds Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the B1 Expansion Parcel Bonds Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in their sole discretion what amount of ERUs (and thus B1 Expansion Parcel Bonds Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall Development Plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised Development Plan, and e) documentation that shows the feasibility of implementing the proposed Development Plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient B1 Expansion Parcel Bonds Assessments to pay debt service on the applicable series of B1 Expansion Parcel 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 B1 Expansion Parcel Bonds Assessments installment payable for such lands, and shall constitute part of the B1 Expansion Parcel Bonds Assessments liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All B1 Expansion Parcel Bonds Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated B1 Expansion Parcel Bonds Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up obligations. 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 B1 Expansion Parcel Bonds Assessments in the amount of \$28,035,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, B1 Expansion Parcel Bonds Assessments shall be paid in no more than thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

This B1 Expansion Parcel Report is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the B1 Expansion Parcel Capital Improvement Plan. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the B1 Expansion Parcel Capital Improvement Plan functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property or designated assessment area within the B1 Expansion Parcel, regardless of where the B1 Expansion Parcel Bonds Assessments are levied, provided that B1 Expansion Parcel Bonds Assessments are fairly and reasonably allocated across all benefitted properties.

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to "buy down" the B1 Expansion Parcel Bonds Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for B1 Expansion Parcel Bonds Assessments to reach certain target levels. Note that any "true-up," as described herein, may require a payment to satisfy "true-up" obligations as well as additional contributions to maintain such target assessment levels.

Any amounts contributed by the Developer to pay down Bond Assessment will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

As noted herein, this report identifies the anticipated product types for the development, and associates particular ERU factors with each product type. If new product types are identified in the course of development, the District’s Assessment Consultant – without a further hearing – may determine the ERU factor for the new product type on a front footage basis, provided that such determination is made on a pro-rated basis and derived from the front footage of existing product types and their corresponding ERUs. For example, if a Single Family 50’ unit has an ERU of 1.00, and a Single Family 60’ unit has an ERU of 1.20, then a new Single Family 55’ unit would have an ERU of 1.10.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the B1 Expansion Parcel’s Capital Improvement Plan. 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 B1 Expansion Parcel Report. For additional information on the bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

7.0 Appendix

Table 1

Vida's Way Community Development District

B1 Expansion Parcel Development Plan

Unit Type	Total Number of Units
TH 20'	160
TH 24'	57
SF 40'	144
Total	361

Table 2

Vida's Way Community Development District

B1 Expansion Parcel Capital Improvement Plan

Improvement	Total CIP Costs
<i>Stormwater Management System</i>	\$4,500,000
<i>Residential Roadways</i>	\$5,000,000
<i>Residential Water, Reclaimed & Wastewater System</i>	\$2,000,000
<i>Undergrounding of Conduit</i>	\$500,000
<i>Hardscaping, Landscape & Irrigation</i>	\$2,500,000
<i>Wells Road</i>	\$2,500,000
<i>Professional Services</i>	\$1,360,000
<i>Contingency</i>	\$1,836,000
Total	\$20,196,000

Table 3

Vida's Way

Community Development District

Preliminary Sources and Uses of Funds

B1 Expansion Parcel Bonds

Sources

Bond Proceeds:	
Par Amount	\$28,035,000.00
Total Sources	\$28,035,000.00

Uses

Project Fund Deposits:	
Project Fund	\$20,196,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$2,490,277.10
Capitalized Interest Fund	\$4,485,600.00
Delivery Date Expenses:	
Costs of Issuance	\$861,455.60
Rounding	\$1,667.30
Total Uses	\$28,035,000.00

Coupon Rate: 8%
 CAPI Length: 24 Months
 Bond Duration: 30 Years
 Underwriter's Discount Rate: 2%
 Cost Of Issuance: \$250,000

Table 4

Vida's Way

Community Development District

B1 Expansion Parcel Benefit Allocation

Unit Type	Total Number of Units	ERU per Unit	Total ERU
TH 20'	160	0.40	64.00
TH 24'	57	0.48	27.36
SF 40'	144	0.80	115.20
Total	361		206.56

Table 5

Vida's Way

Community Development District

B1 Expansion Parcel Bond Assessment Apportionment

Unit Type	Total Number of Units	Total Cost Allocation	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit - paid in March*
TH 20'	160	\$6,257,474.83	\$8,686,289.70	\$54,289.31	\$5,130.19
TH 24'	57	\$2,675,070.49	\$3,713,388.85	\$65,147.17	\$6,156.23
SF 40'	144	\$11,263,454.69	\$15,635,321.46	\$108,578.62	\$10,260.38
Total	361	\$20,196,000.00	\$28,035,000.00		

* 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"

B1 Expansion Parcel Bond Assessments in the estimated amount of \$28,035,000.00 are proposed to be levied over the area as described below:

DESCRIPTION: A parcel of land lying in Sections 1 and 2, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of said Section 1, run thence along the North boundary of said Section 1 S.89°57'02"E., a distance of 391.26 feet to the Northwest corner of VIDA'S WAY LEGACY PHASE 1A, according to the plat thereof, as recorded in Plat Book 95, Page 1 through 9, of the Public Records of said county, Florida; thence along the West boundary of said VIDA'S WAY LEGACY PHASE 1A, the following three course: 1) S.00°00'00"W., a distance of 2305.21 feet to a point of curvature; 2) Southwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°00'00"W., 35.36 feet); 3) S.00°40'10"E., a distance of 70.00 feet; thence N.90°00'00"W., a distance of 93.15 feet; thence Westerly, 974.57 feet along the arc of a tangent curve to the right having a radius of 1235.00 feet and a central angle of 45°12'49" (chord bearing N.67°23'36"W., 949.48 feet); thence N.44°47'11"W., a distance of 407.00 feet; thence N.45°12'49"E., a distance of 70.00 feet; thence N.44°47'11"W., a distance of 914.41 feet; thence Northwesterly, 53.20 feet along the arc of a tangent curve to the left having a radius of 2035.00 feet and a central angle of 01°29'52" (chord bearing N.45°32'07"W., 53.20 feet); thence N.35°05'00"E., a distance of 332.80 feet; thence N.10°53'00"E., a distance of 316.51 feet; thence N.20°30'00"W., a distance of 209.60 feet; thence N.11°15'00"E., a distance of 236.55 feet to the North boundary of Northeast 1/4 of said Section 2, thence along said North boundary S.89°59'06"E., a distance of 1297.98 feet to the **POINT OF BEGINNING**.

Containing 79.923 acres, more or less.

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

6C

**AMENDED AND RESTATED
MASTER ENGINEER'S REPORT
MARCH 31, 2026**

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

PREPARED FOR:

Board of Supervisors
Vida's Way Community Development District

PREPARED BY:

District Engineer
Clearview Land Design, P.L.
3010 W. Azeele Street, Suite 150
Tampa, FL 33609 | (813) 223-3919

TABLE OF CONTENTS

	PAGE NO.
INTRODUCTION	3
PURPOSE AND SCOPE	3
LAND USE	4
GOVERNMENTAL ACTIONS	5
CAPITAL IMPROVEMENT PLAN	6
OWNERSHIP AND MAINTENANCE	11
PROJECT COSTS	11
SUMMARY AND CONCLUSION	11

Exhibits

- A. Vicinity Map**
- B. Vida's Way Boundary Metes & Bounds Description and Map**
- C. Summary of Estimated Project Costs**
- D. Permit and Construction Approval Status**

INTRODUCTION

Vida's Way Community Development District (the "District") is a unit of special-purpose government organized and existing in accordance with Chapter 190, F.S., as amended, created by Ordinance No. 24-08, enacted by the Board of County Commissioners of Pasco County, Florida (the "County") on January 23, 2024, then expanded on April 07, 2026. The District, originally containing approximately 356.05 acres, expanded by approximately 79.92 acres to be a total of 435.98 acres, is generally located in central east Pasco County east and west of **Watergrass Parkway** and north of Wells Road.

The District is located in Sections 1 & 2, Township 26 South, Range 20 East. Exhibit A is a vicinity map of the District. The District was formed to provide necessary public infrastructure so that the lands within the District can be developed as a residential community. Access to the Development (as defined below) is provided via Watergrass Parkway. The main entrance is located on Watergrass Parkway approximately 3,500 feet south of the intersection of Watergrass Parkway and Overpass Road. The secondary entrance(s) are located on **Wells Road** east and west of Watergrass Parkway. The lands to the west and south are undeveloped at this time and currently zoned MPUD. The lands constituting the District are presently intended for development as a master planned community known as Depue East MPUD (the "Development"). Exhibit B is a metes & bounds description and map of the District boundary. The majority of all public infrastructure is wholly contained within the limits of the District. Offsite improvements include widening existing Watergrass Parkway, signalization at the intersection of Watergrass Parkway and Overpass Road, off-site utilities, and collector road improvements.

PURPOSE AND SCOPE

The District was established for the purpose of financing, and/or acquiring, constructing, maintaining and operating a portion of the infrastructure necessary for community development within the District. The purpose of this report (herein, the "Master Engineer's Report") is to provide a description of the infrastructure improvements necessary for the development of the District and an estimate of the costs. The District will finance, acquire and/or construct, operate, and maintain a portion of the infrastructure improvements that are needed to serve the District and allocate the costs of the infrastructure improvements among the lands within the District. A portion of these infrastructure improvements will be completed by Pulte Home Company, LLC, the primary developer of the District (the "Developer"), and will

be acquired by the District with proceeds of bonds issued by the District. The Developer will construct the balance of the infrastructure improvements needed for the Development that is not financed by the District.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the District as required by the County and other governing agencies.

This Master Engineer's Report reflects the District's present intentions based on the Developer's development plan. The implementation and completion of the Capital Improvement Plan (the "CIP") of the District outlined in this report will require further action by the District's Board of Supervisors, including the award of contracts for the construction and/or acquisition of the improvements comprising the CIP. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described and contingency costs as included are reasonable.

LAND USE & PRODUCT TYPES

As stated, the lands within the District encompass approximately 436 acres. The Development is planned to ultimately include 1026 single family units. The table below illustrates the current land use plan in acreage. Such information is subject to change.

	PHASE	40' x 120'	50' x 120'	60' x 120'	20' TH	24' TH	TOTAL
INITIAL DISTRICT BOUNDARY	1A & 1B	99	132	74	-	-	305
	2A & 2B	-	155	59	-	-	214
	3A & 3B	-	74	72	-	-	146
B1 EXPANSION PARCEL	1	9	-	-	58	22	89
	2A	98	-	-	-	-	98
	2B	37	-	-	102	35	174
	TOTAL	243	361	205	160	57	1,026

GOVERNMENTAL ACTIONS

On May 4, 2023, Pasco County’s Board of County Commissioners adopted the Depue East Master Planned Unit Development (“MPUD”) Pasco County Rezoning Petition No. 7627. The District lands are subject to these MPUD conditions of approval.

The following permits are required for the Development:

- Pasco County
 - Master Planned Unit Development (MPUD)
 - Master Utility Plans
 - Utility Service Commitment
 - Preliminary Development Plan (PDP) Approval
 - Construction Plan (CP) Approval
 - Final Plat Approval

- Florida Department of Environmental Protection (implemented by Pasco County Utilities)
 - Permit to Construct Water Distribution Systems
 - Permit to Construct Wastewater Collection Systems
 - Permit to Construct Reclaimed Water Distribution Systems

- Southwest Florida Water Management District
 - Environmental Resource Permit (including Mass Grade ERP)

- Army Corps of Engineers:
 - Individual Permit

- Florida Fish & Wildlife
 - Gopher Tortoise Permit

The Development is currently in compliance with all MPUD Conditions of Approval and permitting requirements. It is Clearview Land Design, P.L.'s opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the Development including the CIP as presented herein and that permits normally obtained by site development engineers, not heretofore issued and which are necessary to affect the improvements described herein, will be obtained during the ordinary course of development. The permit status for the District is summarized in Exhibit D included with this Report.

CAPITAL IMPROVEMENT PLAN

The District’s CIP includes infrastructure improvements that will provide special benefit to all assessable land within the District. Said improvements include earthwork, offsite roadway improvements, CDD public local roadways, stormwater management facilities including those associated with such roadway improvements, on-site water/wastewater/reclaimed facilities, landscaping, irrigation, signage, and sidewalk improvements all within public rights-of-way or on District owned lands and associated professional fees. Refer to Exhibit C for a summary of the costs by infrastructure category for the CIP.

The Development is planned to be constructed in several phases (see table below), and ultimately it is expected that once completed it will support the construction of 1026 residential dwelling units.

Construction Phasing	Estimated Completion Date	Total No. of Units
Offsite Roadway Improvements (Watergrass Pkwy & Wells Road Phase 1)	2024	-
Offsite Utility Improvements (Off-Site Force Main)	2024	-
Phase 1A & 1B Residential Development & Phase 1 Amenities	2024	305
Offsite Roadway Improvements (Wells Road Phase 2)	2026	-
Phases 2A & 2B Lot Development & Phase 2 Amenities	2026	214
B1 Phases 1 & 2B Lot Development & Phase B1 Amenities	2026	263
Offsite Roadway Improvements (Wells Road Phase C)	2026	-
Phases 3A & 3B Lot Development & Phase 3 Amenities	2028	146
B1 Phase 2A Lot Development	2028	98
Total Number of Units		1,026

ROADWAYS

Primary vehicular access to the District will be provided south of Overpass Road from Watergrass Parkway with secondary entrances on Wells Road. The main entrance to the District is a local collector road with street lighting, sidewalks, landscaping, irrigation, and hardscape elements. The secondary entrances to the District are provided by Wells Road with minor connections. Internal roads will be a combination of divided entrance roadways and undivided 2-lane residential streets with sidewalks and street lighting. The offsite roadway improvements on Watergrass Parkway and Wells Road will comply with the cross sections included in the MPUD approval. The internal roadway design will comply with Pasco County's LDC and transportation design criteria. The District will fund and/or construct the offsite improvements and the roadway improvements within the District or in the alternative acquire such completed improvements from the Developer. Watergrass Parkway and Wells Road will be conveyed to Pasco County for ownership, operation and maintenance. Please note, Pasco County will not maintain the trail network, landscaping, irrigation and/or decorative signage in Watergrass Parkway or Wells Road. The District will maintain the trails, landscaping, irrigation, and decorative signage relating to Watergrass Parkway and Wells Road.

The Wells Road improvements may qualify for impact/mobility fee credits to be negotiated with the County. The Wells Road improvements are included in the District's CIP, but the creditable portions may be privately financed by the Developer instead of the District. In the event that the District finances such improvements and impact fee credits are generated, then any such credits will be the subject of a separate agreement between the Developer and the District.

STORMWATER MANAGEMENT

The County and the Southwest Florida Water Management District (SWFWMD) regulate the design criteria for the stormwater management system within the District. The District is located within the New River Watershed. The pre-development site runoff and surface water management conditions have been developed by the County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD. The existing district property has an approved Mass Grading Permit outlining the master stormwater system for the District. The property inside the district expansion has an approved SWFWMD Environmental Resource Permit (ERP). Wetland impacts and, therefore, offsite wetland mitigation will be required to construct the master stormwater system.

The stormwater management plan for the District focuses on utilizing newly constructed ponds in the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for the District are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the development within the District.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.

The stormwater collection and outfall systems are a combination of site grading, earthwork, stabilization, curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. The District will fund and construct the stormwater management system or in the alternative acquire the completed system from the Developer. The stormwater management system includes curb inlets and pipe culverts in the residential street rights-of-way which will be owned, operated and maintained by the District as they are necessary components of the stormwater management system. The District will not finance the cost of the earthwork (including the transportation of fill) and site grading with regards to any of the developable lots.

WASTEWATER COLLECTION

The District is within Pasco County Utilities Service Area which will provide wastewater treatment service. The District will fund the construction of the wastewater systems or in the alternative, acquire the completed systems from the Developer. The District will convey the completed internal wastewater systems to the County for ownership, operation and maintenance.

The District onsite wastewater systems will consist of gravity sewer collection lines with appurtenant manholes, and pump stations discharging to a force main that will connect to the existing County force main in the Handcart Road right-of-way. No lateral lines beyond any private property boundary will be financed by the District.

WATER DISTRIBUTION SYSTEM

The District is within Pasco County Utilities Service Area which will provide potable water service. The District will fund the construction of the potable water systems or in the alternative, acquire the completed systems from the Developer. The District will convey the completed potable water systems to the County for ownership, operation and maintenance. No lateral lines beyond any private property boundary will be financed by the District.

The District’s onsite potable water systems will consist of distribution lines of varying sizes with appurtenant valves and backflow prevention equipment connecting to the existing water transmission lines in Watergrass Parkway.

LANDSCAPE & HARDSCAPE

Significant landscape features and associated irrigation systems within the public rights of way and District owned lands are included in the CIP. These features may include entry monumentation at the entrances of the District, installation of irrigation wells, irrigation systems, and the perimeter buffer areas. The District will fund, acquire and/or construct, operate and maintain entry monumentation, irrigation systems and landscaping. The District will fund, acquire and/or construct, and maintain perimeter berms. In the alternative, the Developer will construct these improvements and convey the same to the District.

RECREATIONAL FACILITIES

The Developer will construct the amenities and passive park areas within the District. The homeowner’s association will operate and maintain the amenities and passive park areas within the District.

RECLAIM WATER/IRRIGATION WATER

The District is within Pasco County Utilities Service Area which will provide reclaimed water service. The District will fund the construction of the reclaim water systems or in the alternative, acquire the completed systems from the Developer. The District will convey the completed reclaim water systems to the County for ownership, operation and maintenance. No lateral lines beyond any private property boundary will be financed by the District.

The District’s onsite reclaim water systems will consist of distribution lines of varying sizes with appurtenant valves and backflow prevention equipment. The landscaped collector roadways, some parks, recreational, and common areas will be irrigated using irrigation systems connected to reclaimed water mains located within the District. The District will own, operate and maintain the irrigation systems.

UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM AND STREET LIGHTING

The District may fund, the differential cost of the underground electrical conduit system that will provide service to the lands within the District. WREC will own, operate, and maintain the underground electrical system. The District will fund, construct and/or acquire the street lighting for the District. WREC will own, operate, and maintain the remaining portions of the street light system. Only those portions of the street light system and the differential cost of the undergrounding the electrical conduit system owned and maintained by the District, such as the differential costs of installing underground conduit and related infrastructure are included in this category. The District and/or Developer may elect to petition the County to establish a future street lighting district.

PROFESSIONAL SERVICES

Professional fees relating to the CIP include civil engineering costs for master planning, site design, permitting, preparation of construction plans, inspection and survey costs for construction staking and preparation of record drawings.

Professional fees also may include geotechnical costs for pre-design soil borings, underdrain analysis, soil stabilization, and construction testing, architectural costs for landscaping, fees associated with transportation planning and design, surveying, environmental consultation, irrigation system design and

fees for permitting, as well as costs for legal and engineering services associated with the administration of the District's CIP.

CONTINGENCY

This category includes the cost for adjustments as a result of unexpected field conditions, additional requirements of governmental agencies, market conditions, and other unknown factors that may occur throughout the course of development and construction of the infrastructure. In general, the contingency amount is based on a percentage of the total infrastructure cost estimate.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements for the development are set forth below.

Table 1: Ownership and Maintenance

<u>Proposed Infrastructure Improvement</u>	<u>Ownership</u>	<u>Maintenance</u>
Residential Roadways	CDD	CDD
Wastewater Collection and Transmission	Pasco County	Pasco County
Water Distribution Systems	Pasco County	Pasco County
Reclaimed Water Distribution Systems	Pasco County	Pasco County
Irrigation System	CDD/HOA	CDD/HOA
Underground Electrical Systems	WREC	WREC
Street Lighting Systems	WREC/CDD/Potential Street Lighting District	WREC/CDD/Potential Street Lighting District
Stormwater Management Systems	CDD	CDD
Landscape/Hardscape Improvements	CDD/HOA	CDD/HOA
Active Recreational Amenities and Facilities	HOA	HOA
Passive Recreational Amenities and Facilities	HOA	HOA
Offsite Transportation Improvements	Pasco County	Pasco County*

*An entity other than Pasco County (CDD or HOA) will maintain sidewalks, landscaping, and irrigation in Watergrass Parkway & Wells Road.

PROJECT COSTS

The CIP’s estimated total costs are outlined in Exhibit C. The infrastructure improvements include: roadways, sewer, water, storm water management systems, landscaping, irrigation, hardscape elements, and amenities. It is understood that the funds available to the District to construct or acquire the improvements comprising the CIP, will be limited. Any such improvements not financed by the District will be constructed and conveyed to the District by the Developer for no consideration.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional progression of the Development within the District as required by the County and other governmental agencies. The planning and design of the public infrastructure will be in accordance with current governmental regulatory requirements. The public infrastructure will provide its intended function so long as the construction is in substantial compliance with the design and permits. The platting, design and permitting for the public infrastructure are ongoing at this time and there is no reason to believe such permits will not be obtained.

Items of construction in this report are based on preliminary plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications. It is my professional opinion that the estimated public infrastructure costs provided herein for the District improvements comprising the CIP are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will provide a special benefit to the assembled land in the District, which special benefit will at least equal the costs of such improvements. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in the Tampa Bay area and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

Jacob H. Sanders, P.E
District Engineer FL Registration No.: 83385

EXHIBITS

- Exhibit A** **Vicinity Map of District**

- Exhibit B** **Boundary Metes & Bounds Description of District**

- Exhibit C** **Summary of Estimated Project Costs**

- Exhibit D** **Permit and Construction Approval Status**

EXHIBIT A

VICINITY MAP

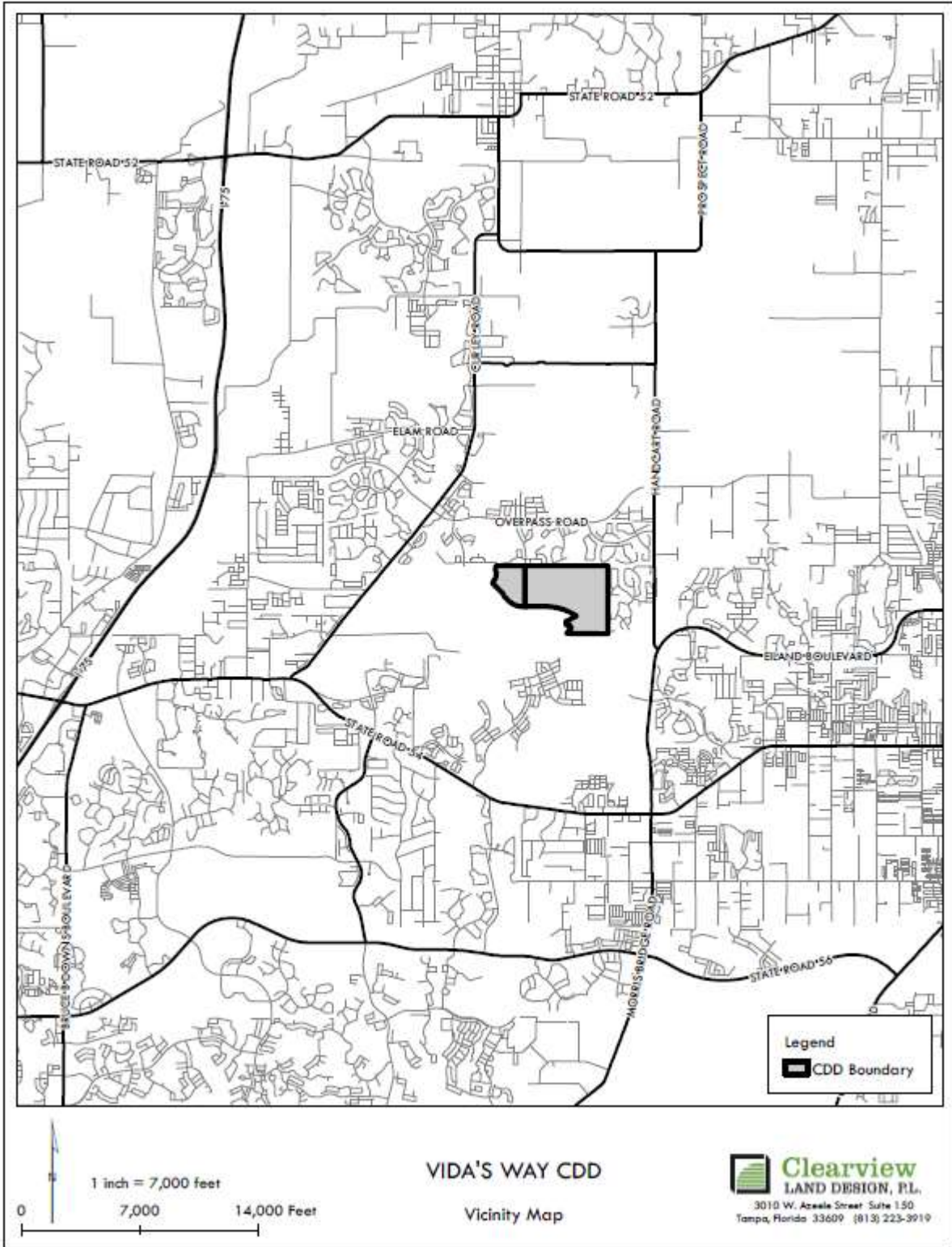


EXHIBIT B

VIDA'S WAY CDD BOUNDARY METES AND BOUNDS DESCRIPTION



DEPUE RANCH PARCEL

All of VIDA'S WAY LEGACY PHASE 1A, according to the plat thereof, as recorded in Plat Book 95, Pages 1 through 9, VIDA'S WAY LEGACY PHASE 1B, according to the plat thereof, as recorded in Plat Book 95, Pages 27 through 32, VIDA'S WAY LEGACY PHASE 2A, according to the plat thereof, as recorded in Plat Book 99, Pages 129 through 133, a portion of the lands described in Official Records Book 10863, Page 3903, and a portion of the lands described in Official Records Book 5916, Page 525, all being of the Public Records of Pasco County, Florida; lying in Sections 1 and 2, 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 the Northeast 1/4 thereof, S.00°13'19"W., a distance of 2671.74 feet to the Southeast corner of said Northeast 1/4; thence along the East boundary of the Southeast 1/4 of said Section 1, 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, said corner also being a point on the Southerly boundary of said lands described in Official Records Book 10863, Page 3903; thence along the said Southerly and the Southwesterly boundary thereof the following twenty-nine (29) courses: 1) N.89°48'20"W., a distance of 2409.53 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 to the Easterly extension of the Southerly boundary of said VIDA'S WAY LEGACY PHASE 2A; thence along said Easterly extension, said Southerly boundary and the Southerly boundary of said VIDA'S WAY LEGACY PHASE 1A, respectively, the following five

(5) courses: 1) 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); 2) S.90°00'00"W., a distance of 1047.11 feet; 3) 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); 4) N.89°19'03"W., a distance of 142.15 feet; 5) 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.90°00'00"W., a

distance of 93.15 feet; thence Westerly, 974.57 feet along the arc of a tangent curve to the right having a radius of 1235.00 feet and a central angle of $45^{\circ}12'49''$ (chord bearing $N.67^{\circ}23'36''W.$, 949.48 feet); thence $N.44^{\circ}47'11''W.$, a distance of 407.00 feet; thence $N.45^{\circ}12'49''E.$, a distance of 70.00 feet; thence $N.44^{\circ}47'11''W.$, a distance of 914.41 feet; thence Northwesterly, 53.20 feet along the arc of a tangent curve to the left having a radius of 2035.00 feet and a central angle of $01^{\circ}29'52''$ (chord bearing $N.45^{\circ}32'07''W.$, 53.20 feet); thence $N.35^{\circ}05'00''E.$, a distance of 332.80 feet; thence $N.10^{\circ}53'00''E.$, a distance of 316.51 feet; thence $N.20^{\circ}30'00''W.$, a distance of 209.60 feet; thence $N.11^{\circ}15'00''E.$, a distance of 236.55 feet to a point on the North boundary of said Section 2; thence along said North boundary, $S.89^{\circ}59'06''E.$, a distance of 1297.98 feet to the Northwest corner of said Section 1; thence along the North boundary thereof, $S.89^{\circ}57'02''E.$, a distance of 2651.86 feet to the North 1/4 corner of said Section 1; thence continuing along said North boundary of Section 1, $S.89^{\circ}57'06''E.$, a distance of 2655.17 feet to the **POINT OF BEGINNING**.

Containing 435.980 acres, more or less.

EXHIBIT C

SUMMARY OF ESTIMATED PROJECT COST

Original CDD Parcel (Without B1 Parcel)

Facility Description	Construction Funded By	Ownership	Maintenance Entity	Estimated Cost
Stormwater Management System	CDD ⁽¹⁾	CDD	CDD	\$9,000,000.00
Residential Roadways	CDD ⁽¹⁾	CDD	CDD	\$8,000,000.00
Offsite Wetland Mitigation	CDD ⁽¹⁾	CDD	CDD	\$500,000.00
Residential Water, Reclaimed & Wastewater System	CDD ⁽¹⁾	Pasco County	Pasco County	\$10,000,000.00
Undergrounding of Conduit	CDD ⁽¹⁾	CDD/HOA	CDD/HOA	\$250,000.00
Hardscaping, Landscaping & Irrigation	CDD ^{(1) (2)}	CDD/HOA	CDD/HOA	\$5,000,000.00
Amenities	CDD ^{(1) (2) (3)}	CDD/HOA	CDD/HOA	\$4,000,000.00
Watergrass Parkway & Wells Road Roadway & Storm Roadway Utilities Signalization (At Watergrass & Overpass)	CDD ⁽¹⁾⁽⁴⁾	Pasco County	Pasco County	\$8,500,000.00 \$3,500,000.00 \$1,000,000.00
Professional Services				\$3,980,000.00
Total				\$53,730,000.00
10% contingency				\$5,373,000.00
Total				\$59,103,000.00

- (1) The CDD may construct, fund and/or acquire these improvements or, in the alternative, the Developer may construct these improvements and convey to the HOA.
- (2) Hardscape, Landscape, and irrigation, including bike trails and sidewalks, will be maintained by the CDD.
- (3) District will only finance if available for use by the general public.
- (4) Portions of these improvements may qualify for impact fee credits and the Developer may construct these improvements and convey to the County.

B1 Expansion Parcel

Facility Description	Constructio n Funded By	Ownership	Maintenance Entity	Estimated Cost
Stormwater Management System	CDD	CDD	CDD	\$4,500,000.00
Residential Roadways	CDD	CDD	CDD	\$5,000,000.00
Residential Water, Reclaimed & Wastewater System	CDD ⁽¹⁾	Pasco County	Pasco County	\$2,000,000.00
Undergrounding of Conduit	CDD	CDD	CDD	\$500,000.00
Hardscaping, Landscaping & Irrigation	CDD ^{(2) (3)}	CDD/HOA	CDD/HOA	\$2,500,000.00
Wells Road	CDD ⁽⁴⁾	Pasco County	Pasco County	\$2,500,000.00
Professional Services (8%)				\$1,360,000.00
Total				\$18,360,000.00
10% contingency				\$1,836,000.00
Total				\$20,196,000.00

(1) Pasco County Utilities will only maintain lines in public rights-of-way or County-owned easements.

(2) The Developer may construct these improvements and convey to an HOA instead of the CDD, in which case, such improvements would be maintained by an HOA pursuant to Pasco County requirements.

(3) Hardscape, landscape, irrigation, bike trails and sidewalks, will be maintained by the CDD (or HOA) pursuant to Pasco County requirements.

(4) Portions of these improvements may qualify for impact fee credits and the Developer may construct these improvements and convey to the County.

B1 Expansion Parcel

Total CDD Parcel Costs	
	Estimated Total Cost
Original CDD Parcel	\$59,103,000.00
B1 Expansion Parcel	\$20,196,000.00
Combined Total Cost	
All Proposed CDD Parcels	\$79,299,000.00

EXHIBIT D

PERMIT AND CONSTRUCTION APPROVAL STATUS

PERMIT	STATUS
Master Permits & Entitlements	
MPUD Zoning	Approved
Master Utility Plan	Approved
FDEP 404 General Permit	Approved
Mass Grading Plan (Master Stormwater)	
Pasco Mass Grading Plan	Approved
SWFWMD ERP	Approved
Watergrass Parkway & Wells Road	
Pasco PSP/CP	Approved
Pasco Utility Letter of Commitment	Approved
SWFWMD ERP	Approved
Pasco Right-of-Way Use Permit	Approved
FDEP Utility Permits (Water/Wastewater/Reclaimed)	Approved
Off-Site Sewer Force Main	
SWFWMD ERP	Approved
Utility Letter of Commitment	Approved
FDEP Utility Permit (Wastewater)	Approved
Residential Phases 1A & 1B	
Pasco PDP/CP	Approved
Pasco Utility Letter of Commitment	Approved
SWFWMD ERP	Approved
FDEP Utility Permits (Water/Wastewater/Reclaimed)	Approved
Residential Phases 2 & 3 (w/ Wells Road Phase 2)	
Pasco PDP/CP	Approved
Pasco Utility Letter of Commitment	Approved
SWFWMD ERP	Approved
FDEP Utility Permits (Water/Wastewater/Reclaimed)	Approved
Residential B1 Phases 1, 2A & 2B (w/ Wells Road Phase 3)	
Pasco PDP/CP	Approved
Pasco Utility Letter of Commitment	Approved
SWFWMD ERP	Approved
FDEP Utility Permits (Water/Wastewater/Reclaimed)	Approved

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

6D

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

B1 Expansion Parcel Master Special Assessment Methodology Report

May 7, 2026



Provided by:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

Table of Contents

1.0	Introduction	
1.1	Purpose	1
1.2	Scope of the B1 Expansion Parcel Report	1
1.3	Special Benefits and General Benefits	1
1.4	Organization of the B1 Expansion Parcel Report	2
2.0	Development Program	
2.1	Overview	2
2.2	The Development Program	3
3.0	The Capital Improvement Plan	
3.1	Overview	3
3.2	The B1 Expansion Parcel Capital Improvement Plan	3
4.0	Financing Program	
4.1	Overview	4
4.2	Types of Bonds Proposed	4
5.0	Assessment Methodology	
5.1	Overview	5
5.2	Benefit Allocation	5
5.3	Assigning Debt	8
5.4	Lienability Test: Special and Peculiar Benefit to the Property	8
5.5	Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay	9
5.6	True-Up Mechanism	10
5.7	Assessment Roll	12
5.8	Additional Items Regarding Bond Assessment Imposition and Allocation	12
6.0	Additional Stipulations	
6.1	Overview	13
7.0	Appendix	
	Table 1	14
	Table 2	14
	Table 3	15
	Table 4	15
	Table 5	16

1.0 Introduction

1.1 Purpose

This B1 Expansion Parcel Master Special Assessment Methodology Report (the "B1 Expansion Parcel Report") was developed to provide a financing plan and a special assessment methodology for the B1 Expansion Parcel (as herein defined) of the Vida's Way Community Development District (the "District"), located in Pasco County, Florida, as related to funding the costs of public infrastructure improvements (the "B1 Expansion Parcel Capital Improvement Plan" or "B1 Expansion Parcel CIP") contemplated to be provided by the District.

1.2 Scope of the B1 Expansion Report

This B1 Expansion Parcel Report presents the projections for financing the District's Capital Improvement Plan described in the Master Engineer's Report developed by Clearview Land Design, P.L. (the "District Engineer") and dated February 20, 2024, as amended by the Amended and Restated Engineer's Report dated March 31, 2026 (collectively the "Engineer's Report"), which improvements set forth therein make up the "Capital Improvement Plan", as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the B1 Expansion Parcel Capital Improvement Plan.

1.3 Special Benefits and General Benefits

The public infrastructure improvements undertaken and funded by the District as part of the B1 Expansion Parcel Capital Improvement Plan create special and peculiar benefits, different in kind and degree from the general and incidental benefits to the public at large. However, as discussed within this B1 Expansion Parcel Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the B1 Expansion Parcel. The District's B1 Expansion Parcel Capital Improvement Plan enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside the B1 Expansion Parcel will benefit from the provision of the B1 Expansion Parcel Capital Improvement Plan. However, these benefits are only incidental since the B1 Expansion Parcel Capital Improvement Plan is designed solely to provide

special benefits peculiar to property within the B1 Expansion Parcel. Properties outside the B1 Expansion Parcel are not directly served by the B1 Expansion Parcel Capital Improvement Plan and do not depend upon the B1 Expansion Parcel Capital Improvement Plan to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which B1 Expansion Parcel properties receive compared to those lying outside of the B1 Expansion Parcel's boundaries.

The B1 Expansion Parcel Capital Improvement Plan will provide public infrastructure improvements which are all necessary in order to make the lands within the B1 Expansion Parcel developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the B1 Expansion Parcel to increase by more than the sum of the financed cost of the individual components of the B1 Expansion Parcel Capital Improvement Plan. Even though the exact value of the benefits provided by the B1 Expansion Parcel Capital Improvement Plan is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the B1 Expansion Parcel Report

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

Section Three provides a summary of the B1 Expansion Parcel Capital Improvement Plan as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the special assessment methodology for the B1 Expansion Parcel.

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 underwent a boundary amendment to add approximately 79.92 +/- acres to its boundaries (herein the "B1 Expansion Parcel") and it currently consists of approximately 435.98 +/- 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 the B1 Expansion Parcel 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 361 residential dwelling units, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the B1 Expansion Parcel.

3.0 The Capital Improvement Plan

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 The B1 Expansion Parcel Capital Improvement Plan

The B1 Expansion Parcel Capital Improvement Plan needed to serve the B1 Expansion Parcel is projected to consist of improvements which will serve all of the lands in the B1 Expansion Parcel. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The B1 Expansion Parcel Capital Improvement Plan will consist of, but not limited to, stormwater management system, residential roadways, residential water, reclaimed & wastewater system, differential cost of undergrounding of conduit, hardscaping, landscape & irrigation, Wells Road, professional services, and contingencies were estimated by the District Engineer at \$20,196,000.

The public infrastructure improvements that comprise the B1 Expansion Parcel Capital Improvement Plan will serve and provide benefit to all land uses in the B1 Expansion Parcel and will comprise an interrelated system of improvements, which means all of improvements will serve the entire B1 Expansion Parcel and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the B1 Expansion Parcel Capital Improvement Plan.

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 B1 Expansion Parcel. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. As of the time of writing of this B1 Expansion Parcel 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.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund the costs of the B1 Expansion Parcel Capital Improvement Plan as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$28,035,000 in par amount of special assessment bonds (the "B1 Expansion Parcel Bonds") as illustrated in Table 3 in the *Appendix*.

Please note that the purpose of this B1 Expansion Parcel Report is to allocate the benefit of the B1 Expansion Parcel Capital Improvement Plan to the various land uses in the B1 Expansion Parcel and based on such benefit allocation to apportion the maximum debt necessary to fund the B1 Expansion Parcel Capital Improvement Plan. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the B1 Expansion Parcel provides for the issuance of the B1 Expansion Parcel Bonds in the approximate principal amount of \$28,035,000 to finance approximately \$20,196,000 in B1 Expansion Parcel Capital Improvement Plan costs. The B1 Expansion Parcel Bonds of each series as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the B1 Expansion Parcel Bonds would be made every May 1 and November 1, and

principal payments on the B1 Expansion Parcel Bonds would be made either on May 1 or on November 1.

In order to finance the B1 Expansion Parcel CIP, the District would need to incur indebtedness in the total amount of approximately \$28,035,000. The difference is comprised of funding debt service reserves, and paying capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the B1 Expansion Parcel Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the B1 Expansion Parcel Bonds as presented in this B1 Expansion Parcel Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the B1 Expansion Parcel Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the B1 Expansion Parcel Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the B1 Expansion Parcel Capital Improvement Plan outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of the B1 Expansion Parcel and general benefits accruing to areas outside the B1 Expansion Parcel but being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties within the B1 Expansion Parcel that derive special and peculiar benefits from the B1 Expansion Parcel Capital Improvement Plan. All properties within the B1 Expansion Parcel that receive special benefits from the B1 Expansion Parcel Capital Improvement Plan will be assessed for their fair share of the debt issued in order to finance all or a portion of the B1 Expansion Parcel Capital Improvement Plan.

5.2 Benefit Allocation

The most current development plan for the B1 Expansion Parcel envisions the development of 361 residential dwelling units,

although, unit numbers and land use types may change throughout the development period.

The public infrastructure improvements that comprise the B1 Expansion Parcel Capital Improvement Plan will serve and provide benefit to all land uses in the B1 Expansion Parcel and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire B1 Expansion Parcel and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in the B1 Expansion Parcel to be developable, both the public infrastructure improvements that comprise the B1 Expansion Parcel Capital Improvement Plan and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within the B1 Expansion Parcel will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the B1 Expansion Parcel and benefit all land within the B1 Expansion Parcel as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the B1 Expansion Parcel Capital Improvement Plan have a logical connection to the special and peculiar benefits received by the land within the B1 Expansion Parcel, as without such improvements, the development of the properties within the B1 Expansion Parcel would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the B1 Expansion Parcel, the District will assign or allocate a portion of the District's debt through the imposition of non-ad valorem special assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem special assessment amount levied on that parcel.

The benefit associated with the B1 Expansion Parcel Capital Improvement Plan of the B1 Expansion Parcel is proposed to be allocated to the different unit types within the B1 Expansion Parcel in proportion to the density of development and intensity of use of the 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 unit types contemplated to be developed within the B1 Expansion Parcel based on the relative density of development and the intensity of use of

master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average units with smaller lot sizes will use and benefit from the B1 Expansion Parcel's improvements less than units with larger lot sizes, as for instance, generally and on average units with smaller lot sizes produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. Additionally, the value of the units with larger lot sizes is likely to appreciate by more in terms of dollars than that of the units with smaller lot sizes as a result of the implementation of the B1 Expansion Parcel Capital Improvement Plan. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the B1 Expansion Parcel's improvements.

Table 5 in the *Appendix* presents the apportionment of the non-ad valorem special assessments associated with funding the B1 Expansion Parcel's Capital Improvement Plan (the "B1 Expansion Parcel Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

Amenities. No B1 Expansion Parcel Bonds 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 common elements are owned by the District, then they would be governmental property not subject to the B1 Expansion Parcel Bonds Assessments and would be open to the general public, subject to District rules and policies. As such, no B1 Expansion Parcel Bonds 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 B1 Expansion Parcel Bonds Assessments without specific consent thereto. If at any time, any real property on which B1 Expansion Parcel Bonds Assessments are imposed is proposed to be sold or otherwise transferred to a unit of local, state, or federal

government, or similarly exempt entity, all future unpaid B1 Expansion Parcel Bonds Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

5.3 Assigning Debt

The B1 Expansion Parcel Bonds Assessments will initially be levied on all of the gross acre land in the B1 Expansion Parcel. Consequently, the B1 Expansion Parcel Bonds Assessments will be levied on approximately 79.92 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$28,035,000 will be preliminarily levied on approximately 79.92 +/- gross acres at a rate of \$350,788.29 per acre.

As the land is platted, the B1 Expansion Parcel Bonds 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 B1 Expansion Parcel Bonds Assessments to platted parcels will reduce the amount of B1 Expansion Parcel Bonds Assessments levied on unplatted gross acres within the B1 Expansion Parcel.

Transferred Property. In the event unplatted land is sold to a third party (the “Transferred Property”), the B1 Expansion Parcel Bonds 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 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 B1 Expansion Parcel Report. The owner of the Transferred Property will be responsible for the total B1 Expansion Parcel Bonds Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total B1 Expansion Parcel Bond Assessment is 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 representing the B1 Expansion Parcel CIP undertaken by the District create special and peculiar benefits to certain properties within the B1 Expansion Parcel. The District's improvements benefit assessable properties

within the B1 Expansion Parcel 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 B1 Expansion Parcel. 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 B1 Expansion Parcel Capital Improvement Plan make the land in the B1 Expansion Parcel developable and saleable and when implemented jointly as parts of the B1 Expansion Parcel Capital Improvement Plan, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

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

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

The apportionment of the B1 Expansion Parcel Bonds Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within the B1 Expansion Parcel according to reasonable estimates of the special and peculiar benefits derived from the B1 Expansion Parcel Capital Improvement Plan by different unit types.

Accordingly, no acre or parcel of property within the B1 Expansion Parcel will be lienied for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

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

a. If a Proposed Plat results in the same amount of ERUs (and thus B1 Expansion Parcel Bonds Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the B1 Expansion Parcel Bonds Assessments to the product types being platted and the remaining property in accordance with this B1 Expansion Parcel Report, and cause the B1 Expansion Parcel Bonds Assessments to be recorded in the District's improvement lien book.

b. If a Proposed Plat within the B1 Expansion Parcel has more than the anticipated ERUs (and B1 Expansion Parcel Bonds Assessments) such that the Remaining Unplatted Developable Lands would be assigned fewer ERUs (and B1 Expansion Parcel Bonds Assessments) than originally contemplated in the Development Plan, then the District may undertake a pro rata reduction of B1 Expansion Parcel Bonds Assessments for all assessed properties within the B1 Expansion Parcel, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within the B1 Expansion Parcel has fewer than the anticipated ERUs (and B1 Expansion Parcel Bonds Assessments) such that the Remaining Unplatted Developable Lands would have to be assigned more ERUs (and B1 Expansion Parcel Bonds Assessments) in order to fully assign all of the ERUs originally contemplated in the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the B1 Expansion Parcel Bonds Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the B1 Expansion Parcel Bonds Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in their sole discretion what amount of ERUs (and thus B1 Expansion Parcel Bonds Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall Development Plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised Development Plan, and e) documentation that shows the feasibility of implementing the proposed Development Plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient B1 Expansion Parcel Bonds Assessments to pay debt service on the applicable series of B1 Expansion Parcel 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 B1 Expansion Parcel Bonds Assessments installment payable for such lands, and shall constitute part of the B1 Expansion Parcel Bonds Assessments liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All B1 Expansion Parcel Bonds Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until provision for such payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated B1 Expansion Parcel Bonds Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up obligations. 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 B1 Expansion Parcel Bonds Assessments in the amount of \$28,035,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, B1 Expansion Parcel Bonds Assessments shall be paid in no more than thirty (30) annual principal installments.

5.8 Additional Items Regarding Bond Assessment Imposition and Allocation

This B1 Expansion Parcel Report is intended to establish the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein comprising the B1 Expansion Parcel Capital Improvement Plan. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the B1 Expansion Parcel Capital Improvement Plan functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund improvements within any benefitted property or designated assessment area within the B1 Expansion Parcel, regardless of where the B1 Expansion Parcel Bonds Assessments are levied, provided that B1 Expansion Parcel Bonds Assessments are fairly and reasonably allocated across all benefitted properties.

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to "buy down" the B1 Expansion Parcel Bonds Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for B1 Expansion Parcel Bonds Assessments to reach certain target levels. Note that any "true-up," as described herein, may require a payment to satisfy "true-up" obligations as well as additional contributions to maintain such target assessment levels.

Any amounts contributed by the Developer to pay down Bond Assessment will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

As noted herein, this report identifies the anticipated product types for the development, and associates particular ERU factors with each product type. If new product types are identified in the course of development, the District’s Assessment Consultant – without a further hearing – may determine the ERU factor for the new product type on a front footage basis, provided that such determination is made on a pro-rated basis and derived from the front footage of existing product types and their corresponding ERUs. For example, if a Single Family 50’ unit has an ERU of 1.00, and a Single Family 60’ unit has an ERU of 1.20, then a new Single Family 55’ unit would have an ERU of 1.10.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the B1 Expansion Parcel’s Capital Improvement Plan. 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 B1 Expansion Parcel Report. For additional information on the bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

7.0 Appendix

Table 1

Vida's Way Community Development District

B1 Expansion Parcel Development Plan

Unit Type	Total Number of Units
TH 20'	160
TH 24'	57
SF 40'	144
Total	361

Table 2

Vida's Way Community Development District

B1 Expansion Parcel Capital Improvement Plan

Improvement	Total CIP Costs
<i>Stormwater Management System</i>	\$4,500,000
<i>Residential Roadways</i>	\$5,000,000
<i>Residential Water, Reclaimed & Wastewater System</i>	\$2,000,000
<i>Undergrounding of Conduit</i>	\$500,000
<i>Hardscaping, Landscape & Irrigation</i>	\$2,500,000
<i>Wells Road</i>	\$2,500,000
<i>Professional Services</i>	\$1,360,000
<i>Contingency</i>	\$1,836,000
Total	\$20,196,000

Table 3

Vida's Way

Community Development District

Preliminary Sources and Uses of Funds

B1 Expansion Parcel Bonds

Sources

Bond Proceeds:	
Par Amount	\$28,035,000.00
Total Sources	\$28,035,000.00

Uses

Project Fund Deposits:	
Project Fund	\$20,196,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$2,490,277.10
Capitalized Interest Fund	\$4,485,600.00
Delivery Date Expenses:	
Costs of Issuance	\$861,455.60
Rounding	\$1,667.30
Total Uses	\$28,035,000.00

Coupon Rate: 8%
 CAPI Length: 24 Months
 Bond Duration: 30 Years
 Underwriter's Discount Rate: 2%
 Cost Of Issuance: \$250,000

Table 4

Vida's Way

Community Development District

B1 Expansion Parcel Benefit Allocation

Unit Type	Total Number of Units	ERU per Unit	Total ERU
TH 20'	160	0.40	64.00
TH 24'	57	0.48	27.36
SF 40'	144	0.80	115.20
Total	361		206.56

Table 5

Vida's Way

Community Development District

B1 Expansion Parcel Bond Assessment Apportionment

Unit Type	Total Number of Units	Total Cost Allocation	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Debt Service per Unit - paid in March*
TH 20'	160	\$6,257,474.83	\$8,686,289.70	\$54,289.31	\$5,130.19
TH 24'	57	\$2,675,070.49	\$3,713,388.85	\$65,147.17	\$6,156.23
SF 40'	144	\$11,263,454.69	\$15,635,321.46	\$108,578.62	\$10,260.38
Total	361	\$20,196,000.00	\$28,035,000.00		

* 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"

B1 Expansion Parcel Bond Assessments in the estimated amount of \$28,035,000.00 are proposed to be levied over the area as described below:

DESCRIPTION: A parcel of land lying in Sections 1 and 2, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of said Section 1, run thence along the North boundary of said Section 1 S.89°57'02"E., a distance of 391.26 feet to the Northwest corner of VIDA'S WAY LEGACY PHASE 1A, according to the plat thereof, as recorded in Plat Book 95, Page 1 through 9, of the Public Records of said county, Florida; thence along the West boundary of said VIDA'S WAY LEGACY PHASE 1A, the following three course: 1) S.00°00'00"W., a distance of 2305.21 feet to a point of curvature; 2) Southwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°00'00"W., 35.36 feet); 3) S.00°40'10"E., a distance of 70.00 feet; thence N.90°00'00"W., a distance of 93.15 feet; thence Westerly, 974.57 feet along the arc of a tangent curve to the right having a radius of 1235.00 feet and a central angle of 45°12'49" (chord bearing N.67°23'36"W., 949.48 feet); thence N.44°47'11"W., a distance of 407.00 feet; thence N.45°12'49"E., a distance of 70.00 feet; thence N.44°47'11"W., a distance of 914.41 feet; thence Northwesterly, 53.20 feet along the arc of a tangent curve to the left having a radius of 2035.00 feet and a central angle of 01°29'52" (chord bearing N.45°32'07"W., 53.20 feet); thence N.35°05'00"E., a distance of 332.80 feet; thence N.10°53'00"E., a distance of 316.51 feet; thence N.20°30'00"W., a distance of 209.60 feet; thence N.11°15'00"E., a distance of 236.55 feet to the North boundary of Northeast 1/4 of said Section 2, thence along said North boundary S.89°59'06"E., a distance of 1297.98 feet to the **POINT OF BEGINNING**.

Containing 79.923 acres, more or less.

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

6E

RESOLUTION 2026-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT PROJECTS FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Vida’s Way Community Development District (“**District**”) previously indicated its intention to construct certain types of infrastructure improvements for property within the District known as Parcel B1 (“**Expansion Area**”), as further described in **Exhibit A** attached hereto, and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the Expansion Area; and

WHEREAS, the District Board of Supervisors (“**Board**”) noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such 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 Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct certain infrastructure improvements (the “**Expansion Area Improvements**”).

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment revenue bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the Expansion Area Improvements, the nature and location of which was initially described in Resolution 2026-07 and more particularly described in the *Amended and Restated Master Engineer’s Report*, dated March 31, 2026 (the “**Capital Improvement Plan**”) (attached as **Exhibit B** hereto and incorporated herein by this reference), and which is on file at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Manager’s Offices**”); (ii) the cost of such Expansion Area Improvements be assessed against the lands specially benefited by such Expansion Area Improvements; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Expansion Area Improvements, the levying of such Expansion Area Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Expansion Area Improvements, which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its special assessment bonds, in one or more series (the “**Bonds**”).

(g) By Resolution 2026-07, the Board determined to provide the Expansion Area Improvements and to defray the costs thereof by making Expansion Area Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Expansion Area Improvements prior to the collection of such Expansion Area Assessments. Resolution 2026-07 was adopted in compliance with the requirements of section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2026-07, said Resolution 2026-07 was published as required by section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District.

(i) As directed by Resolution 2026-07, a preliminary assessment roll was adopted and

filed with the Board as required by section 170.06, *Florida Statutes*.

(j) As required by section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-08, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel so improved and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the District.

(l) On June 16, 2026, at the time and place specified in Resolution 2026-08 and the notices referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Expansion Area Improvements, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Expansion Area Improvements are as specified in the Capital Improvement Plan, which Capital Improvement Plan is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Expansion Area Improvements against the properties specially benefited thereby using the method determined by the Board set forth in the *B1 Expansion Parcel Master Special Assessment Methodology Report*, dated May 7, 2026 (the “**Assessment Report**,” attached hereto as **Exhibit C** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the “**Expansion Area Assessments**”); and

(iii) the Assessment Report is hereby approved, adopted and confirmed. The District authorizes its use in connection with the issuance of the Bonds;

(iv) it is hereby declared that the Expansion Area Improvements will constitute

a special benefit to all parcels of real property listed on said final assessment roll and that the special benefit, in the case of each such parcel, will be equal to or in excess of the Expansion Area Assessments thereon when allocated as set forth in Exhibit B;

(v) it is in the best interests of the District that the Expansion Area Assessments be paid and collected as herein provided; and

(vi) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Expansion Area Improvements are assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due;

SECTION 3. AUTHORIZATION OF EXPANSION AREA IMPROVEMENTS. That the Expansion Area Improvements initially described in Resolution 2026-07, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Expansion Area Improvements and the costs to be paid by Expansion Area Assessments on all specially benefited property are set forth in Exhibits A and B, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Expansion Area Assessments on the parcels specially benefited by the Expansion Area Improvements, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Expansion Area Assessments, as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Expansion Area Assessment or Expansion Area Assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel 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. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event

the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Expansion Area Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Expansion Area Improvements have both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Expansion Area Assessment the difference, if any, between the Expansion Area Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Expansion Area Improvements, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Expansion Area Assessments for the entire Expansion Area Improvements have been determined, the term "Expansion Area Assessment" shall, with respect to each parcel, mean the sum of the costs of the Expansion Area Improvements.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Expansion Area Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Expansion Area Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Expansion Area Improvements and the adoption by the Board of a resolution accepting the Expansion Area Improvements as further provided in section 170.09, *Florida Statutes*, unless such option has been waived by the owner of the land subject to the Expansion Area Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. At any time subsequent to thirty (30) days after the Expansion Area Improvements have been completed and a resolution accepting the Expansion Area Improvements has been adopted by the Board, the Expansion Area Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. Subject to the provisions of any supplemental assessment resolution, any owner of property subject to Expansion Area Assessments may prepay the entire remaining balance of the Expansion Area Assessments at any time, or a portion of the remaining balance of the Expansion Area Assessment no more than two times, if there is also paid, in addition to the prepaid principal balance of the Expansion Area Assessment, an amount equal to

the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Expansion Area Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Expansion Area Assessments authorized by sections 197.3632 and 197.3635, *Florida Statutes* (the “**Uniform Method**”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said sections 197.3632 and 197.3635, *Florida Statutes*. Such Expansion Area Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Expansion Area Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Expansion Area Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Pasco County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, site planned, sold in bulk to third parties, subjected to a declaration of condominium, or otherwise subdivided into platted units (all such processes shall be referred to in this Section 8 as ‘plats,’ ‘platted,’ and/or ‘platting’), the Assessments securing the Bonds shall be allocated as set forth in the Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all plats of any portion of the lands within the District, as the District’s boundaries may be amended from time to time, shall be presented to the District Manager for review and approval. The District Manager shall cause the Expansion Area Assessments securing each series of Bonds issued to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District’s Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth. No further action by the Board of Supervisors shall be required. The District’s review and approval shall be limited solely to this function and the enforcement of the lien established by this Resolution. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding that the Developer intends to develop the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Expansion Area Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Expansion Area Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology, as described in the Assessment Report, to any assessment reallocation pursuant to this paragraph would result in Expansion Area Assessments collected in excess of the District's total debt service obligation for the Expansion Area Improvements, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Expansion Area Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Expansion Area Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the Expansion Area Improvements funded by the corresponding series of Bonds issued or to be issued.

SECTION 9. PROPERTY OWNED BY HOMEOWNERS ASSOCIATIONS, PROPERTY OWNERS ASSOCIATIONS OR GOVERNMENTAL ENTITIES. Property owned by units of local, state, and federal government shall not be subject to the Expansion Area Assessments without specific consent thereto. In addition, property owned by a property owners association or homeowners' association that is exempt from special assessments under Florida law shall not be subject to the Expansion Area Assessments. If at any time, any real property on which Expansion Area Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Expansion Area Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the

District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Pasco County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. 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 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of page intentionally left blank]

APPROVED AND ADOPTED this 16th day of June, 2026.

ATTEST:

**VIDA’S WAY COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description of Expansion Area

Exhibit B: *Amended and Restated Master Engineer’s Report*, dated March 31, 2026

Exhibit C: *B1 Expansion Parcel Master Special Assessment Methodology Report*, dated May 7, 2026

Exhibit A:
Legal Description

DESCRIPTION: A parcel of land lying in Sections 1 and 2, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of said Section 1, run thence along the North boundary of said Section 1 S.89°57'02"E., a distance of 391.26 feet to the Northwest corner of VIDA'S WAY LEGACY PHASE 1A, according to the plat thereof, as recorded in Plat Book 95, Page 1 through 9, of the Public Records of said county, Florida; thence along the West boundary of said VIDA'S WAY LEGACY PHASE 1A, the following three course: 1) S.00°00'00"W., a distance of 2305.21 feet to a point of curvature; 2) Southwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°00'00"W., 35.36 feet); 3) S.00°40'10"E., a distance of 70.00 feet; thence N.90°00'00"W., a distance of 93.15 feet; thence Westerly, 974.57 feet along the arc of a tangent curve to the right having a radius of 1235.00 feet and a central angle of 45°12'49" (chord bearing N.67°23'36"W., 949.48 feet); thence N.44°47'11"W., a distance of 407.00 feet; thence N.45°12'49"E., a distance of 70.00 feet; thence N.44°47'11"W., a distance of 914.41 feet; thence Northwesterly, 53.20 feet along the arc of a tangent curve to the left having a radius of 2035.00 feet and a central angle of 01°29'52" (chord bearing N.45°32'07"W., 53.20 feet); thence N.35°05'00"E., a distance of 332.80 feet; thence N.10°53'00"E., a distance of 316.51 feet; thence N.20°30'00"W., a distance of 209.60 feet; thence N.11°15'00"E., a distance of 236.55 feet to the North boundary of Northeast 1/4 of said Section 2, thence along said North boundary S.89°59'06"E., a distance of 1297.98 feet to the **POINT OF BEGINNING**.

Containing 79.923 acres, more or less.

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

7

This instrument prepared by
and return to:

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

**VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF IMPOSITION OF SPECIAL ASSESSMENTS
(PARCEL B1 EXPANSION AREA)**

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. 2026-07, 2026-08, and 2026-16 (collectively, the “**Assessment Resolutions**”) providing for and levying non-ad valorem special assessments constituting a governmental lien on certain real property within the boundaries of the District that will be specially benefitted by the Expansion Area Improvements provided by the District and described in the District’s *Amended and Restated Master Engineer’s Report*, dated March 31, 2026 (the “**Engineer’s Report**”) approved by the District. The legal description of the lands on which said special assessments are imposed is attached to this Notice as **Exhibit A**. The special assessments are imposed on benefitted parcels within the District as described in the District’s *B1 Expansion Parcel Master Special Assessment Methodology Report*, dated May 7, 2026 (“**Assessment Report**”) approved by the District. A copy of the Engineer’s Report, the Assessment Report and the Assessment Resolutions may be obtained by contacting the District at: Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph.: (561) 571-0010.

The non-ad valorem special assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and these non-ad valorem special 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 THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

IN WITNESS WHEREOF, this Notice has been executed on the ____ day of _____ 2026, and recorded in the Official Records of Pasco County, Florida.

**VIDA’S WAY COMMUNITY
DEVELOPMENT DISTRICT**

Kristen Suit, District Manager and Assistant Secretary

Witness

Witness

Print Name

Print Name

Address: _____

Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 2026, by Kristen Suit as District Manager and Assistant Secretary for the Vida’s Way Community Development District.

(Official Notary Signature & Seal)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

EXHIBIT A

DESCRIPTION: A parcel of land lying in Sections 1 and 2, Township 26 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of said Section 1, run thence along the North boundary of said Section 1 S.89°57'02"E., a distance of 391.26 feet to the Northwest corner of VIDA'S WAY LEGACY PHASE 1A, according to the plat thereof, as recorded in Plat Book 95, Page 1 through 9, of the Public Records of said county, Florida; thence along the West boundary of said VIDA'S WAY LEGACY PHASE 1A, the following three course: 1) S.00°00'00"W., a distance of 2305.21 feet to a point of curvature; 2) Southwesterly, 39.27 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.45°00'00"W., 35.36 feet); 3) S.00°40'10"E., a distance of 70.00 feet; thence N.90°00'00"W., a distance of 93.15 feet; thence Westerly, 974.57 feet along the arc of a tangent curve to the right having a radius of 1235.00 feet and a central angle of 45°12'49" (chord bearing N.67°23'36"W., 949.48 feet); thence N.44°47'11"W., a distance of 407.00 feet; thence N.45°12'49"E., a distance of 70.00 feet; thence N.44°47'11"W., a distance of 914.41 feet; thence Northwesterly, 53.20 feet along the arc of a tangent curve to the left having a radius of 2035.00 feet and a central angle of 01°29'52" (chord bearing N.45°32'07"W., 53.20 feet); thence N.35°05'00"E., a distance of 332.80 feet; thence N.10°53'00"E., a distance of 316.51 feet; thence N.20°30'00"W., a distance of 209.60 feet; thence N.11°15'00"E., a distance of 236.55 feet to the North boundary of Northeast 1/4 of said Section 2, thence along said North boundary S.89°59'06"E., a distance of 1297.98 feet to the **POINT OF BEGINNING.**

Containing 79.923 acres, more or less.

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

A

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

AI



Vida's Way CDD Watergrass Median Sod 4.20.26

Date 4/21/2026
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.

Plant Material Install

Plant Material Install

Items	Quantity	Unit
Sod St. Augustine - We not recovered from frost damage	1,200.00	sqft
Plant Material Install:		\$1,600.00
PROJECT TOTAL:		\$1,600.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

Warranty and Tolerances

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

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's 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 

Roger Chatleain

Date 4/21/2026

Pine Lake Services, LLC

By 

**VIDA'S WAY COMMUNITY
DEVELOPMENT DISTRICT**

Date 5-11-26

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

All

**SECOND AMENDMENT TO AGREEMENT FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

THIS SECOND AMENDMENT (“**Second Amendment**”) is made and effective as of May 1, 2026, by and between:

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

PINE LAKE SERVICES, LLC, a Florida limited liability company, with a mailing address of 12980 Tarpon Springs Road, Odessa, Florida 33556 (“**Contractor**,” and together with the District, “**Parties**”).

RECITALS

WHEREAS, the Parties previously entered into that certain *Agreement for Landscape and Irrigation Maintenance Services*, dated October 1, 2025, as amended by that certain *First Amendment* dated October 6, 2025 (“**Agreement**”); and

WHEREAS, pursuant to Section 16 of the Agreement, the Parties desire to amend the Agreement in order to provide for additional services and increase the monthly compensation due to the Contractor; and

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

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

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

SECTION 2. In addition to the Services provided under the Agreement, the Contractor shall provide landscape maintenance services for District common areas located in Phase 2, as more specifically detailed in the Proposal submitted by the Contractor, attached hereto as **Exhibit A**.

SECTION 3. As compensation for the additional services, the District shall pay the Contractor **Five Thousand Three Hundred Ninety-Six Dollars and Eighty-Seven Cents**

(\$5,396.87) per month, for an annual total not-to-exceed **Sixty-Four Thousand Seven Hundred Sixty-Two Dollars and Forty-Four Cents (\$64,762.44)**. The cost of the additional services is set forth in detailed in the attached **Exhibit A**. As a point of clarity, the total cost for services under the Agreement after adoption of this Amendment will be **Fourteen Thousand Eight Hundred Twenty-Eight Dollars and Twenty Cents (\$14,828.20)** per month, for an annual total not-to-exceed **One Hundred Seventy-Seven Thousand Nine Hundred Thirty-Eight Dollars and Forty Cents (\$177,938.40)**.

SECTION 4. Except as specifically amended above in Sections 2 and 3, the Agreement shall remain in full force and effect, unaltered by this Second Amendment. To the extent there is a conflict between the terms of the Agreement and the Exhibit A hereto, the Agreement controls.

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

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

ATTEST:

VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
Kristen Suit
8D23CFF57A7B418...
Secretary/Assistant Secretary

Signed by:
Ray Aponte
394ADBD5E72C4B1...
Chair/Vice Chair, Board of Supervisors

WITNESS:

PINE LAKE SERVICES, LLC, a Florida limited liability company

Signed by:
Jordan Lansford
99FB3CDE0CD4413...
Print Name: Jordan Lansford

Signed by:
John Amarosa
35844A1796E54BE...
By: John Amarosa
Its: COO

EXHIBIT A
Proposal



Proposal #8302

Vidas Way CDD Phase 2 Maintenance 2026-2027

Date 4/9/2026
Customer 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

Dear Brady,

We realize our industry is highly competitive and you have a number of choices when it comes to landscape services. We are very pleased you have chosen Pine Lake Services and given us the opportunity to present you with a copy of our contract agreement for landscape management and services at your property.

We are confident that this agreement contains all the necessary services and conditions to exceed your expectations. Please take some time to review it. If by chance we missed something, please let us know as soon as possible in order to make the appropriate adjustments. If you have any questions or concerns regarding the agreement, please do not hesitate to contact your Business Development Professional or your Account Manager.

Pine Lake Services is aware you have many options when it comes to a landscape service provider which is why we continually strive to improve the look and feel of your property. In addition to the value of services we provide you, we also intend to deliver unsurpassed customer service and communication. We believe this is what sets us apart from our competitors.

We look forward to working with you and are confident that we will successfully exceed your expectations. We appreciate the opportunity to build a long-term relationship and want to assure you we will strive to maintain the trust you have placed in Pine Lake.

Please don't hesitate to call any of us personally if we can assist you in any way.

Respectfully,

Pine Lake Services Management Team
(813) 948-4736

Fixed Payment Services

Description	Frequency	Cost per Occ.	Annual Cost
Contract Services			
General Maintenance	42	\$977.45	\$41,052.90
Grass cut backs	1	\$6,213.18	\$6,213.18
Irrigation Inspection	12	\$451.03	\$5,412.36
Fertilizer and Pest Control	12	\$1,007.00	\$12,084.00
Annual Maintenance Price			\$64,762.44

Optional Services

Initial next to optional services you would like added to your contract.	Frequency	Cost per Occ.	Annual Cost
Palm Pruning	2	\$5,569.00	\$11,138.00
Annual Flower Rotations	4	\$443.03	\$1,772.12

Payment Schedule

Schedule	Price	Sales Tax	Total Price
May	\$5,396.87	\$0.00	\$5,396.87
June	\$5,396.87	\$0.00	\$5,396.87
July	\$5,396.87	\$0.00	\$5,396.87
August	\$5,396.87	\$0.00	\$5,396.87
September	\$5,396.87	\$0.00	\$5,396.87
October	\$5,396.87	\$0.00	\$5,396.87
November	\$5,396.87	\$0.00	\$5,396.87
December	\$5,396.87	\$0.00	\$5,396.87
January	\$5,396.87	\$0.00	\$5,396.87
February	\$5,396.87	\$0.00	\$5,396.87
March	\$5,396.87	\$0.00	\$5,396.87
April	\$5,396.87	\$0.00	\$5,396.87
\$64,762.44		\$0.00	\$64,762.44

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Terms & Conditions

General Contract Terms

A. The term of this contract:

From start date _____ To end date: _____

B. Client agrees to pay Contractor the total price of all seasonal services as compensation for the complete performance of the terms and conditions of this contract.

C. Client shall be invoiced on the first (1st) of each month of service and the payment shall be due the last day of that month.

D. Payments made via credit card will include an additional 3% credit card fee.

E. If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charged.

F. Both parties reserve the right to cancel this agreement at any time with thirty (30) days written notice.

G. 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.

Section A: Scope of Services

The following represents Pine Lake Services standard scope of services provided. Pine Lake will provide general service and mowing visits during the growing season each year with detail services provided when full scale mowing is not required. Additional services can be negotiated and will be detailed in the service package.

Mowing:

- All lawns will be mowed at least once each week while in the growing season, typically April-September. All lawns will be mowed every other week during the dormant season, typically October - March.
- Lake banks and retention ponds will be mowed to the water's edge.
- Mowing height will depend upon the type of turf and the season. Typically, the height will range from 2" to 4".
- Retention areas, and other areas too wet for proper mowing, will be mowed when the ground is firm enough to allow normal mowing procedures,
- Use of rotary mower with blades sharpened prior to each visit and properly balanced on a monthly basis shall be used on each property.

Edging:

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- All lawn areas adjacent to paved surfaces or structural edges such as sidewalks, walkways, driveways, parking lots, curbing, headers, retaining walls, and utility foundations will be edged with a "blade edger" in order to maintain clean, crisp, and consistent edge lines.
- Bed edges will be kept clean and well defined around color beds, shrub beds, open beds, and tree trunks, so as to prevent encroachment from lawn and other adjacent materials.
- Edging of walks and curbs, will be performed every other time the turf is mowed.
- Clip or chemically treat around the bases of walls and fences and around posts, lights, trees, utility installations and valves, as required to keep a neat and clean appearance.

Weeding:

- Weeding of plant beds will be performed as necessary to control weed population and maintain healthy plants with a neat appearance.
- Ground cover beds infested with weeds will be chemically treated.
- Weed control in plant beds, open beds, ground between plants, joints in walks, decks, curbs, and drives, will be performed using appropriate manual (hand pulling), and/or chemical (herbicide) control methods. When it is necessary and practical to use chemical control, pre- and post- emergent herbicides will be applied with care so as not to injure adjacent desirable plants.

Clean up:

- All debris generated during the performance of this contract will be blown from sidewalks and curbs. This will encompass complete removal of weeds at curbs and pavement lines.
- All lawn areas will be cleared of litter and debris before mowing, so as not to shred and scatter foreign matter.
- All bed areas will be cleared of litter and debris to maintain a neat, clean appearance.

Pruning/Trimming/Shearing:

- Selective pruning will be performed on all ornamental plants and trees in order to maintain the natural habit of the plant/tree and to ensure health and vigor.
- Trim all trees per best management practices up to a height of twelve (12') feet and no single branches larger than 2" diameter.
- All properties that have Palm trees under 12' will be trimmed once a year, palms over 12' can also be trimmed if additional services are agreed to.
- Shrubs and hedges will be sheared and pruned in a consistent manner to maintain optimum shape and size as growth habit dictates according to the individual potential for each type of plant variety.
- Plant pruning, trimming, and shearing will be accomplished under the supervision of an experienced specialist to assure the function is being performed in accordance with recommended horticultural practices, which allow for further budding, blooming, and proper growth habit.
- Pruning of plants, which overhang curbs, sidewalks, passageways, patios, balconies, fences, air conditioning units, and parking areas will be addressed when necessary.
- All trimmings and clippings will be collected and removed from the property.

Note: The intent is to maintain a consistent lateral line height of the canopy at 10 to 12 feet depending upon the specific requirement of the tree with respect to its location.

Fertilization:

- St. Augustine turf will be fertilized four (4) times per year using a fertilizer formulated to meet

Customer Initials _____

specific turf and seasonal requirements, or as needed based upon seasonal conditions.

- All applications will be performed using a complete fertilizer blend.
- Contractor will provide all materials for fertilization.
- All fertilizations will follow the Florida Best Management Practice guidelines.
- Certain municipalities' fertilizer black out ordinances will apply. Adjustments to this program can be made.
- Bahia, Bermuda and Zoysia turf is excluded from this contract but can be priced separately under an additional contract.

Weed Control:

- Turf weed control will require spot treatment in all grasses.
- Weeds germinating in paved areas, covered by these specifications, will be chemically controlled.

Disease and Fungal control:

- Any outbreaks of turf disease or fungal activity can be evaluated and proposed on a case by case basis. Treatments can be wide ranging and a proposal can be generated for treatment based on actual site visit at additional cost.

Contractor will provide a spraying program to minimize infestation of weeds and insects in all plant bed areas:

- Plant material will be fertilized two (2) times per year.
- Weed control will require spot treatment in all beds.
- Fire Ant control treatment will be provided upon approval of separate proposal additional cost.
- Insect control is limited to shrub and turf damaging insects only. Insect control does not cover pests such as termites, fleas, rats, carpenter ants, etc.
- There are exclusions with imported pests that do not currently have effective treatment options.
- Contractor will provide all materials for fertilization and insecticide.

Irrigation Management:

- Contractor will repair or replace properly installed and functioning sprinkler heads and ancillary devices damaged during the grounds maintenance operations.
- Sprinkler system repairs not resulting from maintenance operations will be performed on a time and materials basis. Such operations may include: Replacing damaged or missing heads, broken pipes, adding or moving heads in under watered areas, time clock repair, replacing or rebuilding valves, locating and splicing cut wires, and etc... all work requires prior written approval. A pre-approval authorization form will be sent.
- Time clocks and valves will be checked for proper operation and or malfunctions. Time clocks and various zones will be properly coordinated to provide adequate water to maintain all areas in a thriving condition with each season of the year. The clocks will be timed so that water generates throughout the root zone frequently as necessary to allow an adequate supply of oxygen to the root system to encourage proper growth.
- All irrigation clocks will be set to operate according to local watering restrictions.
- The system will be run monthly to check for coverage and even distribution rates, during non-business hours in an effort to prevent water deposits on vehicles in the parking areas. A written report will be submitted monthly on all findings.

Customer Initials _____

Section B: Additional Services

Work performed under this category, and not included in the contract scope of work, will be performed and charged using a time and material basis. Estimates for proposed work will be discussed with the client for approval before any work will begin.

Part 1: Additional Options if selected

Annual flower Plants:

- If included in this contract, the replacement of existing annuals shall be done four (4) times per year. Annuals that are included as a part of this contract will be of standard variety; premium annuals are available at an additional charge. Annuals in addition to, or not included in this contract, will be provided upon Client approval.

Mulch:

- If included in this contract, all mulched areas shall be replenished once annually. Material consists of cypress, pine bark, recycled, etc. Blowing and clean-up are included.

Palm Pruning:

- If included in this contract, palms in excess of twelve (12) feet, on average, will be trimmed once annually to ensure a proper and appealing appearance.

Part 2: Additional Services:

Other Available Services: Examples of additional services available but not included are as follows: Preventative fire ant control, turf fungicide applications & various tree injections

- Preventative fire ant control, fungicide applications, or various tree injection treatments.
- Landscape additions and renovations
- Landscape Lighting
- Plant replacement not attributed to Contractor negligence
- Turf/Sod replacement
- Repairs & modifications to irrigation system

SECTION C: GENERAL TERMS AND CONDITIONS

Part 1: Contractor's Responsibility

The Contractor shall recognize and perform in accordance with written terms, written specifications and designs, contained or referred herein. The Contractor reserves the right to renegotiate or amend the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation

Customer Initials _____

or ordinance that goes into effect after the contract is signed.

A. Workforce: The Contractor shall assign a trained workforce with experience in the services being provided. The workforce will be presentable and identifiable at all times. All employees shall be competent and qualified, and U.S. citizens or legally authorized to work in the United States.

B. Landscape Materials: All materials shall conform to bid specifications. The Contractor will meet and comply with all Agricultural licensing and reporting requirements.

C. Licenses and Permits: The Contractor will maintain all licenses, as required by state or local law, and will comply with all other license and permit requirements of the county, state and federal governments, as well as all other requirements of law.

D. Taxes: The Contractor agrees to pay taxes applicable for its work under this contract, including sales tax on material supplied where applicable.

E. Insurances: The Contractor agrees to maintain General Liability Insurance Automotive Liability Insurance, Workers' Compensation Insurance, and any other insurance at the Contractor's discretion or required by law. In addition, the Contractor will require the same of any sub-contractors and will provide proof of such upon Client request. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

F. Liability: It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities; damage to or caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism. The Contractor is liable for any damage due to improper operation of equipment in performing the contract; complying with all laws pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms due to improper application of pesticides.

G. Subcontracts: The Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

H. Invoicing: The Contractor will submit monthly service invoices for the amount set forth under the prices and terms included in this contract. Any services rendered, that are in addition to or beyond the scope of work required by this contract shall be separately billed.

Part 2: Client's Responsibility

A. Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

B. Jobsite Access: The Client shall allow access to all parts of the jobsite where the Contractor is to perform work required by this contract or other related functions, during normal business hours and at other reasonable times, and in the case of after-hours emergencies.

C. Payment: For the convenience of the Client only, the monthly charge under this contract may be an average of the total charge for all work to be performed under the contract divided by the number of calendar months included in the payment period of the contract. The Client shall review invoices submitted by the Contractor and payment shall be due within thirty (30) days following the date of the invoice and considered delinquent if not paid by that date. For work outside of the normal monthly contracted work, The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If payment has not been received within forty-five (45) days, the Contractor reserves the right to suspend

Customer Initials _____

services by giving written notice for nonpayment. Should services be suspended, monthly fees will not be prorated and services will resume once past-due payments are received. Additional clean-up fees may apply.

D. Defects: The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a deduction or offset at its discretion if defects are not correctable to the satisfaction of the Client.

Part 3: Other Terms

The Client and the Contractor, respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the Contractor, their partners, successors, assignees and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

Part 4: Renewal and Termination

This contract shall automatically renew for the same term as that set forth in Section A of the General Contract Terms above unless notice is given by Client to Contractor in writing of Client's intent to terminate this contract at least thirty (30) days prior to the termination of the current term. Additionally, this contract may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. This contract may be terminated by the Contractor for nonpayment by the Client, upon written notice as stated above. In the event this contract is terminated early by either party, the Contractor shall be entitled to recover those unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Client through the date of termination. Upon expiration of the stated contract period, and notwithstanding the automatic renewal of this contract, Contractor reserves the right to charge current market value for any additional services or product(s) provided following the expiration of the current term of this contract.

Part 5: Legal


A. Controlling Law: The laws of Florida shall govern the validity, interpretation, construction, and performance of this contract. Each party hereby expressly consents to the personal jurisdiction, venue and convenience of, and the parties agree that any dispute arising here under will be heard in, the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. All references herein to the singular shall include the plural.

B. Legal Counsel: Each party has had (or has been advised to seek) independent legal counsel of their selection in the negotiation of this contract. Each party fully understands the facts and has been informed about their legal rights and obligations, including but not limited to the obligations of Florida Statutes regarding restrictive covenants and liquidated damages. Each party is signing this contract freely and voluntarily intending to be bound by it. Each party hereby knowingly, voluntarily and intentionally waives any right either may have to a trial by jury with respect to any litigation related to or arising out of, under or in conjunction with this contract or Contractor's employment with Pine Lake Services.

C. Attorney's Fees: In the event a dispute arises between the parties hereto and suit is instituted, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees and other costs

Customer Initials _____

and expenses from the non-prevailing party, whether incurred at the trial level or in any appellate proceeding. If the Contractor seeks counsel for nonpayment issues and an agreement is reached before a suit/trial those attorney fees can also be recovered.

By 

John Amarosa
Date 4/9/2026

Pine Lake Services, LLC

By _____
VIDA'S WAY COMMUNITY
DEVELOPMENT DISTRICT
Date _____
Pulte Home Company, LLC

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

AIII

**WORK AUTHORIZATION NO. 3
LANDSCAPE MAINTENANCE SERVICES**

THIS WORK AUTHORIZATION (“Work Authorization”), dated June 10, 2026, authorizes additional work in accordance with the *Agreement Between Pine Lakes Services, LLC, and Vida’s Way Community Development District for Landscape and Irrigation Maintenance Services*, dated October 1, 2025, as amended by that certain First Amendment dated October 6, 2025 (“**Agreement**”).

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement, Contractor shall provide the services as set forth in Contractor’s proposal dated June 4, 2026, and attached hereto as **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (“**Additional Services**”).

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this Work Authorization shall be in the amount set forth in Exhibit A and shall be remitted in the manner set forth in the Agreement; provided that fifty percent (50%) shall be remitted within thirty (30) days of execution of this Work Authorization, and the balance shall be remitted in accordance with the District’s prompt payment policies and District’s receipt of notice from Contractor that the Additional Services are complete and receipt of documentation sufficient, in the District’s determination, to allow the District to confirm satisfactory completion. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this Work Authorization. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services. If Contractor fails to perform the Additional Services, then any compensation paid under this Work Authorization to Contractor shall be refunded to the District through an off-set against Contractor’s regular monthly compensation under the Agreement until the District is fully reimbursed.

SECTION 3. FINAL AGREEMENT. This Work Authorization, together with the Agreement, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Work Authorization to be executed the day and year first above written.

ATTEST:

**VIDA'S WAY COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:
Kristen Suit
8D23CFF57A7B418...

Witness

DocuSigned by:
Brady Lefere
9549596DC71D4FB...

Chair/Vice Chair, Board of Supervisors

WITNESS:

PINE LAKE SERVICES, LLC a Florida
limited liability company

Signed by:
Jordan Lansford
99FB3CDE0CD4413...

Witness

Signed by:
John Amarosa
35844A1796E54BE...

By: John Amarosa

Its: COO

Exhibit A: Scope of Additional Services

Exhibit A
Scope of Additional Services



Proposal #8851

Vidas Way- Bubblers for Tree Install

Date 6/4/2026
Customer 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 33545

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.

Installation of 4 tree bubblers for new trees. Bubblers will be tied into current irrigation systems at each home.

New trees will be purchased and installed at the expense of Pine Lake Companies.

Disclaimer

This estimate covers only the installation of flood bubblers for the replacement trees within the current contractual scope of work.

All irrigation, maintenance, and ongoing care of the trees is the homeowner's sole responsibility. Pine Lake provides no warranty, express or implied, for any residential trees beyond the current contract scope, except in cases of exigent circumstances as determined by Pine Lake.

Tree survival is not guaranteed, as health depends on factors outside Pine Lake's control. Acceptance of this estimate confirms agreement to these terms

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Bubbler Nozzles	4.00	EA
2" Cal. Southerh Live Oaks	3.00	EA
Tree cost	-1.00	EA
Irrigation Enhancement:		\$1,077.75

PROJECT TOTAL: \$1,077.75

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.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.
- Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.
- 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.

E X C L U S I O N S

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

Mate

rial 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
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials
- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By _____
Garrett Macgregor

Date 6/4/2026

Pine Lake Services, LLC

By _____
**VIDA'S WAY COMMUNITY
DEVELOPMENT DISTRICT**

Date _____

Pulte Home Company, LLC

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

B

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

C

**CONSENT TO ASSIGNMENT AND AMENDMENT OF THE AGREEMENT
BETWEEN VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT AND
STEADFAST ENVIRONMENTAL, LLC FOR MONTHLY MAINTENANCE SERVICES**

THIS ASSIGNMENT (“Assignment”) is made and entered into this 12 day of May 2026 by and between Steadfast Environmental, LLC, a Florida limited liability company, (“**Assignor**”) and Steadfast Contractors Alliance, LLC, a Florida limited liability company, with a mailing address of 30435 Commerce Drive, Suite 102, San Antonio, Florida 33576 (“**Assignee**”); and Vida’s Way Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”).

RECITALS

WHEREAS, Assignor and the District previously entered into that certain *Agreement for Pond Maintenance Services*, dated January 8, 2025, as amended by that *First Amendment to Agreement for Pond Maintenance Services*, dated June 23, 2025, and that *Second Amendment to Agreement for Pond Maintenance Services*, approved by the District’s Board of Supervisors on April 10, 2026 (the “**Agreement**”), a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference; and

WHEREAS, Assignor was recently acquired by or consolidated with Assignee; and

WHEREAS, Assignor desires to assign all of its rights and obligations under the Agreement to Assignee, Assignee desires to accept such assignment, and the District desires to express that it agrees with and has no objection to such assignment; and

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

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Assignment.

2. DISTRICT CONSENT TO ASSIGNMENT OF THE AGREEMENT. The District consents to Assignor’s assignment of the Agreement to Assignee. Assignor and Assignee acknowledge and agree that Assignor and Assignee shall be jointly and severally liable for actions or inactions of Assignor occurring prior to the effective date of this Assignment.

3. AMENDMENT. The Agreement is unchanged by this Assignment, except that Exhibit A to the Agreement is hereby replaced with Assignee’s proposal attached hereto as **Exhibit B** and incorporated herein by this reference. As a point of clarity, the only substantive change is that “pond dye applications” are changed from “on request” to “available on request in ponds one acre or less”.

4. NOTICES. Upon this Assignment, notices pursuant to the Agreement shall be in writing and shall be delivered to the Assignee to the addresses as set forth above.

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

[Signature page follows]

IN WITNESS WHEREOF, the parties have executed this Assignment effective as of the date set forth above.

Attest:

Vida's Way Community Development District

DocuSigned by:
Kristen Suit
8D23CFF57A7B418...
Print Name: Kristen Suit

DocuSigned by:
Brady Lefere
By: _____
Print Name: Brady Lefere
Its: Chair

Witness:

Assignor: Steadfast Environmental, LLC

Signed by:
Jordan Lansford
99FB3CDE0CD4413...
Print Name: Jordan Lansford

Signed by:
Kevin Riemensperger
By: _____
Print Name: Kevin Riemensperger
Its: Aquatics Division Manager

Witness:

Assignee: Steadfast Contractors Alliance, LLC

Signed by:
Jordan Lansford
99FB3CDE0CD4413...
Print Name: Jordan Lansford

Signed by:
Kevin Riemensperger
By: _____
Print Name: Kevin Riemensperger
Its: Aquatics Division Manager

EXHIBIT A

SECOND AMENDMENT TO AGREEMENT FOR POND MAINTENANCE SERVICES

THIS SECOND AMENDMENT (“**Second Amendment**”) is made and entered into as of April 10, 2026, by and between:

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

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

RECITALS

WHEREAS, the Parties previously entered into that certain *Agreement for Pond Maintenance Services*, dated January 8, 2025, as amended by that certain *First Amendment to Agreement for Pond Maintenance Services* dated June 23, 2025 (as amended, the “**Agreement**”); and

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

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

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

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

SECTION 2. The scope of Services under the Agreement is hereby revised to include services to District ponds located in Phase 2A and Phase 2B, as more specifically detailed in the Proposal submitted by the Contractor, attached hereto as **Exhibit A**.

SECTION 3. Compensation for the Services under the Agreement is hereby revised to reflect the additional scope of Services. As compensation for the Services under the Agreement as amended by this Second Amendment, the District agrees to pay the Contractor **One**

Thousand Three Hundred Forty-Three Dollars (\$1,343.00) per month, for an annual not to exceed total of \$16,116 per year.

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

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

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

ATTEST:

VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
Kristen Smit
8D23CFF57A7B418...
Secretary/Assistant Secretary

DocuSigned by:
Brady Lefere
9549596DC71D4FB...
Chair/Vice Chair, Board of Supervisors

WITNESS:

STEADFAST ENVIRONMENTAL, LLC, a Florida limited liability company

Signed by:
Jordan Lansford
99FB3CDE0CD4413...
Print Name: Jordan Lansford

Signed by:
Matt Goldrick
963268E56D9E473...
By: Matt Goldrick
Its: MG

EXHIBIT A
Proposal



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

ESTIMATE

DATE **DUE** **ESTIMATE #**
9/18/2025 10/18/2025 EST-SCA1943

BILL TO

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

SHIP TO

DESCRIPTION	QTY	RATE	AMOUNT
Addendum to the Routine Aquatic Maintenance program at Vida's Way CDD. Add ponds 9-13 in phases 2A and 2B to the existing treatment area.			
Additional 8639 lf Additional 17.31 ac See included map Additional \$620 monthly; \$7440 annually. Number of monthly visits would remain at 2.	12.00	620.00	7,440.00

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

TOTAL **7,440.00**

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

Accepted this _____ day of _____, 20____.

Signature: _____

Printed Name and Title: _____

Representing (Name of Firm): _____



VIDA'S WAY CDD

33247 Legacy Lands Ln, Wesley Chapel, FL 33545

Gate Code:



EXHIBIT B

2026 STEADFAST ALLIANCE



WRATHELL, HUNT, & ASSOCIATES

Proposal for Pond Maintenance:

Vida's Way

Legacy Lands Ln, Wesley Chapel, FL 33545



4/28/2026

Wrathell, Hunt, & Associates

2300 Glades Rd Ste 410W, Boca Raton, FL 33431

Attn: Kristen Suit

We greatly appreciate the opportunity to bid on this project for you.

Attached is the agreement for waterway services at Vida's Way CDD.

Program to consist of areas #1-13 as indicated on attached map.

Area to be serviced measures 18,793 LF & 33.09 AC.

Occurrence: 2 events/month

Annual Cost: \$16,116.00

\$ 1343.00 per month

Special services can also be provided outside of the routine monthly maintenance at the Board's request.

These will be proposed on separate estimates outside of the monthly maintenance service agreement.

We pride ourselves on providing the highest level of service in the industry and look forward to the opportunity of exceeding your expectations!

Respectfully yours,

Kevin Riemensperger

Steadfast Contractors Alliance, LLC.

Kevin Riemensperger, Aquatics Division Manager

Maintenance Contract

Aquatic Maintenance Program

1. **Algaecide Application:** John Deere Gators, equipped with dual spray-tank systems and outfitted with extendable hose reel will be utilized to carry out topical & subsurface applications of algaecide approved for controlling filamentous, planktonic, & cyanobacterial algae growth in accordance with regulations defined by the Florida Department of Agriculture and Consumer Services. Technicians will utilize easements to access CDD owned property around the pond bank. Applications cover surface waters 7 feet from the shoreline and 2 feet below the surface; up to the high-water mark/edge. Treatment events will occur as listed per month, spaced evenly (pending weather) with additional services available on request.¹
2. **Herbicide Application:** Utilization of EPA approved herbicides to target invasive/emergent nuisance grasses/brush (vegetation) as defined by Florida Exotic Pest Plant Council; including category 1 & 2 species. Carried out in accordance to regulations defined by Florida Department of Agriculture and Consumer Services. Applications will cover surface waters 5 feet from the shoreline and include vegetation above the water's surface. Along shoreline areas & littoral zones; up to the high-water mark/edge. Treatment events to occur with the same frequency of algaecide applications.²
3. **Submersed Vegetation Control:** Submersed Vegetation Control: Treatments with EPA approved herbicides for the removal of submersed vegetation & otherwise undesired aquatic weeds, as defined by Florida Exotic Pest Plant Council. Including, but not limited to both non-native & nuisance species such as Tapegrass, Dwarf Babytears, Chara, etc. Applications to cover entirety of ponds equal to or lesser than 1 surface acre. In ponds greater than 1 surface acre, applications to cover waters 10 feet from shoreline areas & littoral zones, with additional treatment to be provided as a separate proposal at an additional cost.
4. **Debris Collection:** Collection of "litter" items along the shoreline, within reach or up to 1 ft below the surface, during routine maintenance visitations. Individual items to be removed are limited to non-natural materials, such as plastics, Styrofoam, paper, aluminum. Oversized items such as household appliances or large construction debris items are not included in this service; but will instead be logged and brought to the attention of the CDD board. An estimate can be provided to remove these large items on a case-by-case basis. The collection of significant/sudden or profuse influx of debris items may be subject to a mobilization fee.
5. **Pond Dye Application:** Available on request in ponds one acre or less. If so desired, applications of pond dye can be done to enhance aesthetics. Offered in black and hues of blue.
6. **outflow spections:** Water Outflow / Drainage System Inspection: At the commencement of the contract, Steadfast will require notification of known drainage issues. Throughout the contract, outflow structures will be periodically inspected to insure proper drainage/functionality.*³

Enhancement Services: Not included as part of the routine maintenance scope. These services can be provided as a separate proposal at an additional cost if desired

1. **Physical & Mechanical Removals of Invasive/Exotic Vegetation.** – Utilization of crews with handheld cutting equipment to flush cut, remove and dispose of vegetation off-site. Alternative method of heavy machinery to mulch in-place vegetation within the conservation buffer zones. Buffer zones lie in between the wetland jurisdiction line and the sod of resident properties and common area.
2. **Planting of Native & Desirable, Low-lying Aquatic Vegetation** – Installation of Florida-native flora to improve aesthetics & assist in the control of aquatic algae. Bare root installation as well as container grown plants are available.
3. **Aquatic Fountain & Aeration Installation** – Installation of aquatic fountains to improve the aesthetics of ponds. Installation of bottom diffused aeration to circulate water and to increase its oxygen content to reduce algal growth, while also improving the health of a pond's fish, allowing for better insect control.
4. **ative Fish Stocking** – Stocking of Florida-native species such as Bluegill, Redear Sunfish/Shell Crackers, Gambusia will greatly impact the populations of mosquito and midge fly larvae in your waterway. Seasonal availability will affect pricing for stocking different varieties of fish.
5. **Triploid Grass Carp Stocking** – Introduction of sterile Grass Carp as a biological control of submersed aquatic plant/weed species.
6. **Excess Trash/Oversize Object Collection Visits** – Proposals to remove excess debris from heavy construction, bizarre & oversize items that may make their way into your lakes and ponds.
7. **Seasonal Midge Fly Treatments** – Applications of larvicide for the control of Midge Fly larvae. This is done twice a year to control and maintain Midge Fly populations. Most effective in summer (April-June) and fall (September-October).

**These services to be performed at Steadfast's discretion, and for the success of the aquatic maintenance program. ¹ There may be light regrowth following a treatment event. This growth will be addressed during the following treatment event, or in extreme cases by service request. ² Herbicide applications may be reduced during the rainy season/in anticipation of significant rain/wind events to avoid damaging submerged stabilizing grasses, and to prevent leaving a ring of dead grasses on the upper bank. ³ Identification of improper drainage or damaged outflow structures does not imply responsibility for repairs. Responsibility for repairs is not included in the scope of work.*



Service Area



VIDA'S WAY CDD

33247 Legacy Lands Ln, Wesley Chapel, FL 33545

Gate Code:



Agreement

The contract will run for one year starting _____. If upon expiration of this agreement, both parties have not signed a new contract, this contract shall automatically be renewed for a one-year term. Changes to contract prices shall be in writing and agreed upon by both parties.

The goal of this contract is that upon completion of each visit to the client, the aquatic appearance shall be maintained to the highest reasonable standard possible given the nature of the property and its individual condition.

Steadfast Contractors Alliance, LLC. / Steadfast Environmental, here after referred to contractor, agrees to furnish all supervision, labor, materials, supplies, and equipment to perform the work herein above. Proof of insurance and necessary licenses will be provided if requested by client. Contractor will also provide workman's compensation and proof thereof on employees if requested by client.

The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.



Aquatic Maintenance Contract

The Contractor's performance under this Agreement shall be excused without penalty to the extent the Contractor is unable to perform due to circumstances beyond its commercially reasonable control, including but not limited to:

- Accidents, acts of God, or extreme weather conditions
- Inability to secure labor and/or materials
- Fire, earthquake, or other natural disasters
- Rules, regulations, or restrictions imposed by any governmental authority
- National or regional emergencies, epidemics, pandemics, or other health-related outbreaks not caused by either party
- Other delays or failures resulting from causes beyond the Contractor's reasonable control

For the purposes of this Agreement, the parties specifically agree that water conservation regulations or guidelines are included within the aforementioned governmental restrictions. The Contractor shall not be held liable for any failure to perform as a direct or indirect result of compliance with, or good faith efforts to comply with, state or local water regulations or mandates.

This contract shall be deemed withdrawn unless executed within ninety (90) days of the date of this document. We appreciate the opportunity to submit this agreement and look forward to the possibility of becoming part of your team, working together to achieve exceptional results.

By signing this agreement in the space provided below, the undersigned Client signatory represents and warrants that they have full authority to enter into this agreement on their own behalf and on behalf of the record owner of the service area. The Client further acknowledges that this agreement constitutes a legally binding obligation of the undersigned and the record owner of the service area.

In witness, whereof the parties to this agreement have signed and executed it this _____ day of _____, _____.

Client

Steadfast _____

Signature of Representative

Signature of Owner or Agent

Title

Title

Billing Information

Client Business Name:		Client Contact Name:	
Client Contract Number:		Client Contact Email:	
Billing Business Name:		Billing Contact Name:	
Billing Contact Phone:		Billing Contact Address:	

Any special billing requirements or notes:

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION

ITEMS

D

FIRST AMENDMENT TO FUNDING AGREEMENT FOR LANDSCAPE INSTALLATION

THIS FIRST AMENDMENT (“**First Amendment**”) is made and entered into this 10 day of June _____ 2026, by and between:

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

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

RECITALS

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

WHEREAS, the District and Developer previously entered into that certain *Funding Agreement for Landscape Installation*, dated April 23, 2026 (the “**Agreement**”); and

WHEREAS, Section 6 of the Agreement provides that the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the Parties desire to amend the Agreement to include Work Authorization No. 3 and funding associated with same, as attached hereto as **Exhibit A**; and

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

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

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

SECTION 2. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 3 and Section 4 of this First Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement.

SECTION 3. The Agreement is hereby amended to include Work Authorization No. 3 and the funding for the additional services identified therein, as described in **Exhibit A**.

SECTION 4. The Developer shall be responsible for remitting \$1,077.75 of the cost for the additional services described in **Exhibit A** to the District within thirty (30) days of the execution of this Work Authorization.

SECTION 5. Except as specifically amended above, the Agreement shall remain in full force and effect, unaltered by this First Amendment.

IN WITNESS WHEREOF, the Parties execute this First Amendment the day and year written above.

Attest:

VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
Kristen Smit
8D23CFF57A7B418...
Secretary / Assistant Secretary

DocuSigned by:
Brady Lefere
9549596DC71D4FB...
Chair/Vice Chair, Board of Supervisors

Attest:

PULTE HOME COMPANY, LLC, a Michigan limited liability company

Signed by:
Jordan Lansford
99FB3CDE0CD4413...
Witness

Signed by:
Ray Aponte
394ADB5E72C4B1...
By: Ray Aponte
Its: Director of Land Development

EXHIBIT A
Work Authorization No. 3

**WORK AUTHORIZATION NO. 3
LANDSCAPE MAINTENANCE SERVICES**

THIS WORK AUTHORIZATION (“Work Authorization”), dated June 10, 2026, authorizes additional work in accordance with the *Agreement Between Pine Lakes Services, LLC, and Vida’s Way Community Development District for Landscape and Irrigation Maintenance Services*, dated October 1, 2025, as amended by that certain First Amendment dated October 6, 2025 (“**Agreement**”).

SECTION 1. SCOPE OF SERVICES. In addition to the Services described in the Agreement, Contractor shall provide the services as set forth in Contractor’s proposal dated June 4, 2026, and attached hereto as **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (“**Additional Services**”).

SECTION 2. COMPENSATION. It is understood and agreed that the compensation for the Additional Services under this Work Authorization shall be in the amount set forth in Exhibit A and shall be remitted in the manner set forth in the Agreement; provided that fifty percent (50%) shall be remitted within thirty (30) days of execution of this Work Authorization, and the balance shall be remitted in accordance with the District’s prompt payment policies and District’s receipt of notice from Contractor that the Additional Services are complete and receipt of documentation sufficient, in the District’s determination, to allow the District to confirm satisfactory completion. The total compensation for the Additional Services shall not exceed the actual services and/or work rendered under this Work Authorization. It is understood and agreed upon that the compensation for the completion of the Additional Services is based upon all materials and labor required to perform such services. If Contractor fails to perform the Additional Services, then any compensation paid under this Work Authorization to Contractor shall be refunded to the District through an off-set against Contractor’s regular monthly compensation under the Agreement until the District is fully reimbursed.

SECTION 3. FINAL AGREEMENT. This Work Authorization, together with the Agreement, represents the entire understanding between the District and the Contractor with regard to the Additional Services and supersedes any previously executed proposal or agreement related to the provision of such services.

SECTION 4. ACCEPTANCE. Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined herein and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Work Authorization to be executed the day and year first above written.

ATTEST:

**VIDA'S WAY COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:
Kristen Suit
8D23CFF57A7B418...

Witness

DocuSigned by:
Brady Lefere
9549596DC71D4FB...

Chair/Vice Chair, Board of Supervisors

WITNESS:

PINE LAKE SERVICES, LLC a Florida
limited liability company

Signed by:
Jordan Lansford
99FB3CDE0CD4413...

Witness

Signed by:
John Amarosa
35844A1796E54BE...

By: John Amarosa

Its: COO

Exhibit A: Scope of Additional Services

Exhibit A
Scope of Additional Services



Proposal #8851

Vidas Way- Bubblers for Tree Install

Date 6/4/2026
Customer 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 33545

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.

Installation of 4 tree bubblers for new trees. Bubblers will be tied into current irrigation systems at each home.

New trees will be purchased and installed at the expense of Pine Lake Companies.

Disclaimer

This estimate covers only the installation of flood bubblers for the replacement trees within the current contractual scope of work.

All irrigation, maintenance, and ongoing care of the trees is the homeowner's sole responsibility. Pine Lake provides no warranty, express or implied, for any residential trees beyond the current contract scope, except in cases of exigent circumstances as determined by Pine Lake.

Tree survival is not guaranteed, as health depends on factors outside Pine Lake's control. Acceptance of this estimate confirms agreement to these terms

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Bubbler Nozzles	4.00	EA
2" Cal. Southerh Live Oaks	3.00	EA
Tree cost	-1.00	EA
Irrigation Enhancement:		\$1,077.75

PROJECT TOTAL: \$1,077.75

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.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.
- Fuel Surcharge. The monthly fee assumes a fuel cost of \$3.50 per gallon (the "Baseline"), benchmarked to the U.S. Energy Information Administration's Weekly Retail Gasoline Prices, Lower Atlantic Region, All Grades, All Formulations (the "Index"), at www.eia.gov. If the Index value published for the first Monday of any invoiced month exceeds the Baseline by more than ten percent (10%), Contractor shall add a fuel surcharge to that month's invoice equal to two percent (2%) of the monthly fee for each \$0.25 per gallon (or fraction thereof) by which the Index exceeds the Baseline. The surcharge will appear as a separate line item, with the calculation provided upon request.
- 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.

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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

Mate

rial 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
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials
- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By _____
Garrett Macgregor

Date 6/4/2026

Pine Lake Services, LLC

By _____
**VIDA'S WAY COMMUNITY
DEVELOPMENT DISTRICT**

Date _____

Pulte Home Company, LLC

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2026**

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2026**

	General Fund	Debt Service Fund 2024	Debt Service Fund 2025	Capital Projects Fund 2024	Capital Projects Fund 2025	Total Governmental Funds
ASSETS						
Cash	\$ 53,607	\$ -	\$ -	\$ -	\$ -	\$ 53,607
Investments						
Revenue	-	378,564	-	-	-	378,564
Reserve	-	198,699	143,020	16	-	341,735
Construction	-	-	-	-	640	640
Cost of issuance	-	-	1,147	-	-	1,147
Interest	-	-	103,983	-	-	103,983
Undeposited funds	150	-	483	-	-	633
Due from Landowner	28,684	-	-	-	-	28,684
Total assets	<u>\$ 82,441</u>	<u>\$577,263</u>	<u>\$248,633</u>	<u>\$ 16</u>	<u>\$ 640</u>	<u>\$ 908,993</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 4,068	\$ -	\$ -	\$ -	\$ -	\$ 4,068
Contracts payable	-	-	-	-	632	632
Landowner advance	13,500	-	-	-	-	13,500
Total liabilities	<u>17,568</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>632</u>	<u>18,200</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	88,246	-	-	-	-	88,246
Total deferred inflows of resources	<u>88,246</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>88,246</u>
Fund balances:						
Restricted for:						
Debt service	-	577,263	248,633	-	-	825,896
Unassigned	(23,373)	-	-	16	4	(23,353)
Total fund balances	<u>(23,373)</u>	<u>577,263</u>	<u>248,633</u>	<u>16</u>	<u>8</u>	<u>802,547</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 82,441</u>	<u>\$577,263</u>	<u>\$248,633</u>	<u>\$ 16</u>	<u>\$ 640</u>	<u>\$ 908,993</u>

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 320,948	\$ 324,238	99%
Assessment levy: off-roll	-	14,222	56,888	25%
Landowner contribution	-	10,449	336,583	3%
Lot closing assessment	150	150	-	N/A
Total revenues	<u>150</u>	<u>345,769</u>	<u>717,709</u>	48%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	28,000	48,000	58%
Legal	1,056	17,874	25,000	71%
Legal counsel - other	1,384	1,384	-	N/A
Engineering	-	1,546	2,000	77%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	166	667	2,000	33%
EMMA software services	-	3,500	1,500	233%
Trustee*	-	4,248	5,500	77%
Telephone	17	117	200	59%
Postage	69	136	500	27%
Printing & binding	42	292	500	58%
Legal advertising	-	-	1,750	0%
Annual special district fee	-	175	175	100%
Insurance	-	16,009	6,000	267%
Contingencies/bank charges	286	1,230	750	164%
Meeting room rental	-	-	2,000	0%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	145	210	69%
Total professional & administrative	<u>7,020</u>	<u>76,028</u>	<u>102,790</u>	74%
Operations and Maintenance				
Grounds/building maintenance				
Landscape contract	6,544	91,859	256,464	36%
Mulch	-	38,137	81,000	47%
Annuals	2,887	2,887	36,000	8%
Irrigation repairs	-	-	5,000	0%
Landscaping replacement	17,340	58,686	5,000	1174%
Pressure cleaning	-	-	5,000	0%
Holiday decorations	-	5,500	5,000	110%
General repairs/supplies	-	653	10,000	7%
Pond repairs/supplies	-	350	-	N/A
Pond & conservation areas	-	5,961	12,000	50%
Fountains repairs/maintenance	10,050	10,050	22,000	46%
Electric - common area/irrigation meters	2,738	33,932	15,000	226%
Irrigation water	189	789	5,000	16%
Streetlights	7,655	37,746	135,000	28%
Property insurance	-	-	15,000	0%
Total field operations	<u>47,403</u>	<u>286,550</u>	<u>607,464</u>	47%

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED APRIL 30, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees & charges				
Property appraiser	-	150	700	21%
Tax collector	-	6,414	6,755	95%
Total other fees & charges	<u>-</u>	<u>6,564</u>	<u>7,455</u>	88%
Total expenditures	<u>54,423</u>	<u>369,142</u>	<u>717,709</u>	51%
Excess/(deficiency) of revenues over/(under) expenditures	(54,273)	(23,373)	-	
Fund balances - beginning	30,900	-	-	
Unassigned	<u>(23,373)</u>	<u>(23,373)</u>	-	
Fund balances - ending	<u>\$ (23,373)</u>	<u>\$ (23,373)</u>	<u>\$ -</u>	

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED APRIL 30, 2026**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy: on-roll - net	\$ -	\$ 378,590	\$ 382,526	99%
Lot closing assessment	-	312	-	N/A
Interest	1,749	7,600	-	N/A
Total revenues	<u>1,749</u>	<u>386,502</u>	<u>382,526</u>	101%
EXPENDITURES				
Debt service				
Principal	-	-	95,000	0%
Interest	-	140,288	280,575	50%
Tax collector	-	7,566	7,969	95%
Total expenditures	<u>-</u>	<u>147,854</u>	<u>383,544</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	1,749	238,648	(1,018)	
Fund balances - beginning	<u>575,514</u>	<u>338,615</u>	<u>330,760</u>	
Fund balances - ending	<u><u>\$ 577,263</u></u>	<u><u>\$ 577,263</u></u>	<u><u>\$ 329,742</u></u>	

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED APRIL 30, 2026**

	Current Month	Year To Date
REVENUES		
Lot closing assessment	\$ 484	\$ 484
Interest	760	3,542
Total revenues	1,244	4,026
EXPENDITURES		
Debt service		
Cost of issuance	-	203,355
Underwriter's discount	-	83,600
Total expenditures	-	286,955
Excess/(deficiency) of revenues over/(under) expenditures	1,244	(282,929)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	531,562
Total other financing sources	-	531,562
Net change in fund balances	1,244	248,633
Fund balances - beginning	247,389	-
Fund balances - ending	\$ 248,633	\$ 248,633

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED APRIL 30, 2026**

	Current Month	Year To Date
REVENUES		
Landowner contribution	\$ -	\$ 8,577
Interest	16	16
Total revenues	16	8,593
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	16	8,593
Fund balances - beginning	-	(8,577)
Fund balances - ending	\$ 16	\$ 16

**VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2025
FOR THE PERIOD ENDED APRIL 30, 2026**

	Current Month	Year To Date
REVENUES		
Landowner contribution	\$ -	\$ 2,388
Interest	4	3,127
Total revenues	4	5,515
EXPENDITURES		
Capital outlay	-	3,653,948
Total expenditures	-	3,653,948
Excess/(deficiency) of revenues over/(under) expenditures	4	(3,648,433)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	3,648,437
Total other financing sources/(uses)	-	3,648,437
Net change in fund balances	4	4
Fund balances - beginning	-	-
Fund balances - ending	\$ 4	\$ 4

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the Vida’s Way Community Development District held a Regular Meeting on May 7, 2026 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
Jenna Walters	Assistant Secretary

Also present:

Kristen Suit	District Manager
Ryan Dugan (via telephone)	District Counsel
Jake Sanders (via telephone)	District Engineer
Steve Sanford (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:00 a.m.

Supervisors Lefere, Aponte, Sgro, and Walters were present. Supervisor Gallagher was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Connor Gallagher [Seat 4]

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the resignation of Connor Gallagher from Seat 4, was accepted.

40 **FOURTH ORDER OF BUSINESS** **Consideration of Appointment to Fill**
 41 **Unexpired Term of Seat 4; Term Expires**
 42 **November 2026**
 43

44 This item was deferred.

- 45 • **Administration of Oath of Office to Richard Bruce (the following to be provided in a**
 46 **separate package)**

- 47 **A. Required Ethics Training and Disclosure Filing**

- 48
 - **Sample Form 1 2025/Instructions**

- 49 **B. Membership, Obligations and Responsibilities**

- 50 **C. Guide to the Sunshine Amendment and Code of Ethics for Public Officers and**
 51 **Employees**

- 52 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other**
 53 **local Public Officers**

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55 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-04,**
 56 **Electing and Removing Officers of the**
 57 **District and Providing for an Effective Date**
 58

59 Mr. Adams presented Resolution 2026-04. Mr. Lefere nominated the following:

60	Brady Lefere	Chair
61	Ray Aponte	Vice Chair
62	Jenna Walters	Assistant Secretary
63	Melisa Sgro	Assistant Secretary

64 This Resolution removes the following from the Board:

65	Connor Gallagher	Assistant Secretary
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66 The following prior appointments by the Board remain unchanged by this Resolution:

67	Craig Wrathell	Secretary
68	Kristen Suit	Assistant Secretary
69	Jordan Lansford	Assistant Secretary
70	Craig Wrathell	Treasurer
71	Jeff Pinder	Assistant Treasurer

On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2026-04, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Presentation of Amended and Restated Master Engineer’s Report, dated March 31, 2026

Mr. Sanders presented the Amended and Restated Master Engineer’s Report dated March 31, 2026. He noted the following:

- This Report contains a summary of the addition of the B1 Expansion Parcel to the west of the existing original District.
- This Report includes all the infrastructure being proposed for the Expansion Parcel.
- The Expansion Parcel anticipates 361 units.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the Amended and Restated Master Engineer’s Report dated March 31, 2026, in substantial form, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of B1 Expansion Parcel Master Special Assessment Methodology Report, dated May 7, 2026

Ms. Suit presented the B1 Expansion Parcel Master Special Assessment Methodology Report, dated May 7, 2026. She noted the following:

- This Report is related to the This B1 Expansion Parcel.
- The B1 Expansion Parcel anticipates 361 units.
- The proposed financing plan for the B1 Expansion Parcel provides for the issuance of the B1 Expansion Parcel Bonds in the approximate principal amount of \$28,035,000 to finance approximately \$20,196,000 in B1 Expansion Parcel Capital Improvement Plan (CIP) costs.

On MOTION by Mr. Aponte and seconded by Ms. Sgro, with all in favor, the B1 Expansion Parcel Master Special Assessment Methodology Report, dated May 7, 2026, in substantial form, was approved.

108 **EIGHTH ORDER OF BUSINESS****Presentation of Preliminary Third
109 Supplemental Special Assessment
110 Methodology Report, dated May 7, 2026**

111

112 Ms. Suit presented the Preliminary Third Supplemental Special Assessment
113 Methodology Report, dated May 7, 2026. She reviewed the pertinent information and
114 discussed the Development Program, CIP, Financing Program, Assessment Methodology,
115 lienability tests, special and peculiar benefits, True-up Mechanism and the Appendix Tables. She
116 noted the following:

117 ➤ This Preliminary Third Supplemental Special Assessment Methodology Report
118 supplements the B1 Expansion Parcel Master Special Assessment Methodology Report
119 providing a Supplemental Financing Plan and a Supplemental Special Assessment Methodology.

120 ➤ This Preliminary Third Supplemental Report was developed in relation to funding by the
121 District of a portion of the costs of public infrastructure improvements for the B1 Expansion
122 Parcel CIP contemplated to be provided by the District within a designated assessment area
123 within the B1 Expansion Parcel CIP, which will be known as Assessment Area Three.

124 ➤ 361 residential units are anticipated to be developed within Assessment Area Three.

125 ➤ The District intends to issue Special Assessment Series 2026 Bonds for Assessment Area
126 Three in the estimated principal amount of \$3,690,000 to fund an estimated \$3,182,857.50 in
127 B1 Expansion Parcel CIP costs, with the balance in the estimated amount of \$17,013,142.50
128 anticipated to be constructed by the Developer and contributed to the District at no cost, or
129 financed in whole, or in part, by future bonds issued by the District.

130 ➤ The Series 2026 Bonds are secured by the special assessments levied on the property
131 within Assessment Area Three.

132 Ms. Suit reviewed Appendix Tables 1 through 6, detailing the B1 Expansion Parcel
133 Development Plan, Capital Improvement Plan, Preliminary Sources and Uses of Funds,
134 Improvements Benefit Allocation, CIP Cost Allocation, and Series 2026 Bond Assessments
135 Apportionment.

136

**On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the
137 Preliminary Third Supplemental Special Assessment Methodology Report,
138 dated May 7, 2026, in substantial form, was approved.**

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141 **NINTH ORDER OF BUSINESS**

142 Consideration of Resolution 2026-05,
143 Authorizing the Issuance of Not Exceeding
144 \$5,000,000 Vida's Way Community
145 Development District, Special Assessment
146 Bonds, Series 2026 (Assessment Area
147 Three) (the "Bonds") to Finance Certain
148 Public Infrastructure Within Assessment
149 Area Three Within the District;
150 Determining the Need for a Negotiated
151 Limited Offering of the Bonds and
152 Providing for a Delegated Award of Such
153 Bonds; Approving the Underwriter For the
154 Limited Offering of the Bonds; Approving
155 the Form of and Authorizing the Execution
156 and Delivery of a Bond Purchase Contract
157 With Respect to the Bonds; Authorizing the
158 Use of that Certain Master Trust Indenture
159 Dated October 1, 2024 With Respect to the
160 Bonds; Approving the Form of and
161 Authorizing the Execution and Delivery of a
162 Third Supplemental Trust Indenture
163 Governing the Bonds; Approving the Form
164 of and Authorizing the Distribution of a
165 Preliminary Limited Offering
166 Memorandum; Approving the Execution
167 and Delivery of a Final Limited Offering
168 Memorandum; Approving the Form of and
169 Authorizing the Execution of a Continuing
170 Disclosure Agreement, and Appointing a
171 Dissemination Agent; Approving the
172 Application of Bond Proceeds; Authorizing
173 Certain Modifications to the Assessment
174 Methodology Report and Engineer's
175 Report; Making Certain Declarations;
176 Providing for the Registration of the Bonds
177 Pursuant to the DTC Book-Entry Only
178 System; Authorizing the Proper Officials to
179 Do All Things Deemed Necessary In
180 Connection With the Issuance, Sale and
181 Delivery of the Bonds; and Providing for
182 Severability, Conflicts and an Effective
183 Date

184 Mr. Sanford presented Resolution 2026-05, known as the Delegation Resolution, which
185 accomplishes the following:

- 186 ➤ Sets forth the parameters by which the bonds can be sold.
- 187 ➤ Authorizes the Chair or Vice Chair to execute the Bond Purchase Contract provided the
188 terms are within the parameters set forth.
- 189 ➤ Authorizes changes to the Engineer’s Report and Methodology Report.
- 190 ➤ Authorizes issuance of not exceeding \$5,000,000 in Special Assessment Series 2026
191 Bonds for Assessment Area Three.
- 192 ➤ Approves documents related to the bond issuance, including the Bond Purchase
193 Contract, Preliminary Limited Offering Memorandum, Continuing Disclosure Agreement, and
194 the Third Supplemental Trust Indenture.

195 **On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor,**
 196 **Resolution 2026-05, Authorizing the Issuance of Not Exceeding \$5,000,000**
 197 **Vida’s Way Community Development District, Special Assessment Bonds,**
 198 **Series 2026 (Assessment Area Three) (the “Bonds”) to Finance Certain Public**
 199 **Infrastructure Within Assessment Area Three Within the District; Determining**
 200 **the Need for a Negotiated Limited Offering of the Bonds and Providing for a**
 201 **Delegated Award of Such Bonds; Approving the Underwriter For the Limited**
 202 **Offering of the Bonds; Approving the Form of and Authorizing the Execution**
 203 **and Delivery of a Bond Purchase Contract With Respect to the Bonds;**
 204 **Authorizing the Use of that Certain Master Trust Indenture Dated October 1,**
 205 **2024 With Respect to the Bonds; Approving the Form of and Authorizing the**
 206 **Execution and Delivery of a Third Supplemental Trust Indenture Governing the**
 207 **Bonds; Approving the Form of and Authorizing the Distribution of a Preliminary**
 208 **Limited Offering Memorandum; Approving the Execution and Delivery of a**
 209 **Final Limited Offering Memorandum; Approving the Form of and Authorizing**
 210 **the Execution of a Continuing Disclosure Agreement, and Appointing a**
 211 **Dissemination Agent; Approving the Application of Bond Proceeds; Authorizing**
 212 **Certain Modifications to the Assessment Methodology Report and Engineer’s**
 213 **Report; Making Certain Declarations; Providing for the Registration of the**
 214 **Bonds Pursuant to the DTC Book-Entry Only System; Authorizing the Proper**
 215 **Officials to Do All Things Deemed Necessary In Connection With the Issuance,**
 216 **Sale and Delivery of the Bonds; and Providing for Severability, Conflicts and an**
 217 **Effective Date, was adopted.**

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 220 **TENTH ORDER OF BUSINESS** **Consideration of Resolution 2026-06,**
 221 **Designating a Date, Time and Location of a**
 222 **Public Hearing Regarding the District’s**

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Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes, as a Result of Expansion of the District’s Boundaries; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Ms. Suit presented Resolution 2026-06.

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On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2026-06, Designating a Date, Time and Location of June 16, 2026 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544 for a Public Hearing Regarding the District’s Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes, as a Result of Expansion of the District’s Boundaries; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

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ELEVENTH ORDER OF BUSINESS

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Consideration of Resolution 2026-07, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to Be Defrayed by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to Be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Paid; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution

Ms. Suit presented Resolution 2026-07.

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On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2026-07, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Infrastructure Improvements Whose Cost is to Be Defrayed by the Special Assessments; Providing the Portion of the

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Estimated Cost of the Improvements to Be Defrayed by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall Be Made; Providing When Such Special Assessments Shall Be Paid; Designating Lands Upon Which the Special Assessments Shall Be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for Publication of this Resolution, was adopted.

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TWELFTH ORDER OF BUSINESS

Consideration of Resolution 2026-08, Setting a Public Hearing for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Land Recently Added Within the Boundaries of the Vida’s Way Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes

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Ms. Suit presented Resolution 2026-08.

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On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2026-08, Setting a Public Hearing for June 16, 2026 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544 for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Land Recently Added Within the Boundaries of the Vida’s Way Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes, was adopted.

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THIRTEENTH ORDER OF BUSINESS

Consideration of Resolution 2026-09, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

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Ms. Suit presented Resolution 2026-09. She reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes.

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On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, Resolution 2026-09, Approving a Proposed Budget for Fiscal Year 2026/2027

308 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 6,
 309 2026 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley
 310 Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544;
 311 Addressing Transmittal, Posting and Publication Requirements; Addressing
 312 Severability; and Providing an Effective Date, was adopted.

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315 **FOURTEENTH ORDER OF BUSINESS**

315 Consideration of Resolution 2026-10,
 316 Designating a Date, Time and Location for
 317 Landowners’ Meeting and Election;
 318 Providing for Publication; Establishing
 319 Forms for the Landowner Election; and
 320 Providing for Severability and an Effective
 321 Date [November 3, 2026 – Seats 3, 4 & 5]
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323 Ms. Suit presented Resolution 2026-10. Seats 3 and 5, held by Ms. Walters and Ms. Sgro,
 324 respectively, and Seat 4, currently vacant, will be up for election at the Landowners’ Election.

325 **On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor,**
 326 **Resolution 2026-10, Designating a Date, Time and Location of November 3,**
 327 **2026 at 10:30 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley**
 328 **Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544 for**
 329 **Landowners’ Meeting and Election; Providing for Publication; Establishing**
 330 **Forms for the Landowner Election; and Providing for Severability and an**
 331 **Effective Date, was adopted.**

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334 **FIFTEENTH ORDER OF BUSINESS**

334 Consideration of Resolution 2026-11,
 335 Designating Dates, Times and Locations for
 336 Regular Meetings of the Board of
 337 Supervisors of the District for Fiscal Year
 338 2026/2027 and Providing for an Effective
 339 Date
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341 Ms. Suit presented Resolution 2026-11.

342 **On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor,**
 343 **Resolution 2026-11, Designating Dates, Times and Locations for Regular**
 344 **Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027**
 345 **and Providing for an Effective Date, was adopted.**

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348 **SIXTEENTH ORDER OF BUSINESS**

348 Consideration of Resolution 2026-12, to
 349 Designate Date, Time and Place of Public
 350 Hearing and Authorization to Publish

Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

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A. Rules of Procedure

Ms. Suit presented Resolution 2026-12.

On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, Resolution 2026-12, to August 6, 2026 at 11:00 a.m., at the Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544 as the Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

SEVENTEENTH ORDER OF BUSINESS

Consideration of Resolution 2026-13, Designating a Registered Agent and Registered Office of the District, and Providing for an Effective Date

Ms. Suit presented Resolution 2026-13.

On MOTION by Mr. Aponte and seconded by Ms. Sgro, with all in favor, Resolution 2026-13, Designating Craig Wrathell as the Registered Agent and 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 as the Registered Office of the District, and Providing for an Effective Date, was adopted.

EIGHTEENTH ORDER OF BUSINESS

Consideration of Pulte Home Company, LLC Reimbursement Agreement for Street Lighting Deposit

Ms. Suit presented the Pulte Home Company, LLC Reimbursement Agreement for Street Lighting Deposit.

On MOTION by Mr. Aponte and seconded by Ms. Sgro, with all in favor, the Pulte Home Company, LLC Reimbursement Agreement for Street Lighting Deposit, was adopted.

NINETEENTH ORDER OF BUSINESS

Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form

A. October 1, 2024 - September 30, 2025 [Posted]

393 Ms. Suit noted that the 2025 Goals and Objectives Reporting was completed.

394 **B. October 1, 2025 - September 30, 2026**

395 Ms. Suit presented the Goals and Objectives Reporting Fiscal Year 2026 Performance
396 Measures and Standards.

397 **On MOTION by Mr. Aponte and seconded by Ms. Sgro, with all in favor, the**
398 **2025 Goals and Objectives Reporting, was ratified; and the Goals and**
399 **Objectives Reporting Fiscal Year 2026 Performance Measures and Standards,**
400 **were approved.**

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403 **TWENTIETH ORDER OF BUSINESS**

**Consideration of FMSbonds, Inc. Rule G-17
Disclosure Letter**

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Ms. Suit presented the FMSbonds, Inc. Rule G-17 Disclosure Letter.

407 **On MOTION by Mr. Aponte and seconded by Mr. Lefere, with all in favor, the**
408 **FMSbonds, Inc. Rule G-17 Disclosure Letter, was approved.**

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411 **TWENTY-FIRST ORDER OF BUSINESS**

**Consideration of Steadfast Alliance
Proposal and Contract for Pond
Maintenance**

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Ms. Suit presented the Steadfast Alliance Proposal and Contract for Pond Maintenance

416 **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the**
417 **Steadfast Alliance Proposal and Contract for Pond Maintenance, was approved.**

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420 **TWENTY-SECOND ORDER OF BUSINESS**

Ratification Items

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**A. Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service
License Agreement**

424 **B. Legacy Phase 2B Plat**

425 **C. Pine Lake Services, LLC First Amendment to Agreement for Landscape and Irrigation
426 Maintenance Services**

427 **D. Pine Lake Services, LLC Items**

428 **I. Proposal #7612 Property Wide Plant Replacements**

429 **II. Proposal #6728 One-Time Potassium Turf Treatment**

- 466 **A. District Counsel: Kutak Rock LLP**
- 467 **B. District Engineer: Clearview Land Design P.L.**
- 468 There were no District Counsel or District Engineer reports.

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

- 470 • **UPCOMING MEETINGS**
- 471 ➤ **June 4, 2026 at 11:00 AM**
- 472 ➤ **July 2, 2026 at 11:00 AM**
- 473 ○ **QUORUM CHECK**

474 The next meeting will be held on June 16, 2026.
 475 The June 4, 2026 and July 2, 2026 meetings will be cancelled.

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477 **TWENTY-SIXTH ORDER OF BUSINESS** **Board Members’ Comments/Requests**

478 Discussion ensued regarding Assessment Area Three not being Phase 3 and potential
 480 confusion since Phase 3 will ultimately be Assessment Area Four, once assessments proceed for
 481 that phase.

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483 **TWENTY-SEVENTH ORDER OF BUSINESS** **Public Comments**

484 No members of the public spoke.

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487 **TWENTY-EIGHTH ORDER OF BUSINESS** **Adjournment**

488 **On MOTION by Mr. Lefere and seconded by Mr. Aponte, with all in favor, the**
 489 **meeting adjourned at 11:49 a.m.**

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495 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

VIDA'S WAY

COMMUNITY DEVELOPMENT DISTRICT

STAFF

REPORTS

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

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes No

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2 Financial Reports

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

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

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

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes No

VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE

LOCATION

*Hampton Inn & Suites by Hilton - Tampa/Wesley Chapel
2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544*

*¹Hilton Garden Inn Tampa-Wesley Chapel, Board Room
26640 Silver Maple Parkway, Wesley Chapel, Florida 33544*

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 CANCELED	Regular Meeting	11:00 AM
February 5, 2026 CANCELED	Regular Meeting	11:00 AM
March 5, 2026 CANCELED	Regular Meeting	11:00 AM
April 2, 2026 CANCELED	Regular Meeting	11:00 AM
May 7, 2026	Regular Meeting <i>Presentation of FY2027 Proposed Budget</i>	11:00 AM
June 4, 2026 <i>rescheduled to June 16, 2026</i>	Regular Meeting	11:00 AM
June 16, 2026	Public Hearings and Regular Meeting <i>Adoption of Debt Assessments and Uniform Method of Collection</i>	11:00 AM
July 2, 2026 CANCELED	Regular Meeting	11:00 AM
August 6, 2026	Public Hearings and Regular Meeting <i>Adoption of FY2027 Budget, O&M Assessments and Revised Rules of Procedure</i>	11:00 AM
September 3, 2026	Regular Meeting	11:00 AM