

# **CENTER LAKE RANCH WEST**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**August 14, 2024**

**PUBLIC HEARINGS  
AND REGULAR  
MEETING AGENDA**

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

# Center Lake Ranch West 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

August 7, 2024

Board of Supervisors  
Center Lake Ranch West Community Development District

### ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Center Lake Ranch West Community Development District will hold Public Hearings and a Regular Meeting on August 14, 2024 at 1:30 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The agenda is as follows:

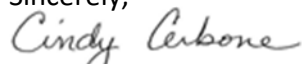
1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law
  - A. Proof/Affidavit of Publication
  - B. Mailed Notice(s) to Property Owners
  - C. Consideration of Resolution 2024-08, Providing for Funding for the Fiscal Year 2024/2025 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
6. Presentation of Audited Annual Financial Report for the Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank

- A. Consideration of Resolution 2024-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023
7. Ratification Items
- A. Acquisition of Starline Utilities Improvements
- B. Joinder of CDD [Declaration of Covenants, Conditions, Restrictions and Easements for Center Lake on the Park Homeowners Association]
- C. Consideration of Resolution 2024-06A, Electing and Removing Officers of the District and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of June 30, 2024
9. Approval of June 12, 2024 Regular Meeting Minutes
10. Staff Reports
- A. District Counsel: *Kutak Rock, LLP*
- B. District Engineer: *Poulos & Bennett, LLC*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: September 11, 2024 at 1:30 PM
    - QUORUM CHECK

|        |                 |                                    |                                |                             |
|--------|-----------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | SUSAN KANE      | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | NORA SCHUSTER   | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | ROBERT REYNOLDS | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | DIANA CABRERA   | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | GAYLON BARCOM   | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

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

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Andrew Kantarzhi at (415) 516-2161.

Sincerely,  
  
Cindy Cerbone  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 801 901 3513**



**CENTER LAKE RANCH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3A**

## AFFIDAVIT OF PUBLICATION

**Osceola News-Gazette**  
222 Church Street  
(407) 846-7600

I, Hayden Lipsky, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Osceola News-Gazette, a publication that is a "legal newspaper" as that phrase is defined for the city of Kissimmee, for the County of Osceola, in the state of Florida, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**PUBLICATION DATES:**

Jul. 25, 2024

**Notice ID:** KqX9VLpJ1dyLUV0nS72Q

**Notice Name:** CENTER LAKE RANCH WEST CDD\*FY25 Budget PH

**PUBLICATION FEE:** \$77.08

Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true,

*Hayden Lipsky*

Agent

**VERIFICATION**

State of Pennsylvania  
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal  
Nicole Burkholder, Notary Public  
Lancaster County  
My commission expires March 30, 2027  
Commission Number 1342120

Signed or attested before me on this: 07/26/2024

*Nicole Burkholder*

Notary Public

Notarized remotely online using communication technology via Proof.

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR 2024/2025 BUDGET(S); AND NOTICE OF  
REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Center Lake Ranch West Community Development District ("District") will hold a public hearing on August 14, 2024 at 1:30 p.m., at Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("Fiscal Year 2024/2025"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road #410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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.

District Manager

July 25, 2024

**CENTER LAKE RANCH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3B**

## RESOLUTION 2024-07

### [FY 2025 APPROPRIATION RESOLUTION]

**THE ANNUAL APPROPRIATION RESOLUTION OF THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) of the Center Lake Ranch West Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

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

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Center Lake Ranch West Community Development District for the Fiscal Year Ending September 30, 2025."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2024/2025, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2024/2025 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED THIS 14TH DAY OF AUGUST, 2024.**

**ATTEST:**

**CENTER LAKE RANCH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Fiscal Year 2024/2025 Budget(s)

**Exhibit A:** Fiscal Year 2024/2025 Budget(s)

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2025**



**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
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**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

|                                          | Fiscal Year 2024             |                                |                                   |                                | Proposed          |
|------------------------------------------|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------|
|                                          | Adopted<br>Budget<br>FY 2024 | Actual<br>through<br>3/31/2024 | Projected<br>through<br>9/30/2024 | Total<br>Actual &<br>Projected | Budget<br>FY 2025 |
| <b>REVENUES</b>                          |                              |                                |                                   |                                |                   |
| Assessment levy: on-roll - gross         | \$ -                         |                                |                                   |                                | \$ 54,984         |
| Allowable discounts (4%)                 | -                            |                                |                                   |                                | (2,199)           |
| Assessment levy: on-roll - net           | -                            | \$ -                           | \$ -                              | \$ -                           | 52,785            |
| Assessment levy: off-roll                | -                            | -                              | -                                 | -                              | 486,711           |
| Landowner contribution                   | 104,440                      | 31,634                         | 65,806                            | 97,440                         | 210,000           |
| Total revenues                           | 104,440                      | 31,634                         | 65,806                            | 97,440                         | 749,496           |
| <b>EXPENDITURES</b>                      |                              |                                |                                   |                                |                   |
| <b>Professional &amp; administrative</b> |                              |                                |                                   |                                |                   |
| Management/accounting/recording          | 48,000                       | 20,000                         | 24,000                            | 44,000                         | 48,000            |
| Legal                                    | 25,000                       | 17,171                         | 7,829                             | 25,000                         | 25,000            |
| Engineering                              | 2,000                        | -                              | 2,000                             | 2,000                          | 3,000             |
| Audit                                    | 6,000                        | -                              | 3,500                             | 3,500                          | 4,500             |
| Arbitrage rebate calculation             | 750                          | -                              | 750                               | 750                            | 1,000             |
| Dissemination agent                      | 1,000                        | 333                            | 667                               | 1,000                          | 2,000             |
| Emma software service                    | -                            | -                              | -                                 | -                              | 3,000             |
| Trustee                                  | 5,500                        | -                              | 5,500                             | 5,500                          | 11,000            |
| Debt service fund accounting             | -                            | -                              | -                                 | -                              | 5,500             |
| Telephone                                | 200                          | 100                            | 100                               | 200                            | 200               |
| Postage                                  | 500                          | 8                              | 492                               | 500                            | 500               |
| Printing & binding                       | 500                          | 250                            | 250                               | 500                            | 500               |
| Legal advertising                        | 6,500                        | 267                            | 6,233                             | 6,500                          | 6,500             |
| Annual special district fee              | 175                          | 175                            | -                                 | 175                            | 175               |
| Insurance                                | 5,500                        | 5,000                          | -                                 | 5,000                          | 5,500             |
| Meeting room                             | 1,400                        | 81                             | 1,319                             | 1,400                          | 1,400             |
| Contingencies/bank charges               | 500                          | 192                            | 308                               | 500                            | 500               |
| Website                                  |                              |                                |                                   |                                |                   |
| Hosting & maintenance                    | 705                          | -                              | 705                               | 705                            | 705               |
| ADA compliance                           | 210                          | -                              | 210                               | 210                            | 210               |
| Tax collector                            | -                            | -                              | -                                 | -                              | 1,100             |
| Total professional & administrative      | 104,440                      | 43,577                         | 53,863                            | 97,440                         | 120,290           |

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

|                                         | Fiscal Year 2024             |                                |                                   |                                | Proposed          |
|-----------------------------------------|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------|
|                                         | Adopted<br>Budget<br>FY 2024 | Actual<br>through<br>3/31/2024 | Projected<br>through<br>9/30/2024 | Total<br>Actual &<br>Projected | Budget<br>FY 2025 |
| <b>Field operations</b>                 |                              |                                |                                   |                                |                   |
| Field operations manager                | -                            | -                              | -                                 | -                              | 15,000            |
| Field operations accounting             | -                            | -                              | -                                 | -                              | 6,000             |
| Landscape maintenance                   | -                            | -                              | -                                 | -                              | 421,000           |
| Irrigation maintenance/repair           | -                            | -                              | -                                 | -                              | 10,000            |
| Plants, shrubs & mulch                  | -                            | -                              | -                                 | -                              | 20,000            |
| Annuals                                 | -                            | -                              | -                                 | -                              | 18,000            |
| Tree trimming                           | -                            | -                              | -                                 | -                              | 6,000             |
| Irrigation pump maintenance             | -                            | -                              | -                                 | -                              | 6,000             |
| Pond maintenance                        | -                            | -                              | -                                 | -                              | 7,200             |
| Backflow prevention test                | -                            | -                              | -                                 | -                              | 500               |
| Property insurance                      | -                            | -                              | -                                 | -                              | 5,000             |
| Community park:                         |                              |                                |                                   |                                |                   |
| Park landscape maintenance              | -                            | -                              | -                                 | -                              | 20,000            |
| Park porter services                    | -                            | -                              | -                                 | -                              | 12,000            |
| Dog waste stations                      | -                            | -                              | -                                 | -                              | 3,000             |
| Signage maintenance                     | -                            | -                              | -                                 | -                              | 2,500             |
| Pressure washing                        | -                            | -                              | -                                 | -                              | 3,000             |
| Holiday decorations                     | -                            | -                              | -                                 | -                              | 3,000             |
| Fence/wall repair                       | -                            | -                              | -                                 | -                              | 1,000             |
| OUC lighting agreement                  | -                            | -                              | -                                 | -                              | 40,000            |
| Contingencies                           | -                            | -                              | -                                 | -                              | 10,000            |
| Electric:                               |                              |                                |                                   |                                |                   |
| Irrigation                              | -                            | -                              | -                                 | -                              | 6,000             |
| Street lights                           | -                            | -                              | -                                 | -                              | 5,000             |
| Entrance signs                          | -                            | -                              | -                                 | -                              | 1,800             |
| Community park                          | -                            | -                              | -                                 | -                              | 7,200             |
| Total field operations                  | -                            | -                              | -                                 | -                              | 629,200           |
| Total expenditures                      | 104,440                      | 43,577                         | 53,863                            | 97,440                         | 749,490           |
| Net increase/(decrease) of fund balance | -                            | (11,943)                       | 11,943                            | -                              | 6                 |
| Fund balance - beginning (unaudited)    | -                            | -                              | (11,943)                          | -                              | -                 |
| Fund balance - ending (projected)       | \$ -                         | \$ (11,943)                    | \$ -                              | \$ -                           | \$ 6              |

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

|                                                                                                                                                                                                                                                                                                                                                                                                                      |                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Management/accounting/recording                                                                                                                                                                                                                                                                                                                                                                                      | \$ 48,000      |
| <p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p> |                |
| Legal                                                                                                                                                                                                                                                                                                                                                                                                                | 25,000         |
| <p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>                                                                                                                                                                                                  |                |
| Engineering                                                                                                                                                                                                                                                                                                                                                                                                          | 3,000          |
| <p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>                                                                                                              |                |
| Audit                                                                                                                                                                                                                                                                                                                                                                                                                | 4,500          |
| <p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>                                                                                                                                                                                                                                                                                |                |
| Arbitrage rebate calculation                                                                                                                                                                                                                                                                                                                                                                                         | 1,000          |
| <p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>                                                                                                                                                                                                                                                                  |                |
| Dissemination agent                                                                                                                                                                                                                                                                                                                                                                                                  | 2,000          |
| <p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>                                                                                                                                                                               |                |
| Emma software service                                                                                                                                                                                                                                                                                                                                                                                                | 3,000          |
| Trustee                                                                                                                                                                                                                                                                                                                                                                                                              | 11,000         |
| <p>Annual fee for the service provided by trustee, paying agent and registrar.</p>                                                                                                                                                                                                                                                                                                                                   |                |
| Debt service fund accounting                                                                                                                                                                                                                                                                                                                                                                                         | 5,500          |
| Telephone                                                                                                                                                                                                                                                                                                                                                                                                            | 200            |
| <p>Telephone and fax machine.</p>                                                                                                                                                                                                                                                                                                                                                                                    |                |
| Postage                                                                                                                                                                                                                                                                                                                                                                                                              | 500            |
| <p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>                                                                                                                                                                                                                                                                                                                                        |                |
| Printing & binding                                                                                                                                                                                                                                                                                                                                                                                                   | 500            |
| <p>Letterhead, envelopes, copies, agenda packages, etc.</p>                                                                                                                                                                                                                                                                                                                                                          |                |
| Legal advertising                                                                                                                                                                                                                                                                                                                                                                                                    | 6,500          |
| <p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>                                                                                                                                                                                                                                                                                                            |                |
| Annual special district fee                                                                                                                                                                                                                                                                                                                                                                                          | 175            |
| <p>Annual fee paid to the Florida Department of Economic Opportunity.</p>                                                                                                                                                                                                                                                                                                                                            |                |
| Insurance                                                                                                                                                                                                                                                                                                                                                                                                            | 5,500          |
| <p>The District will obtain public officials and general liability insurance.</p>                                                                                                                                                                                                                                                                                                                                    |                |
| Meeting room                                                                                                                                                                                                                                                                                                                                                                                                         | 1,400          |
| Contingencies/bank charges                                                                                                                                                                                                                                                                                                                                                                                           | 500            |
| <p>Bank charges and other miscellaneous expenses incurred during the year.</p>                                                                                                                                                                                                                                                                                                                                       |                |
| Website                                                                                                                                                                                                                                                                                                                                                                                                              |                |
| <p>Hosting &amp; maintenance</p>                                                                                                                                                                                                                                                                                                                                                                                     |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | 705            |
| <p>ADA compliance</p>                                                                                                                                                                                                                                                                                                                                                                                                |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                      | 210            |
| Tax collector                                                                                                                                                                                                                                                                                                                                                                                                        | 1,100          |
| Total professional & administrative                                                                                                                                                                                                                                                                                                                                                                                  | <u>120,290</u> |

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**Field operations**

|                               |                       |
|-------------------------------|-----------------------|
| Field operations manager      | 15,000                |
| Field operations accounting   | 6,000                 |
| Landscape maintenance         | 421,000               |
| Irrigation maintenance/repair | 10,000                |
| Plants, shrubs & mulch        | 20,000                |
| Annuals                       | 18,000                |
| Tree trimming                 | 6,000                 |
| Irrigation pump maintenance   | 6,000                 |
| Pond maintenance              | 7,200                 |
| Backflow prevention test      | 500                   |
| Property insurance            | 5,000                 |
| Community park:               |                       |
| Park landscape maintenance    | 20,000                |
| Park porter services          | 12,000                |
| Dog waste stations            | 3,000                 |
| Signage maintenance           | 2,500                 |
| Pressure washing              | 3,000                 |
| Holiday decorations           | 3,000                 |
| Fence/wall repair             | 1,000                 |
| OUC lighting agreement        | 40,000                |
| Contingencies                 | 10,000                |
| Electric:                     |                       |
| Irrigation                    | 6,000                 |
| Street lights                 | 5,000                 |
| Entrance signs                | 1,800                 |
| Community park                | 7,200                 |
| Total field operations        | <u>629,200</u>        |
| Total expenditures            | <u><u>749,490</u></u> |

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2023  
FISCAL YEAR 2025**

|                                                                   | Fiscal Year 2024       |                          |                             |                              | Proposed Budget FY 2025 |
|-------------------------------------------------------------------|------------------------|--------------------------|-----------------------------|------------------------------|-------------------------|
|                                                                   | Amended Budget FY 2024 | Actual Through 3/31/2024 | Projected Through 9/30/2024 | Total Revenue & Expenditures |                         |
| <b>REVENUES</b>                                                   |                        |                          |                             |                              |                         |
| Assessment levy: on-roll                                          | \$ -                   |                          |                             |                              | \$ 101,461              |
| Allowable discounts (4%)                                          | -                      |                          |                             |                              | (4,058)                 |
| Net assessment levy - on-roll                                     | -                      | \$ -                     | \$ -                        | \$ -                         | 97,403                  |
| Assessment levy: off-roll                                         | 405,811                | -                        | 405,881                     | 405,881                      | 897,970                 |
| Interest                                                          | -                      | 9,174                    | -                           | 9,174                        | -                       |
| Total revenues                                                    | 405,811                | 9,174                    | 405,881                     | 415,055                      | 995,373                 |
| <b>EXPENDITURES</b>                                               |                        |                          |                             |                              |                         |
| <b>Debt service</b>                                               |                        |                          |                             |                              |                         |
| Principal                                                         | -                      | -                        | -                           | -                            | 185,000                 |
| Interest                                                          | 311,176                | -                        | 311,176                     | 311,176                      | 811,763                 |
| Cost of Issuance                                                  | 183,423                | 182,923                  | 500                         | 183,423                      | -                       |
| Underwriter's discount                                            | 278,700                | 278,700                  | -                           | 278,700                      | -                       |
| Tax collector                                                     | -                      | -                        | -                           | -                            | 2,029                   |
| Total expenditures                                                | 773,299                | 461,623                  | 311,676                     | 773,299                      | 998,792                 |
| Excess/(deficiency) of revenues over/(under) expenditures         | (367,488)              | (452,449)                | 94,205                      | (358,244)                    | (3,419)                 |
| <b>OTHER FINANCING SOURCES/(USES)</b>                             |                        |                          |                             |                              |                         |
| Bond proceeds                                                     | 1,412,996              | 1,412,996                | -                           | 1,412,996                    | -                       |
| Original issue discount                                           | (143,026)              | (143,026)                | -                           | (143,026)                    | -                       |
| Total other financing sources/(uses)                              | 1,269,970              | 1,269,970                | -                           | 1,269,970                    | -                       |
| Fund balance:                                                     |                        |                          |                             |                              |                         |
| Net increase/(decrease) in fund balance                           | 902,482                | 817,521                  | 94,205                      | 911,726                      | (3,419)                 |
| Beginning fund balance (unaudited)                                | -                      | (3,149)                  | 814,372                     | (3,149)                      | 908,577                 |
| Ending fund balance (projected)                                   | <u>\$ 902,482</u>      | <u>\$ 814,372</u>        | <u>\$ 908,577</u>           | <u>\$ 908,577</u>            | <u>905,158</u>          |
| Use of fund balance:                                              |                        |                          |                             |                              |                         |
| Debt service reserve account balance (required)                   |                        |                          |                             |                              | (496,672)               |
| Interest expense - November 1, 2025                               |                        |                          |                             |                              | (401,256)               |
| Projected fund balance surplus/(deficit) as of September 30, 2025 |                        |                          |                             |                              | <u>\$ 7,230</u>         |

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 AMORTIZATION SCHEDULE**

|          | <b>Principal</b> | <b>Coupon</b> | <b>Interest</b> | <b>Debt Service</b> | <b>Bond<br/>Balance</b> |
|----------|------------------|---------------|-----------------|---------------------|-------------------------|
| 11/01/24 |                  |               | 405,881.25      | 405,881.25          | 13,935,000.00           |
| 05/01/25 | 185,000.00       | 5.000%        | 405,881.25      | 590,881.25          | 13,750,000.00           |
| 11/01/25 |                  |               | 401,256.25      | 401,256.25          | 13,750,000.00           |
| 05/01/26 | 195,000.00       | 5.000%        | 401,256.25      | 596,256.25          | 13,555,000.00           |
| 11/01/26 |                  |               | 396,381.25      | 396,381.25          | 13,555,000.00           |
| 05/01/27 | 205,000.00       | 5.000%        | 396,381.25      | 601,381.25          | 13,350,000.00           |
| 11/01/27 |                  |               | 391,256.25      | 391,256.25          | 13,350,000.00           |
| 05/01/28 | 215,000.00       | 5.000%        | 391,256.25      | 606,256.25          | 13,135,000.00           |
| 11/01/28 |                  |               | 385,881.25      | 385,881.25          | 13,135,000.00           |
| 05/01/29 | 225,000.00       | 5.000%        | 385,881.25      | 610,881.25          | 12,910,000.00           |
| 11/01/29 |                  |               | 380,256.25      | 380,256.25          | 12,910,000.00           |
| 05/01/30 | 235,000.00       | 5.000%        | 380,256.25      | 615,256.25          | 12,675,000.00           |
| 11/01/30 |                  |               | 374,381.25      | 374,381.25          | 12,675,000.00           |
| 05/01/31 | 250,000.00       | 5.750%        | 374,381.25      | 624,381.25          | 12,425,000.00           |
| 11/01/31 |                  |               | 367,193.75      | 367,193.75          | 12,425,000.00           |
| 05/01/32 | 265,000.00       | 5.750%        | 367,193.75      | 632,193.75          | 12,160,000.00           |
| 11/01/32 |                  |               | 359,575.00      | 359,575.00          | 12,160,000.00           |
| 05/01/33 | 280,000.00       | 5.750%        | 359,575.00      | 639,575.00          | 11,880,000.00           |
| 11/01/33 |                  |               | 351,525.00      | 351,525.00          | 11,880,000.00           |
| 05/01/34 | 295,000.00       | 5.750%        | 351,525.00      | 646,525.00          | 11,585,000.00           |
| 11/01/34 |                  |               | 343,043.75      | 343,043.75          | 11,585,000.00           |
| 05/01/35 | 315,000.00       | 5.750%        | 343,043.75      | 658,043.75          | 11,270,000.00           |
| 11/01/35 |                  |               | 333,987.50      | 333,987.50          | 11,270,000.00           |
| 05/01/36 | 335,000.00       | 5.750%        | 333,987.50      | 668,987.50          | 10,935,000.00           |
| 11/01/36 |                  |               | 324,356.25      | 324,356.25          | 10,935,000.00           |
| 05/01/37 | 350,000.00       | 5.750%        | 324,356.25      | 674,356.25          | 10,585,000.00           |
| 11/01/37 |                  |               | 314,293.75      | 314,293.75          | 10,585,000.00           |
| 05/01/38 | 375,000.00       | 5.750%        | 314,293.75      | 689,293.75          | 10,210,000.00           |
| 11/01/38 |                  |               | 303,512.50      | 303,512.50          | 10,210,000.00           |
| 05/01/39 | 395,000.00       | 5.750%        | 303,512.50      | 698,512.50          | 9,815,000.00            |
| 11/01/39 |                  |               | 292,156.25      | 292,156.25          | 9,815,000.00            |
| 05/01/40 | 420,000.00       | 5.750%        | 292,156.25      | 712,156.25          | 9,395,000.00            |
| 11/01/40 |                  |               | 280,081.25      | 280,081.25          | 9,395,000.00            |
| 05/01/41 | 445,000.00       | 5.750%        | 280,081.25      | 725,081.25          | 8,950,000.00            |
| 11/01/41 |                  |               | 267,287.50      | 267,287.50          | 8,950,000.00            |
| 05/01/42 | 470,000.00       | 5.750%        | 267,287.50      | 737,287.50          | 8,480,000.00            |
| 11/01/42 |                  |               | 253,775.00      | 253,775.00          | 8,480,000.00            |
| 05/01/43 | 500,000.00       | 5.750%        | 253,775.00      | 753,775.00          | 7,980,000.00            |
| 11/01/43 |                  |               | 239,400.00      | 239,400.00          | 7,980,000.00            |
| 05/01/44 | 530,000.00       | 6.000%        | 239,400.00      | 769,400.00          | 7,450,000.00            |
| 11/01/44 |                  |               | 223,500.00      | 223,500.00          | 7,450,000.00            |
| 05/01/45 | 560,000.00       | 6.000%        | 223,500.00      | 783,500.00          | 6,890,000.00            |
| 11/01/45 |                  |               | 206,700.00      | 206,700.00          | 6,890,000.00            |
| 05/01/46 | 595,000.00       | 6.000%        | 206,700.00      | 801,700.00          | 6,295,000.00            |
| 11/01/46 |                  |               | 188,850.00      | 188,850.00          | 6,295,000.00            |
| 05/01/47 | 630,000.00       | 6.000%        | 188,850.00      | 818,850.00          | 5,665,000.00            |
| 11/01/47 |                  |               | 169,950.00      | 169,950.00          | 5,665,000.00            |
| 05/01/48 | 670,000.00       | 6.000%        | 169,950.00      | 839,950.00          | 4,995,000.00            |

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2023 AMORTIZATION SCHEDULE**

|              | <b>Principal</b>     | <b>Coupon</b> | <b>Interest</b>      | <b>Debt Service</b>  | <b>Bond<br/>Balance</b> |
|--------------|----------------------|---------------|----------------------|----------------------|-------------------------|
| 11/01/48     |                      |               | 149,850.00           | 149,850.00           | 4,995,000.00            |
| 05/01/49     | 715,000.00           | 6.000%        | 149,850.00           | 864,850.00           | 4,280,000.00            |
| 11/01/49     |                      |               | 128,400.00           | 128,400.00           | 4,280,000.00            |
| 05/01/50     | 755,000.00           | 6.000%        | 128,400.00           | 883,400.00           | 3,525,000.00            |
| 11/01/50     |                      |               | 105,750.00           | 105,750.00           | 3,525,000.00            |
| 05/01/51     | 805,000.00           | 6.000%        | 105,750.00           | 910,750.00           | 2,720,000.00            |
| 11/01/51     |                      |               | 81,600.00            | 81,600.00            | 2,720,000.00            |
| 05/01/52     | 855,000.00           | 6.000%        | 81,600.00            | 936,600.00           | 1,865,000.00            |
| 11/01/52     |                      |               | 55,950.00            | 55,950.00            | 1,865,000.00            |
| 05/01/53     | 905,000.00           | 6.000%        | 55,950.00            | 960,950.00           | 960,000.00              |
| 11/01/53     |                      |               | 28,800.00            | 28,800.00            | 960,000.00              |
| 05/01/54     | 960,000.00           | 6.000%        | 28,800.00            | 988,800.00           | -                       |
| <b>Total</b> | <b>13,935,000.00</b> |               | <b>16,209,662.50</b> | <b>30,144,662.50</b> |                         |



**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2025 ASSESSMENTS**

**On-Roll Assessments\***

**Taylor Morrison Parcel**

| <b>Product/Parcel</b>   | <b>Units</b> | <b>FY 2025 O&amp;M<br/>Assessment<br/>per Unit</b> | <b>FY 2025 DS<br/>Assessment<br/>per Unit</b> | <b>FY 2025 Total<br/>Assessment<br/>per Unit</b> | <b>FY 2024 Total<br/>Assessment<br/>per Unit</b> |
|-------------------------|--------------|----------------------------------------------------|-----------------------------------------------|--------------------------------------------------|--------------------------------------------------|
| N-1A West - SF 34'      | 18           | \$ 614.55                                          | \$ 1,134.01                                   | \$ 1,748.56                                      | \$ 435.56                                        |
| N-1A West - SF 40'      | 10           | 723.00                                             | 1,334.13                                      | 2,057.13                                         | 512.42                                           |
| N-1A West - SF 50'      | 31           | 903.76                                             | 1,667.66                                      | 2,571.42                                         | 640.52                                           |
| N-1A West - SF 60'      | 8            | 1,084.50                                           | 2,001.20                                      | 3,085.70                                         | 768.63                                           |
| N-1A East - Villa 37.5' | -            | 679.62                                             | 1,250.76                                      | 1,930.38                                         | 480.40                                           |
| N-1A East - SF 50'      | -            | 903.76                                             | 1,667.66                                      | 2,571.42                                         | 640.52                                           |
| N-1A East - SF 60'      | -            | 1,084.50                                           | 2,001.20                                      | 3,085.70                                         | 768.63                                           |
| <b>Total</b>            | <b>67</b>    |                                                    |                                               |                                                  |                                                  |

**Off-Roll Assessments\***

**Taylor Morrison Parcel**

| <b>Product/Parcel</b>   | <b>Units</b> | <b>FY 2025 O&amp;M<br/>Assessment<br/>per Unit</b> | <b>FY 2025 DS<br/>Assessment<br/>per Unit</b> | <b>FY 2025 Total<br/>Assessment<br/>per Unit</b> | <b>FY 2024 Total<br/>Assessment<br/>per Unit</b> |
|-------------------------|--------------|----------------------------------------------------|-----------------------------------------------|--------------------------------------------------|--------------------------------------------------|
| N-1A West - SF 34'      | 57           | \$ 577.68                                          | \$ 1,065.97                                   | \$ 1,643.65                                      | \$ 435.56                                        |
| N-1A West - SF 40'      | 85           | 679.62                                             | 1,254.08                                      | 1,933.70                                         | 512.42                                           |
| N-1A West - SF 50'      | 43           | 849.53                                             | 1,567.60                                      | 2,417.13                                         | 640.52                                           |
| N-1A West - SF 60'      | 38           | 1,019.43                                           | 1,881.13                                      | 2,900.56                                         | 768.63                                           |
| N-1A East - Villa 37.5' | 45           | 638.84                                             | 1,175.71                                      | 1,814.55                                         | 480.40                                           |
| N-1A East - SF 50'      | 62           | 849.53                                             | 1,567.60                                      | 2,417.13                                         | 640.52                                           |
| N-1A East - SF 60'      | 34           | 1,019.43                                           | 1,881.13                                      | 2,900.56                                         | 768.63                                           |
| <b>Total</b>            | <b>364</b>   |                                                    |                                               |                                                  |                                                  |

**M/I Homes Parcel**

| <b>Product/Parcel</b> | <b>Units</b> | <b>FY 2025 O&amp;M<br/>Assessment<br/>per Unit</b> | <b>FY 2025 DS<br/>Assessment<br/>per Unit</b> | <b>FY 2025 Total<br/>Assessment<br/>per Unit</b> | <b>FY 2024 Total<br/>Assessment<br/>per Unit</b> |
|-----------------------|--------------|----------------------------------------------------|-----------------------------------------------|--------------------------------------------------|--------------------------------------------------|
| TH                    | 95           | \$ 373.79                                          | \$ 689.74                                     | \$ 1,063.53                                      | \$ 281.83                                        |
| SF 34'                | 64           | 577.68                                             | 1,065.97                                      | 1,643.65                                         | 435.56                                           |
| SF 50'                | 92           | 849.53                                             | 1,567.60                                      | 2,417.13                                         | 640.52                                           |
| SF 60'                | 53           | 1,019.43                                           | 1,881.13                                      | 2,900.56                                         | 768.63                                           |
| <b>Total</b>          | <b>304</b>   |                                                    |                                               |                                                  |                                                  |

**CENTER LAKE RANCH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4A**

PROOF OF  
PUBLICATION  
From  
**OSCEOLA  
NEWS-GAZETTE**

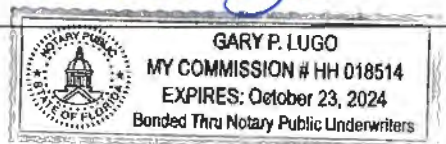
STATE OF FLORIDA  
COUNTY OF OSCEOLA

Before me, the undersigned authority,  
personally appeared Pamela Bikowicz,  
who under oath says that she is the  
Business Manager of the  
Osceola News-Gazette, a weekly  
newspaper published at Kissimmee, in  
Osceola County, Florida; that the attached  
copy of the advertisement was published  
in the regular and entire edition of said  
newspaper in the following issues:

JULY 18, 2024

Affiant further says that the  
Osceola News-Gazette is a newspaper  
published in Kissimmee, in said  
Osceola County, Florida, and that  
the said newspaper has heretofore  
been continuously published in said  
Osceola County, Florida, for a period  
of one year preceding the first publication  
of the attached copy of advertisement;  
and affiant further says that she has  
neither paid nor promised any person,  
firm or corporation any discount, rebate,  
commission or refund for the purpose of  
securing this advertisement for publication  
in the said newspaper.

Sworn and subscribed before me  
by Pamela Bikowicz, who is  
personally known to me this



Gary P. Lugo



IN THE MATTER OF: FIRST PUBLICATION: 7/18/24  
*CENTER  
LAKE RANCH  
WEST CDD*  
LAST PUBLICATION: 7/18/24  
*NOTICE OF  
PUBLIC HEARING  
FY 2024/2025  
BUDGET*

Make remittance to: Osceola News-Gazette  
222 Church Street, Kissimmee, FL 34744  
Phone: 407-846-7600

Email: [glugo@osceolanewsgazette.com](mailto:glugo@osceolanewsgazette.com)  
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Police News

Report delves into Sheriff's deputy's domestic violence arrest



Douglas Ford

The Osceola County Sheriff's deputy charged with stalking his domestic partner through video surveillance and accused of hitting her remains in jail.

Douglas Ford, 46, a deputy who has worked in the veterans outreach services division, was charged and arrested Tuesday with misdemeanor battery, felony aggravated stalking and domestic violence and 10 counts of video surveillance by

accessing a computer system without authority.

Despite his attorney asking for his release on bond during an appearance in front of a judge Wednesday, Ford remains in the Osceola County Jail, pending further order from the court or a judge. Should he be released, he'll be required to have no contact with the victim. Another hearing is scheduled for Thursday afternoon.

The investigation into Ford goes back to a May 1 altercation in the parking lot the Criminal Justice Academy of Osceola, where the victim works. (The News-Gazette will not name the victim in accordance with Marsy's Law. The couple has a child together.)

According to the arrest affidavit, the victim said she was riding to the academy with a fellow Lieutenant in his agency vehicle. Ford, driving his agency-issued vehicle reportedly saw her, called her to tell her to pull over.

"Pull over the car now! Or I'm gonna pit the car! Or something like that," she recalled. ("Pit" is a law enforcement maneuver in which a police vehicle spins out another vehicle it's pursuing.) Upon arrival, she confirmed the confrontation.

The victim confirmed she received texts of surveillance photos from Ford, both before, which she didn't perceive as a threat, and after the altercation.

This led to detectives conducting an audit of Ford's use of the cameras in early June, and searched his and the victim's phones. Numerous images, along with texts where Ford said he was watching her on the cameras, were found. Detectives said Ford, who'd been using the cameras between July 18, 2023 (the day of his training session on using the cameras) and May 3, 2024, had "no law enforcement purpose to be watching these cameras."

After the incident, the victim said she moved to an

undisclosed location, and shut off GPS tracking on her phone and vehicle when she discovered he was tracking her through those.

A judge signed an arrest warrant Tuesday, leading to Ford's arrest.

Ford has pled not guilty, waived an arraignment where he'd appear in court to hear the charges filed against him, and awaits a trial date.

**Help FHP defend its 'Best Looking Cruiser' title**

Fresh off winning it in 2023, Florida Highway Patrol (FHP) has officially entered the 2024 American Association of State Troopers 'Best Looking Cruiser' competition. FHP won with 180,000 votes last year, and asks fellow Floridians to vote for the familiar tan and black cruiser as the best-looking in the nation. The cruiser with the most votes will grace the cover of the AAST 2025 calendar. The proceeds from the calendar sales will support the AAST

Foundation, which offers educational scholarships to the dependents of troopers who are AAST members.

For information how to vote, go to [www.flhsmv.gov/votefhp/](http://www.flhsmv.gov/votefhp/).

**Sheriff's Office makes arrest in Saturday shooting**



Fausto Toribio

A 24-year-old man has been arrested in connection with a shooting in Kissimmee on Saturday.

Fausto Toribio is being held in the Osceola County Jail on no bond.

Police responded to a call at the Simpson Ridge Apartments on Simpson Road, less than a mile south of the Osceola County Jail, on Saturday around 5:30 p.m. Deputies said a physical altercation between two subjects ended in a shooting. The victim was shot multiple times and was transported to the hospital. Toribio, the suspected shooter, was arrested.

While the identity or the condition of the victim has not been released, and a press release from the Sheriff's Office said Toribio was charged with aggravated battery and attempted murder, court and jail records show he is being held on no bond on a first-degree premeditated murder charge.

Colombian pleads guilty to exporting firearms home from Kissimmee

Jorge Giovanni Gonzalez-Lopez, 42, Colombia has pleaded guilty to conspiracy to smuggle firearms from the United States to Colombia, the Department of Justice has said.

According to court documents, Gonzalez-Lopez is a citizen of Colombia who traveled to Florida in late 2017 and again in early 2018 and, aided and abetted by others, acquired firearms, including several types of assault rifles, then illegally exported them from Kissimmee. Clearwater and Tampa to Colombia.

Gonzalez-Lopez faces a maximum term of five years in federal prison and three years of supervised release, although he is expected to be removed from the United States at the completion of his prison sentence. Gonzalez-Lopez was extradited from Colombia to the United States in February 2024, and he has been in custody since that time.

Gonzalez-Lopez and his co-conspirators attempted to obliterate the serial numbers on some of the firearms so that they could not be traced. Neither Gonzalez-Lopez nor his co-conspirators applied for or obtained the necessary licenses for exporting defense articles as required by federal law.

This case was investigated by Homeland Security Investigations, with assistance from the Bureau of Alcohol, Tobacco, Firearms and Explosives.



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### CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT

## NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

#### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Center Lake Ranch West Community Development District ("District") will hold the following two public hearings and a regular meeting on **August 14, 2024 at 1:30 p.m., at Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746.**

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024/2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

#### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

| Land Use         | Total # of Units / Acres | EAU/ERU | Annual O&M Assessment(1) |
|------------------|--------------------------|---------|--------------------------|
| SF Lot 34'       | 18                       | 0.85    | \$632.99                 |
| SF Lot 40'       | 10                       | 1.00    | \$744.69                 |
| SF Lot 50'       | 31                       | 1.25    | \$930.87                 |
| SF Lot 60'       | 8                        | 1.50    | \$1,117.04               |
| Undeveloped Land | 325.91                   | 2.20    | \$1,636.38               |

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

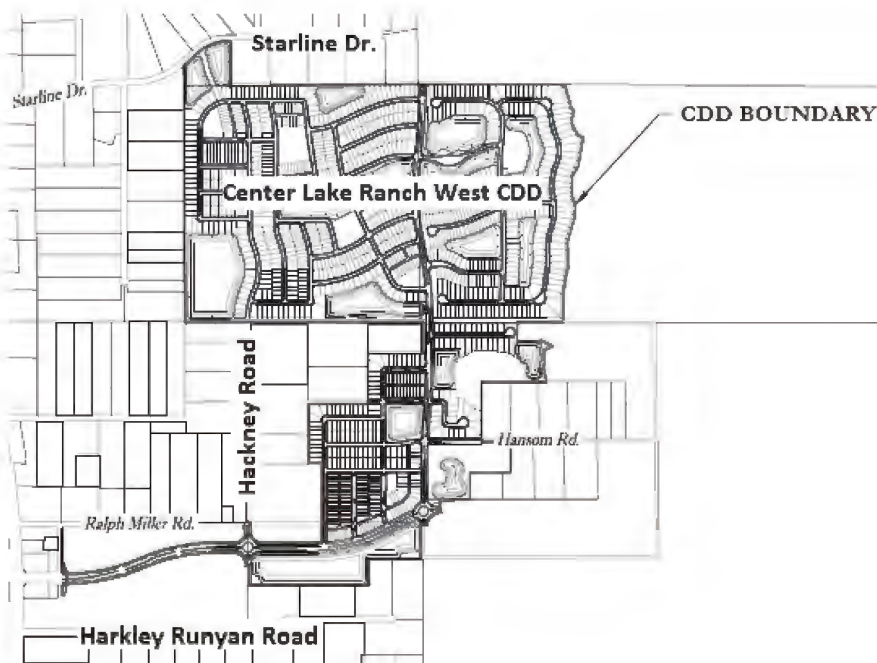
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#### Additional Provisions

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District Manager



Starline Dr.  
Starline Dr.  
Center Lake Ranch West CDD  
Hankney Road  
Hankley Runyan Road  
Ralph Miller Rd.  
Hansom Rd.

CDD BOUNDARY

071824-090



**CENTER LAKE RANCH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4B**

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 and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the Center Lake Ranch West Community Development District ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on July 8, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

**FURTHER AFFIANT SAYETH NOT.**

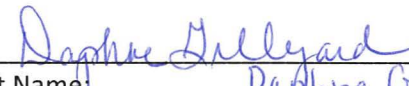
  
By: Curtis Marcoux

**SWORN AND SUBSCRIBED** before me by means of ☒ physical presence or ☐ online notarization this 8<sup>th</sup> day of July 2024, by Curtis Marcoux, for Wrathell, Hunt and Associates LLC, who ☒ is personally known to me or ☐ has provided \_\_\_\_\_ as identification, and who ☐ did or ☒ did not take an oath.

NOTARY PUBLIC



**DAPHNE GILLYARD**  
Notary Public  
State of Florida  
Comm# HH390392  
Expires 8/20/2027

  
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, including Addresses

# Center Lake Ranch West Community Development District

## OFFICE OF THE DISTRICT MANAGER

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

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

THIS IS NOT A BILL – DO NOT PAY

July 8, 2024

### VIA FIRST CLASS MAIL

CENTER LAKE PROPERTIES LLLP

PO BOX 568367

ORLANDO, FL 32856-8367

PARCEL ID: 33-25-31-2550-0001-0220, 32-25-31-3130-0001-0080

RE: Center Lake Ranch West Community Development District  
Fiscal Year 2024/2025 Budget and O&M Assessments

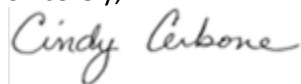
Dear Property Owner:

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Sincerely,



Cindy Cerbone  
District Manager

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July 8, 2024

### VIA FIRST CLASS MAIL

CENTER LAKE PROPERTIES LLLP

102 W PINELOCH ST STE 10

ORLANDO, FL 32806

PARCEL ID: 33-25-31-2550-0001-0220, 32-25-31-3130-0001-0080

RE: Center Lake Ranch West Community Development District  
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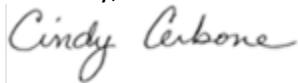
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July 8, 2024

### VIA FIRST CLASS MAIL

M/I HOMES OF ORLANDO LLC

400 INTERNATIONAL PKWY STE 470

LAKE MARY, FL 32746

PARCEL ID: 32-25-31-3130-0001-0082, 33-25-31-2550-0001-0012

RE: Center Lake Ranch West Community Development District  
Fiscal Year 2024/2025 Budget and O&M Assessments

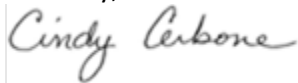
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July 8, 2024

### VIA FIRST CLASS MAIL

TAYLOR MORRISON OF FLORIDA INC

2600 LAKE LUCIEN DR STE 350

MAITLAND, FL 32751

PARCEL ID: See "EXHIBIT B" Attached

RE: Center Lake Ranch West Community Development District  
Fiscal Year 2024/2025 Budget and O&M Assessments

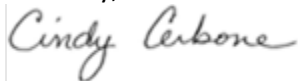
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## EXHIBIT B

| Parcel ID               | Owner 1                        |
|-------------------------|--------------------------------|
| 29-25-31-0942-0001-0FA1 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0FD2 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-FD1B | TAYLOR MORRISON OF FLORIDA INC |
| 28-25-31-0000-0052-0000 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0010 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0020 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0030 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0040 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0050 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0060 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0070 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0080 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0090 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0100 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0110 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0120 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0130 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0140 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0150 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0160 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0170 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0180 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0190 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0200 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0210 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0220 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0230 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0240 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0250 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0260 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0270 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0280 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0290 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0300 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0310 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0320 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0330 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0340 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0350 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0360 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0370 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0380 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0390 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0400 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0410 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0420 | TAYLOR MORRISON OF FLORIDA INC |

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|-------------------------|--------------------------------|
| 29-25-31-0942-0001-0430 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0440 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0450 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0460 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0470 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0480 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0490 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0500 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0510 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0520 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0530 | TAYLOR MORRISON OF FLORIDA INC |
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| 29-25-31-0942-0001-0660 | TAYLOR MORRISON OF FLORIDA INC |
| 29-25-31-0942-0001-0670 | TAYLOR MORRISON OF FLORIDA INC |



**CENTER LAKE RANCH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4C**

## RESOLUTION 2024-08

### [FY 2025 ANNUAL ASSESSMENT RESOLUTION]

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FISCAL YEAR 2024/2025 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Center Lake Ranch West Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”), attached hereto as **Exhibit A**; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT:**

**1. FUNDING.** As indicated in **Exhibits A and B**, the District’s Board hereby authorizes the following funding mechanisms for the Adopted Budget:

- a. OPERATIONS AND MAINTENANCE FUNDING AGREEMENT.** The District’s Board hereby authorizes a deficit funding agreement for the operations and maintenance services set forth in the District’s Adopted Budget, as set forth in **Exhibit A**.
- b. OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- i. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.
  - ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
  - iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
- c. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

## 2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
  - i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the

District Manager, but no earlier than October 1<sup>st</sup> and no later than September 30<sup>th</sup> of FY 2025.

- ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.
  - iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

**PASSED AND ADOPTED** this 14th day of August, 2024.

ATTEST:

**CENTER LAKE RANCH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

**CENTER LAKE RANCH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

## **Memorandum**

**To:** Board of Supervisors

**From:** District Management

**Date:** August 14, 2024

**RE:** HB7013 - Special Districts Performance Measures and Standards Reporting

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

## **Exhibit A:** Goals, Objectives and Annual Reporting Form



**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
Performance Measures/Standards & Annual Reporting Form  
October 1, 2024 – September 30, 2025**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

**Goal 1.2      Notice of Meetings Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public

by completing monthly CDD website checks.

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

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

**Achieved:** Yes ☐ No ☐

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

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

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

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

**Achieved:** Yes ☐ No ☐

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

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

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

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

**Achieved:** Yes ☐ No ☐

### **Goal 3.2      Financial Reports**

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

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

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

**Achieved:** Yes ☐ No ☐

### **Goal 3.3      Annual Financial Audit**

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

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

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

**Achieved:** Yes ☐ No ☐

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District Manager

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Chair/Vice Chair, Board of Supervisors

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Print Name

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Print Name

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Date

---

Date

**CENTER LAKE RANCH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6**

**Center Lake Ranch West Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2023**

**Center Lake Ranch West Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2023**

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Center Lake Ranch West Community Development District  
St. Cloud, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Center Lake Ranch West Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Center Lake Ranch West Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

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

#### *Responsibilities of Management for the Financial Statements*

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

Fort Pierce / Stuart

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Private Companies practice Section

Member FICPA





To the Board of Supervisors  
Center Lake Ranch West Community Development District

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

### ***Auditor's Responsibility for the Audit of the Financial Statements***

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

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

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

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



To the Board of Supervisors  
Center Lake Ranch West Community Development District

### ***Required Supplementary Information***

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

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated June 21, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Center Lake Ranch West Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 21, 2024

**Center Lake Ranch West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2023**

Management's discussion and analysis of Center Lake Ranch West Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by developer contributions.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Center Lake Ranch West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the fiscal year ended September 30, 2023.

- ◆ The District's liabilities exceeded assets by \$(3,149) (net position). Unrestricted net position was \$(3,149).
- ◆ Governmental activities revenues totaled \$59,241, while governmental activities expenses totaled \$61,863.

**Center Lake Ranch West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

|                     | <b>Governmental<br/>Activities</b> |
|---------------------|------------------------------------|
|                     | <b><u>2023</u></b>                 |
| Current assets      | <u>\$ 32,766</u>                   |
| Current liabilities | <u>35,915</u>                      |
| Net Position        |                                    |
| Unrestricted        | <u><u>\$ (3,149)</u></u>           |

This is the initial year of operations.

**Center Lake Ranch West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change In Net Position**

|                                  | <b>Governmental<br/>Activities<br/>2023</b> |
|----------------------------------|---------------------------------------------|
| Program Revenues                 |                                             |
| Contributions                    | \$ 59,241                                   |
| Expenses                         |                                             |
| General government               | 58,714                                      |
| Interest and other charges       | 3,149                                       |
| Total Expenses                   | 61,863                                      |
| Change in Net Position           | (2,622)                                     |
| Net Position - Beginning of Year | (527)                                       |
| Net Position - End of Year       | \$ (3,149)                                  |

This is the initial year of operations.

**Center Lake Ranch West Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Fiscal Year Ended September 30, 2023**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**General Fund Budgetary Highlights**

Actual expenditures were less than the final budget because there were less management fee and insurance expenditures than were anticipated.

The September 30, 2023 budget was not amended.

**Economic Factors and Next Year's Budget**

Center Lake Ranch West Community Development District issued \$13,935,000 Series 2023 Capital Improvement Revenue Bonds in December 2023. The District cannot determine if the impact of the new construction or other economic factors will have a significant effect on the financial position or results of operations of the District in fiscal year 2024.

**Request for Information**

The financial report is designed to provide a general overview of Center Lake Ranch West Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Center Lake Ranch West Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**Center Lake Ranch West Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2023**

|                                       | <b>Governmental<br/>Activities</b> |
|---------------------------------------|------------------------------------|
| <b>ASSETS</b>                         |                                    |
| Current Assets                        |                                    |
| Cash                                  | \$ 4,238                           |
| Due from developer                    | 28,528                             |
| Total Current Assets                  | <u>32,766</u>                      |
| <br><b>LIABILITIES</b>                |                                    |
| Current Liabilities                   |                                    |
| Accounts payable and accrued expenses | 26,766                             |
| Due to developer                      | 9,149                              |
| Total Current Liabilities             | <u>35,915</u>                      |
| <br><b>NET POSITION</b>               |                                    |
| Unrestricted                          | <u><u>\$ (3,149)</u></u>           |

See accompanying notes to financial statements.



**Center Lake Ranch West Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Fiscal Year Ended September 30, 2023**

| <b>Functions/Programs</b>         |                    |                  | <b>Program</b>       | <b>Net (Expenses)</b>    |
|-----------------------------------|--------------------|------------------|----------------------|--------------------------|
|                                   |                    |                  | <b>Revenues</b>      | <b>Revenues and</b>      |
|                                   |                    |                  | <b>Operating</b>     | <b>Changes in</b>        |
|                                   |                    |                  | <b>Grants and</b>    | <b>Net Position</b>      |
|                                   |                    |                  | <b>Contributions</b> | <b>Governmental</b>      |
|                                   | <b>Expenses</b>    |                  |                      | <b>Activities</b>        |
| Governmental Activities           |                    |                  |                      |                          |
| General government                | \$ (58,714)        | \$ 59,241        |                      | \$ 527                   |
| Interest and other charges        | (3,149)            | -                |                      | (3,149)                  |
| Total Governmental Activities     | <u>\$ (61,863)</u> | <u>\$ 59,241</u> |                      | <u>(2,622)</u>           |
| Change in Net Position            |                    |                  |                      | (2,622)                  |
| Net Position - October 1, 2022    |                    |                  |                      | <u>(527)</u>             |
| Net Position - September 30, 2023 |                    |                  |                      | <u><u>\$ (3,149)</u></u> |

See accompanying notes to financial statements.

**Center Lake Ranch West Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2023**

|                                       | General          | Debt<br>Service | Total<br>Governmental<br>Funds |
|---------------------------------------|------------------|-----------------|--------------------------------|
| <b>ASSETS</b>                         |                  |                 |                                |
| Cash                                  | \$ 4,238         | \$ -            | \$ 4,238                       |
| Due from developer                    | 28,528           | -               | 28,528                         |
| Total Assets                          | <u>\$ 32,766</u> | <u>\$ -</u>     | <u>\$ 32,766</u>               |
| <b>LIABILITIES AND FUND BALANCES</b>  |                  |                 |                                |
| <b>LIABILITIES</b>                    |                  |                 |                                |
| Accounts payable and accrued expenses | \$ 26,766        | \$ -            | \$ 26,766                      |
| Due to developer                      | 6,000            | 3,149           | 9,149                          |
| Total Liabilities                     | <u>32,766</u>    | <u>3,149</u>    | <u>35,915</u>                  |
| <b>FUND BALANCES</b>                  |                  |                 |                                |
| Unassigned                            | <u>-</u>         | <u>(3,149)</u>  | <u>(3,149)</u>                 |
| Total Liabilities and Fund Balances   | <u>\$ 32,766</u> | <u>\$ -</u>     | <u>\$ 32,766</u>               |

There are no reconciling items from total Governmental Fund Balances to Governmental Activities Net Position.

See accompanying notes to financial statements.

**Center Lake Ranch West Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Fiscal Year Ended September 30, 2023**

|                                    | General       | Debt<br>Service   | Total<br>Governmental<br>Funds |
|------------------------------------|---------------|-------------------|--------------------------------|
| Revenues                           |               |                   |                                |
| Developer contributions            | \$ 59,241     | \$ -              | \$ 59,241                      |
| Expenditures                       |               |                   |                                |
| Current                            |               |                   |                                |
| General government                 | 58,714        | -                 | 58,714                         |
| Debt Service                       |               |                   |                                |
| Other                              | -             | 3,149             | 3,149                          |
| Total Expenditures                 | <u>58,714</u> | <u>3,149</u>      | <u>61,863</u>                  |
| Net change in fund balances        | 527           | (3,149)           | (2,622)                        |
| Fund Balances - October 1, 2022    | <u>(527)</u>  | <u>-</u>          | <u>(527)</u>                   |
| Fund Balances - September 30, 2023 | <u>\$ -</u>   | <u>\$ (3,149)</u> | <u>\$ (3,149)</u>              |

There are no reconciling items from Governmental Funds change in fund balances to Governmental Activities change in net position.

See accompanying notes to financial statements.

**Center Lake Ranch West Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Fiscal Year Ended September 30, 2023**

|                                    | <b>Original<br/>Budget</b> | <b>Final<br/>Budget</b> | <b>Actual</b>      | <b>Variance with<br/>Final Budget<br/>Positive<br/>(Negative)</b> |
|------------------------------------|----------------------------|-------------------------|--------------------|-------------------------------------------------------------------|
| Revenues                           |                            |                         |                    |                                                                   |
| Developer contributions            | <u>\$ 83,432</u>           | <u>\$ 83,432</u>        | <u>\$ 59,241</u>   | <u>\$ (24,191)</u>                                                |
| Expenditures                       |                            |                         |                    |                                                                   |
| Current                            |                            |                         |                    |                                                                   |
| General government                 | <u>83,432</u>              | <u>83,432</u>           | <u>58,714</u>      | <u>24,718</u>                                                     |
| Net Change in Fund Balances        | -                          | -                       | 527                | 527                                                               |
| Fund Balances - October 1, 2022    | <u>-</u>                   | <u>-</u>                | <u>(527)</u>       | <u>(527)</u>                                                      |
| Fund Balances - September 30, 2023 | <u><u>\$ -</u></u>         | <u><u>\$ -</u></u>      | <u><u>\$ -</u></u> | <u><u>\$ -</u></u>                                                |

See accompanying notes to financial statements.

**Center Lake Ranch West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on August 11, 2022, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance 2022-18 of the City of St. Cloud, Florida, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Center Lake Ranch West Community Development District. The District is governed by a five member Board of Supervisors. All the Supervisors are employed by the Developer. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Center Lake Ranch West Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, The Financial Reporting Entity, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Center Lake Ranch West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by developer contributions. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Center Lake Ranch West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

**Center Lake Ranch West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.



**Center Lake Ranch West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**a. Governmental Major Funds (Continued)**

Debt Service Fund – The Debt Service Fund accounts for the certain preliminary costs associated with the issuance of new debt.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**Center Lake Ranch West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

**b. Capital Assets**

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

**c. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. A formal budget is adopted for the general fund. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**Center Lake Ranch West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE B – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk, however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance and carrying value were \$4,238. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2023, the District did not have investments.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund.

The types of deposits and their level of risk exposure as of September 30, 2023 were typical.

**Center Lake Ranch West Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2023**

**NOTE C – RELATED PARTY TRANSACTIONS**

All voting members of the Board of Supervisors are affiliated with the Developer. The District received \$59,241 in operating contributions from the Developer during the year ended September 30, 2023. Additionally, the District has a General Fund balance due to the Developer of \$6,000, and a General Fund balance of \$28,528 due from the Developer. At September 30, 2023, the District also had \$3,149 due to the Developer in the Debt Service Fund.

**NOTE D – ECONOMIC DEPENDENCY**

The Developer owns a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

**NOTE E – RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. The District has not filed any claims since inception.

**NOTE F – SUBSEQUENT EVENT**

In December 2023, the District issued \$13,935,000 Capital Improvement Revenue Bonds, Series 2023 (Assessment Area One) to finance a portion of the Series 2023 Project.



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

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

To the Board of Supervisors  
Center Lake Ranch West Community Development District  
St. Cloud, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Center Lake Ranch West Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 21, 2024.

### **Report on Internal Control Over Financial Reporting**

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

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

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



To the Board of Supervisors  
Center Lake Ranch West Community Development District

### **Report on Compliance and Other Matters**

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

### **Purpose of this Report**

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

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 21, 2024



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## MANAGEMENT LETTER

To the Board of Supervisors  
Center Lake Ranch West Community Development District  
St. Cloud, Florida

### Report on the Financial Statements

We have audited the financial statements of the Center Lake Ranch West Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated June 21, 2024.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 21, 2024, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. This is the initial financial audit report.

### Financial Condition and Management

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

Fort Pierce / Stuart

To the Board of Supervisors  
Center Lake Ranch West Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2023 for the Center Lake Ranch West Community Development District. It is management's responsibility to monitor the Center Lake Ranch West Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Center Lake Ranch West Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 1
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$34,345
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: None
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Center Lake Ranch West Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District. The District was funded by developer contributions in the current year.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$0.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. The District did not have any outstanding bonds as of September 30, 2023.





To the Board of Supervisors  
Center Lake Ranch West Community Development District

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we noted no such findings.

### **Purpose of this Letter**

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

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 21, 2024

**CENTER LAKE RANCH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**6A**

**RESOLUTION 2024-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

**WHEREAS**, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Annual Financial Report for Fiscal Year 2023;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Annual Financial Report for Fiscal Year 2023, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and

2. A verified copy of said Audited Annual Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

**PASSED AND ADOPTED** this 14<sup>th</sup> day of August, 2024.

ATTEST:

**CENTER LAKE RANCH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**CENTER LAKE RANCH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7A**

Center Lake Ranch West Community Development District  
c/o Cindy Cerbone, District Manager  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

RE: Letter Agreement for Acquisition of Public Infrastructure Improvements  
Starline Road Utilities Improvements

Dear Cindy,

Pursuant to the *Acquisition Agreement*, dated August 28, 2023 ("**Acquisition Agreement**"), you are hereby notified that Taylor Morrison of Florida, Inc. ("**Developer**") has completed and wishes to sell ("**Sale**") to the Center Lake Ranch West Community Development District ("**District**") certain improvements ("**Improvements**"), related to what is known as Starline Road and all as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and to the extent bond proceeds are available as described in the Acquisition Agreement, the District agrees to pay from future bond proceeds not to exceed the amount of **\$683,031.02** which represents the actual cost of constructing and/or creating the Improvements.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.
- The Developer agrees, at the direction of the District, to assist the District with the turnover from the District and to Tohopekaliga Water Authority, all of the District's rights, title and interest in the utility improvements, including but not limited to completing any punch list items at the Developer's expense, warranting any such utility improvements to the extent required by Tohopekaliga Water Authority, and posting and maintaining any required maintenance bonds.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the Improvements.

[CONTINUED ON FOLLOWING PAGE]

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Sincerely,

**TAYLOR MORRISON OF FLORIDA, INC.,** a  
Florida corporation

Agreed to by:

**CENTER LAKE RANCH WEST COMMUNITY  
DEVELOPMENT DISTRICT**



Chairman, Board of Supervisors



Name: Heather Isaacs

Title: VP

## **EXHIBIT A**

### **Description of Improvements**

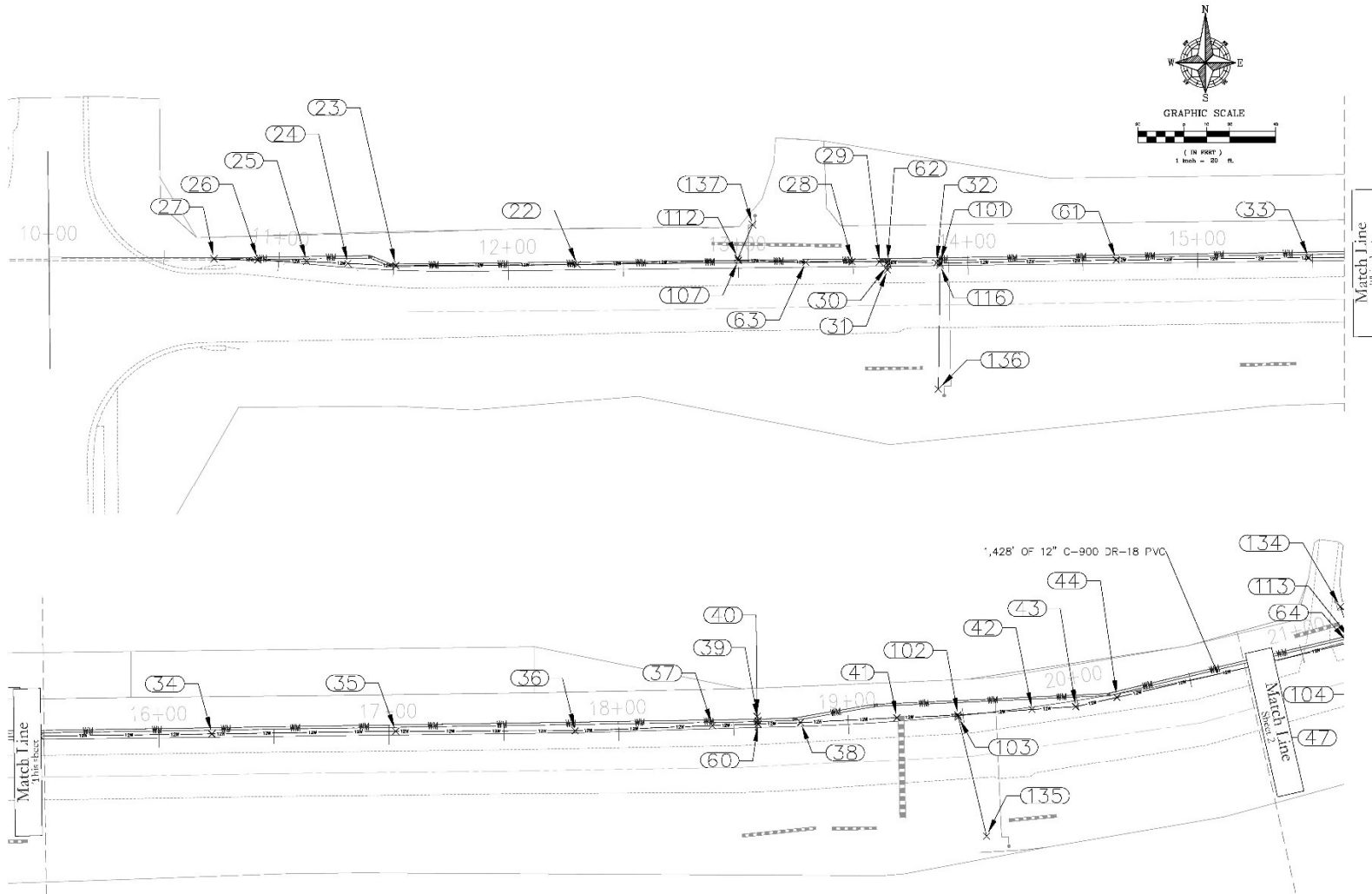
**Starline Road Potable Water Improvements** — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, within or upon rights-of-way located within Starline Road as further identified in **Exhibit B** attached hereto.

**Work Product**—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

**Center Lake Ranch Starline Dr WM Extension  
TWA #220132.xx.cc  
Utility Cost Breakdown  
12/1/2023**

| <b><u>Description</u></b> | <b><u>Unit</u></b> | <b><u>Qty</u></b> | <b><u>Unit Price</u></b> | <b><u>Amount</u></b> |
|---------------------------|--------------------|-------------------|--------------------------|----------------------|
| <b>Potable Water</b>      |                    |                   |                          |                      |
| 8" PVC WM                 | LF                 | 85                | \$ 58.81                 | \$ 4,998.85          |
| 12" PVC WM                | LF                 | 2,890             | \$ 99.43                 | \$ 287,352.70        |
| 16" Directional Drill     | LF                 | 240               | \$ 357.80                | \$ 85,872.00         |
| Connect to Existing       | EA                 | 1                 | \$ 2,181.71              | \$ 2,181.71          |
| Temporary Jumper          | EA                 | 1                 | \$ 3,336.06              | \$ 3,336.06          |
| 8" Gate Valve             | EA                 | 3                 | \$ 3,452.66              | \$ 10,357.98         |
| 12" Gate Valve            | EA                 | 8                 | \$ 5,841.63              | \$ 46,733.04         |
| 2" Blow Off Assembly      | EA                 | 4                 | \$ 10,569.08             | \$ 42,276.32         |
| 2" ARV Assembly           | EA                 | 2                 | \$ 7,186.06              | \$ 14,372.12         |
| Fire Hydrant              | EA                 | 6                 | \$ 8,968.35              | \$ 53,810.10         |
| Single Service            | EA                 | 10                | \$ 1,017.41              | \$ 10,174.10         |
| Double Service            | EA                 | 1                 | \$ 2,022.06              | \$ 2,022.06          |
| Open Cut and Repair       | SY                 | 260               | \$ 65.00                 | \$ 16,900.00         |
| Misc Fittings             | LS                 | 1                 | \$ 93,915.62             | \$ 93,915.62         |
| Testing and Chlorination  | LS                 | 1                 | \$ 8,728.36              | \$ 8,728.36          |
| <b>Sub-total</b>          |                    |                   |                          | <b>\$683,031.02</b>  |

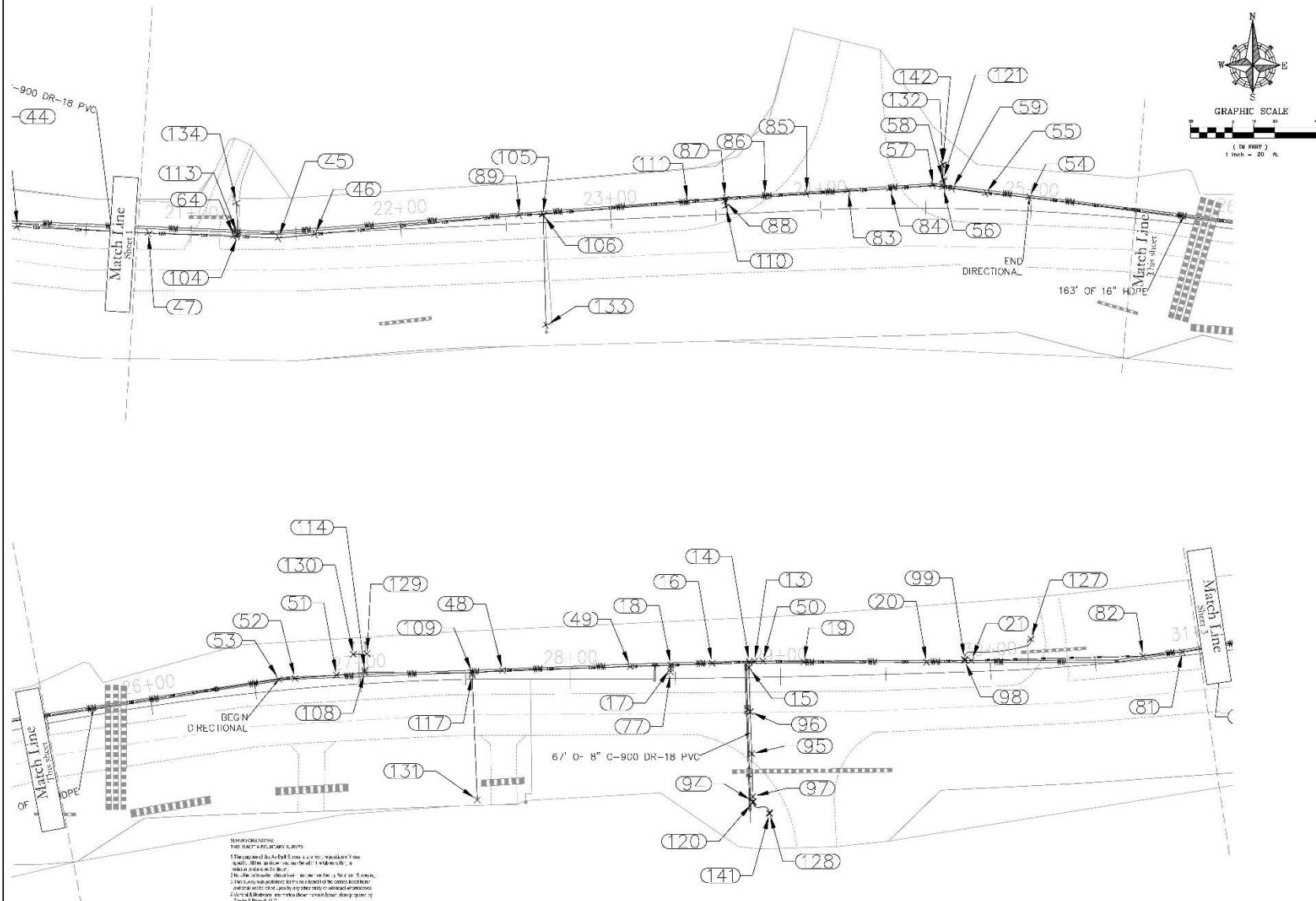
# **EXHIBIT B** **Starline Road Utilities Improvements**



**NOTES:**  
 1. THE DRAWING IS THE PROPERTY OF THE CLIENT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.  
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 3. THE DRAWING WAS PREPARED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE.  
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 5. THE DRAWING WAS PREPARED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE.

|                                                                                     |                                                                    |                                                                                                                                                          |                           |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p align="center"><b>STARLINE DRIVE</b><br/> <b>WATERMAIN EXTENSION ASBUILT</b></p> | <p align="center"><b>WAL-ROSE</b><br/> <b>SITE DEVELOPMENT</b></p> | <p align="center"><b>ROBINSON SURVEYING</b><br/>       560 S. Ronald Reagan Blvd. Suite B<br/>       Longwood, Florida 32750<br/>       407-437-5341</p> | <p align="center">1/3</p> |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|





REVISIONS TO THE PLAN AND ELEVATION SURVEY

1. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.
2. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.
3. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.
4. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.

**STARLINE DRIVE**

WATERMAIN EXTENSION ASBUILT

USULULA COUNTRY

PREPARED FOR

**WAL-ROSE**

WATER MAIN ENGINEERING

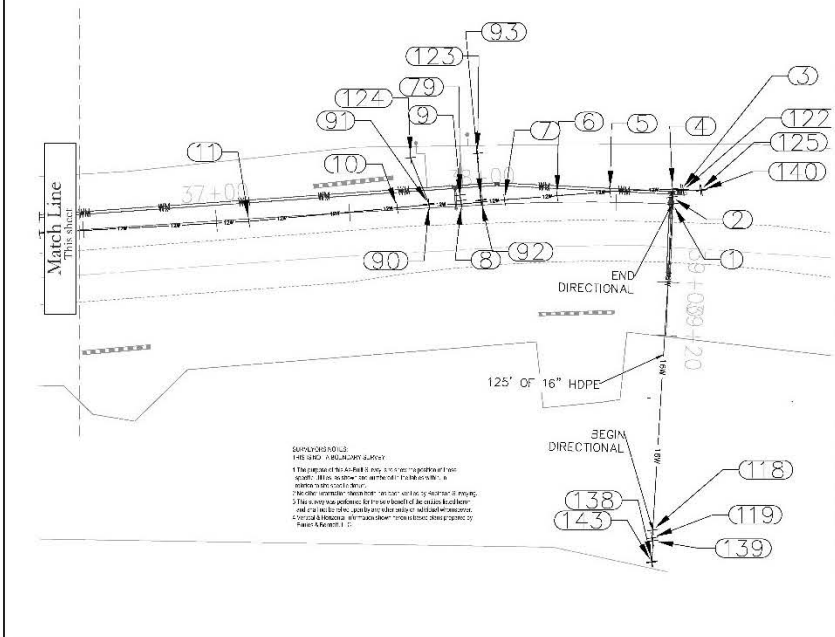
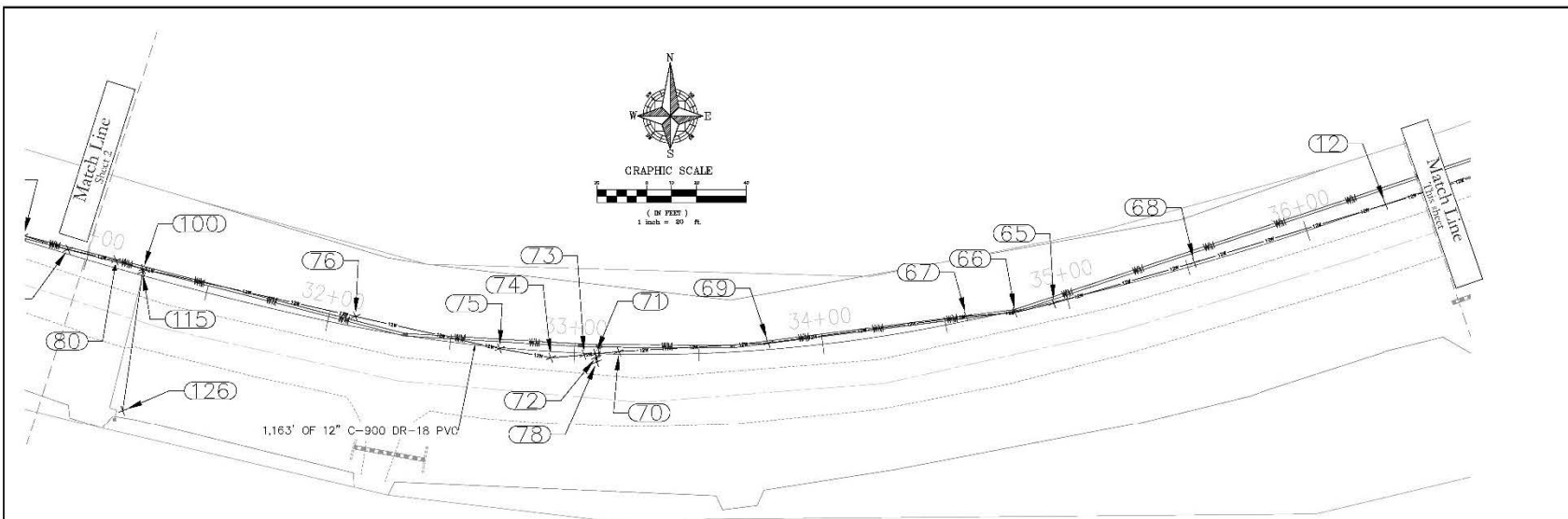
**ROBINSON SURVEYING**

541 S. Ronald Reagan Blvd | Suite B

Largo, FL 33770

813-487-1361

2/3



| ASSET TYPE     | ID NUMBER | UTM/EPS ASSET COORDINATES | Elevation |
|----------------|-----------|---------------------------|-----------|
| 6" GATE VALVE  | 31        | 739750.50 1426750.14      | 61.81     |
| 18" MEDIAN RST | 40        | 739522.18 1426103.66      | 66.66     |
| 12" REPAIR/ST  | 41        | 739530.39 1426103.66      | 66.66     |
| 12" REPAIR/ST  | 42        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 43        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 44        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 45        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 46        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 47        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 48        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 49        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 50        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 51        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 52        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 53        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 54        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 55        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 56        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 57        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 58        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 59        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 60        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 61        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 62        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 63        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 64        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 65        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 66        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 67        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 68        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 69        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 70        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 71        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 72        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 73        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 74        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 75        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 76        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 77        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 78        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 79        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 80        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 81        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 82        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 83        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 84        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 85        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 86        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 87        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 88        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 89        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 90        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 91        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 92        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 93        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 94        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 95        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 96        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 97        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 98        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 99        | 739670.73 142596.86       | 65.67     |
| 12" 2"PP-EPND  | 100       | 739670.73 142596.86       | 65.67     |

| ASSET TYPE         | ID NUMBER | UTM/EPS ASSET COORDINATES |           | Elevation |
|--------------------|-----------|---------------------------|-----------|-----------|
|                    |           | X                         | Y         |           |
| 8" GATE VALVE      | 9         | 583992.15                 | 133926.54 | 68.88     |
| 27" AESTHETIC      | 10        | 583992.15                 | 133926.52 | 68.88     |
| 12" C-900D 18-PPVC | 22        | 583992.15                 | 133926.52 | 68.88     |
| 12" C-900D 18-PPVC | 22        | 583992.15                 | 133926.52 | 68.88     |
| 12" GATE VALVE     | 23        | 583992.15                 | 133926.50 | 68.01     |
| 12" C-900D 18-PPVC | 23        | 583992.15                 | 133926.50 | 68.01     |
| 8" GATE VALVE      | 25        | 583952.32                 | 133957.35 | 68.88     |
| 8" B.S. MANHOLE    | 26        | 583952.32                 | 133957.35 | 68.22     |
| 12" C-900D 18-PPVC | 27        | 583952.32                 | 133957.35 | 68.88     |
| 8" 17" C-12" TE    | 28        | 583952.32                 | 133957.35 | 68.88     |
| 27" C-900D 18-PPVC | 29        | 583952.32                 | 133957.35 | 68.88     |
| 27" AESTHETIC      | 30        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 31        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 32        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 33        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 34        | 583952.32                 | 133957.35 | 68.88     |
| 27" C-900D 18-PPVC | 35        | 583952.32                 | 133957.35 | 68.88     |
| 27" AESTHETIC      | 36        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 37        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 38        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 39        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 40        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 41        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 42        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 43        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 44        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 45        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 46        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 47        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 48        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 49        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 50        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 51        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 52        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 53        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 54        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 55        | 583952.32                 | 133957.35 | 68.88     |
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| 12" C-900D 18-PPVC | 57        | 583952.32                 | 133957.35 | 68.88     |
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| 12" C-900D 18-PPVC | 60        | 583952.32                 | 133957.35 | 68.88     |
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| 12" C-900D 18-PPVC | 62        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 63        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 64        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 65        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 66        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 67        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 68        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 69        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 70        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 71        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 72        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 73        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 74        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 75        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 76        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 77        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 78        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 79        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 80        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 81        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 82        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 83        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 84        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 85        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 86        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 87        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 88        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 89        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 90        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 91        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 92        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 93        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 94        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 95        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 96        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 97        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 98        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 99        | 583952.32                 | 133957.35 | 68.88     |
| 12" C-900D 18-PPVC | 100       | 583952.32                 | 133957.35 | 68.88     |

| ASSET TYPE       | ID NUMBER | UTM/EPS ASSET COORDINATES |           | Elevation |
|------------------|-----------|---------------------------|-----------|-----------|
|                  |           | X                         | Y         |           |
| 1" CORPORATION   | 85        | 983654.01                 | 145959.44 | 57.83     |
| 1" CORPORATION   | 86        | 983654.01                 | 145959.44 | 57.83     |
| 8" SFPSTAMP      | 91        | 983654.01                 | 145959.44 | 57.83     |
| 8" SFPSTAMP      | 96        | 983654.01                 | 145959.44 | 57.83     |
| 1" CORPORATION   | 97        | 983654.01                 | 145959.44 | 57.83     |
| 3/4" X 1" SADDLE | 98        | 978665.75                 | 151860.83 | 55.26     |
| 1" CORPORATION   | 99        | 978665.75                 | 145959.33 | 57.83     |
| 1" CORPORATION   | 100       | 978665.75                 | 145959.33 | 57.83     |
| 3/4" X 1" SADDLE | 301       | 978665.75                 | 145959.33 | 55.13     |
| 3/4" X 1" SADDLE | 302       | 978665.75                 | 145959.33 | 55.13     |
| 1" CORPORATION   | 303       | 978665.75                 | 145959.33 | 57.83     |
| 3/4" X 1" SADDLE | 304       | 978665.75                 | 145959.33 | 55.13     |
| 3/4" X 1" SADDLE | 305       | 978665.75                 | 145959.33 | 55.13     |
| 3/4" X 1" SADDLE | 306       | 978665.75                 | 145959.33 | 55.13     |
| 3/4" X 1" SADDLE | 307       | 978665.75                 | 145959.33 | 55.13     |
| 3/4" X 1" SADDLE | 308       | 978665.75                 | 145959.33 | 55.13     |
| 3/4" X 1" SADDLE | 309       | 978665.75                 | 145959.33 | 55.13     |
| 3/4" X 1" SADDLE | 310       | 978665.75                 | 145959.33 | 55.13     |
| 3/4" X 1" SADDLE | 311       | 978665.75                 | 145959.33 | 55.13     |
| 3/4" X 1" SADDLE | 312       | 978665.75                 | 145959.33 | 55.13     |
| 3/4" X 1" SADDLE | 313       | 978665.75                 | 145959.33 | 55.13     |
| 3/4" X 1" SADDLE | 314       | 978665.75                 | 145959.33 | 55.13     |
| 3/4" X 1" SADDLE | 315       | 978665.75                 | 145959.33 | 55.13     |
| 3/4" X 1" SADDLE | 316       | 978665.75                 | 145959.33 | 55.13     |
| 3/4" X 1" SADDLE | 317       | 978665.75                 | 145959.33 | 55.13     |
| 3/4" X 1" SADDLE | 318       | 978665.75                 | 145959.33 | 55.13     |
| 3/4" X 1" SADDLE | 319       | 978665.75                 | 145959.33 | 55.13     |
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| 3/4" X 1" SADDLE | 480       | 978665.75                 |           |           |

**STARLINE DRIVE**

**WATERMAIN EXTENSION ASBUILT**

**WAL-ROSE**  
SITE DEVELOPMENT  
ANN ARBOR, MICHIGAN

**ROBINSON SURVEYING**

361 S. Ronald Reagan Blvd | Suite B  
Longwood, Florida 32750  
407-497-5361

DATE: 2/20/24  
PROJECT: 1

**3/3**

**CORPORATE DECLARATION REGARDING COSTS PAID  
(STARLINE ROAD UTILITIES IMPROVEMENTS)**

**TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation ("**Developer**"), does hereby certify to the Center Lake Ranch West Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*:

1. Developer is the developer of certain lands within District.
2. The District's *Engineer's Report (Validation Version)*, dated October 28, 2022, as supplemented by the *Engineer's Report (Assessment Area One)*, dated June 2023 (together, "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements.
4. Except for the balance to finish and/or retainage set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.
5. The Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

**SIGNATURE PAGE TO CORPORATE DECLARATION REGARDING COSTS PAID  
(STARLINE ROAD UTILITIES IMPROVEMENTS)**

**IN WITNESS WHEREOF**, the undersigned has executed this certificate for and on behalf of the Developer as of the 30<sup>th</sup> day of MAY, 2024.

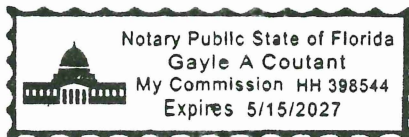
**TAYLOR MORRISON OF FLORIDA, INC.**

Heather Isaac  
Name: Heather Isaac  
Title: VP

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was sworn and subscribed before me by means of ☒ physical presence or ☐ online notarization this 30<sup>th</sup> day of MAY, 2024, by HEATHER ISAACS as VICE PRESIDENT of Taylor Morrison of Florida, Inc., a Florida corporation, and who appeared before me this day in person, and who is either personally known to me, or produced N/A as identification.

(NOTARY SEAL)



Gayle A Coutant  
NOTARY PUBLIC, STATE OF FLORIDA  
Name: GAYLE A COUTANT  
(Name of Notary Public, Printed, Stamped  
or Typed as Commissioned)

## **EXHIBIT A**

### **Description of Improvements**

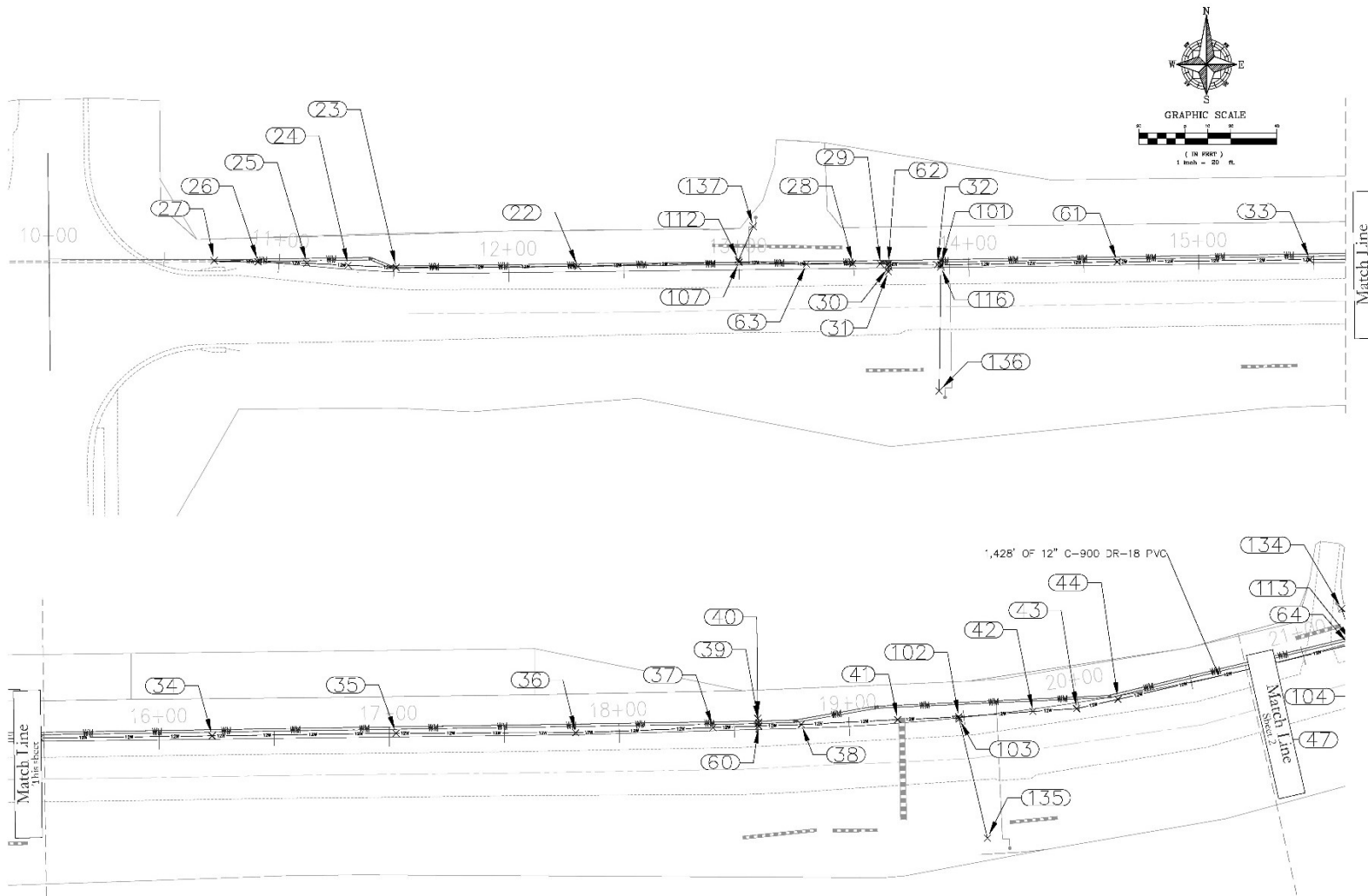
**Starline Road Potable Water Improvements** — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, within or upon rights-of-way located within Starline Road as further identified in **Exhibit B** attached hereto.

**Work Product**—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

**Center Lake Ranch Starline Dr WM Extension  
TWA #220132.xx.cc  
Utility Cost Breakdown  
12/1/2023**

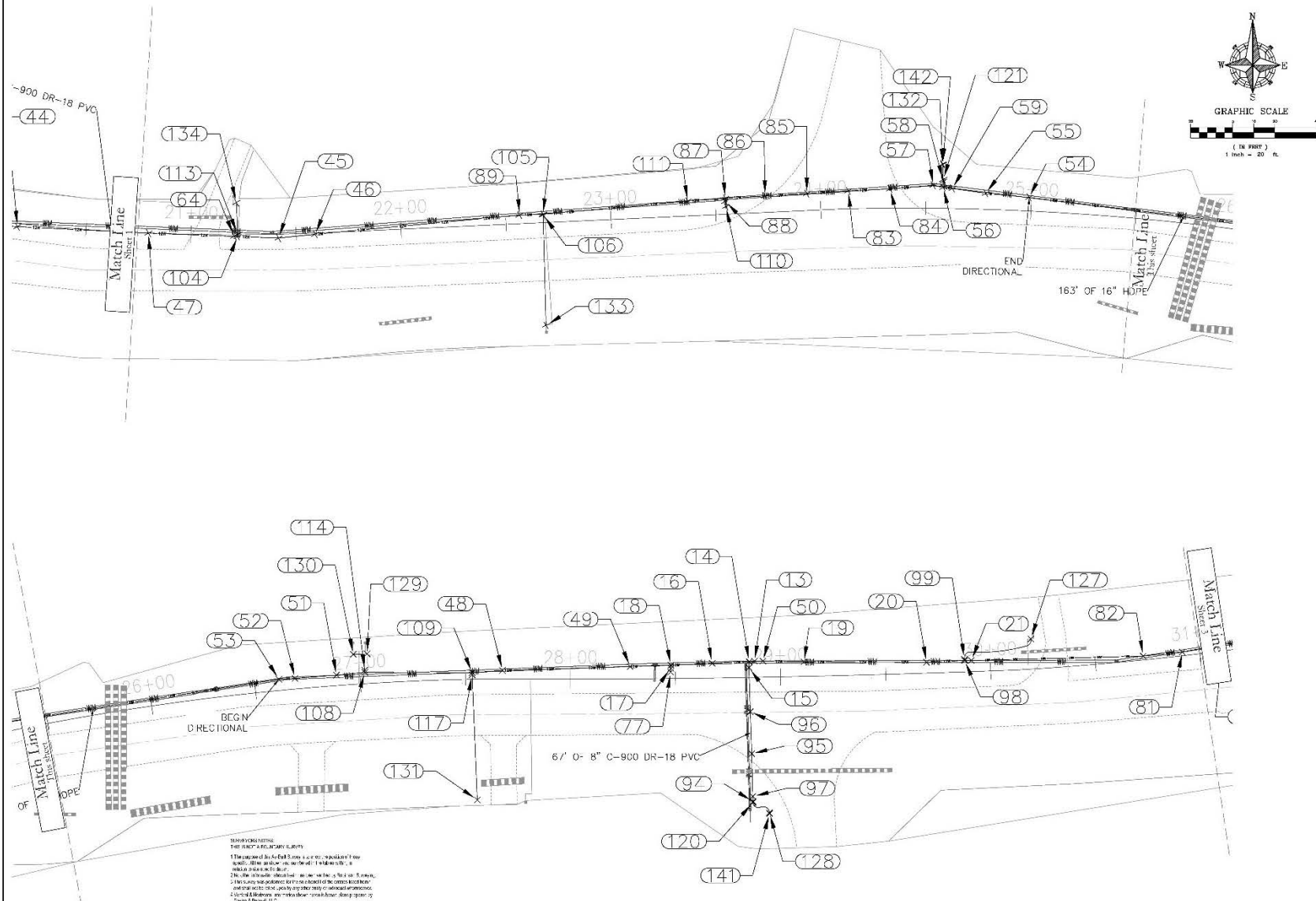
| <b><u>Description</u></b> | <b><u>Unit</u></b> | <b><u>Qty</u></b> | <b><u>Unit Price</u></b> | <b><u>Amount</u></b> |
|---------------------------|--------------------|-------------------|--------------------------|----------------------|
| <b>Potable Water</b>      |                    |                   |                          |                      |
| 8" PVC WM                 | LF                 | 85                | \$ 58.81                 | \$ 4,998.85          |
| 12" PVC WM                | LF                 | 2,890             | \$ 99.43                 | \$ 287,352.70        |
| 16" Directional Drill     | LF                 | 240               | \$ 357.80                | \$ 85,872.00         |
| Connect to Existing       | EA                 | 1                 | \$ 2,181.71              | \$ 2,181.71          |
| Temporary Jumper          | EA                 | 1                 | \$ 3,336.06              | \$ 3,336.06          |
| 8" Gate Valve             | EA                 | 3                 | \$ 3,452.66              | \$ 10,357.98         |
| 12" Gate Valve            | EA                 | 8                 | \$ 5,841.63              | \$ 46,733.04         |
| 2" Blow Off Assembly      | EA                 | 4                 | \$ 10,569.08             | \$ 42,276.32         |
| 2" ARV Assembly           | EA                 | 2                 | \$ 7,186.06              | \$ 14,372.12         |
| Fire Hydrant              | EA                 | 6                 | \$ 8,968.35              | \$ 53,810.10         |
| Single Service            | EA                 | 10                | \$ 1,017.41              | \$ 10,174.10         |
| Double Service            | EA                 | 1                 | \$ 2,022.06              | \$ 2,022.06          |
| Open Cut and Repair       | SY                 | 260               | \$ 65.00                 | \$ 16,900.00         |
| Misc Fittings             | LS                 | 1                 | \$ 93,915.62             | \$ 93,915.62         |
| Testing and Chlorination  | LS                 | 1                 | \$ 8,728.36              | \$ 8,728.36          |
| <b>Sub-total</b>          |                    |                   |                          | <b>\$683,031.02</b>  |

# **EXHIBIT B** **Starline Road Utilities Improvements**



**NOTES:**  
 1. THE DRAWING IS THE PROPERTY OF THE ENGINEER AND SHALL BE KEPT IN HIS OFFICE FOR THE USE OF THE CLIENT.  
 2. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE DRAWING.  
 3. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.  
 4. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.  
 5. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT.

|                                                                                     |                                                                    |                                                                                                                                                          |                           |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p align="center"><b>STARLINE DRIVE</b><br/> <b>WATERMAIN EXTENSION ASBUILT</b></p> | <p align="center"><b>WAL-ROSE</b><br/> <b>SITE DEVELOPMENT</b></p> | <p align="center"><b>ROBINSON SURVEYING</b><br/>       560 S. Ronald Reagan Blvd. Suite B<br/>       Longwood, Florida 32750<br/>       407-437-5341</p> | <p align="center">1/3</p> |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|



REVISIONS TO THE PLAN AND ELEVATION SURVEY

1. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Florida Board of Surveying and Mapping, Chapter 61G-22, F.A.C.

2. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Florida Board of Surveying and Mapping, Chapter 61G-22, F.A.C.

3. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Florida Board of Surveying and Mapping, Chapter 61G-22, F.A.C.

4. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Florida Board of Surveying and Mapping, Chapter 61G-22, F.A.C.

**WAL-ROSE**  
SITE DEVELOPMENT

PREPARED FOR

**ROBINSON SURVEYING**

541 S. Ronald Reagan Blvd | Suite B  
Largo, FL 33773  
813-487-1361

STARLINE DRIVE  
WATERMAIN EXTENSION ASBUILT

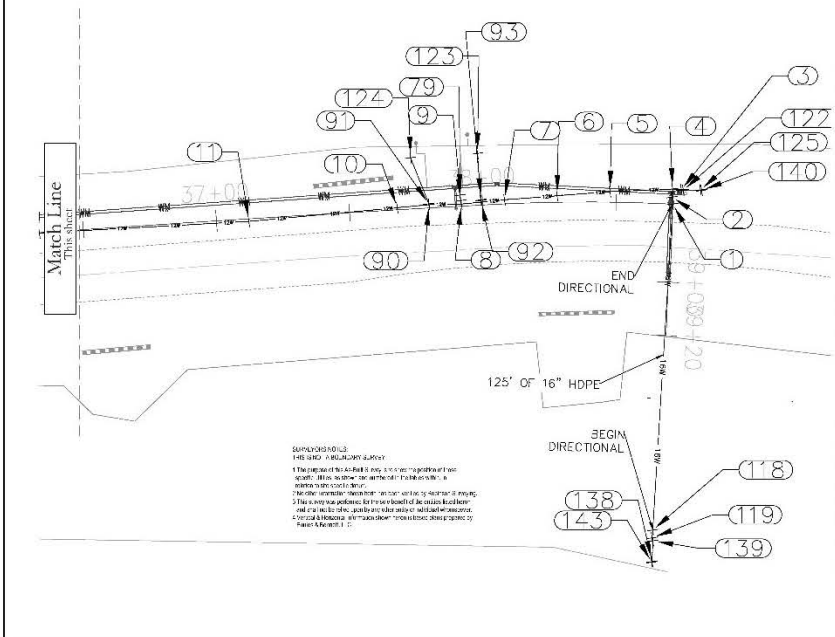
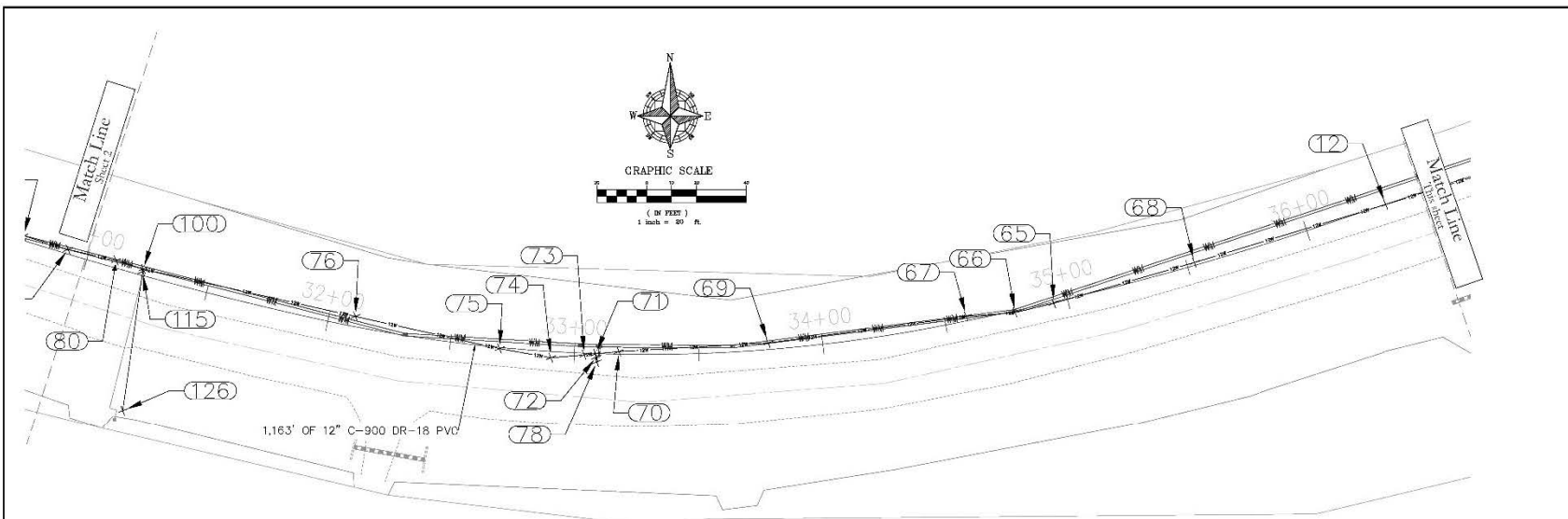
USULA COUNTY

DATE: 10/1/2024

BY: [Signature]

SCALE: 1" = 20'

2/3



| ASSET TYPE      | ID NUMBER | UTM/UTPS ASSET COORDINATES | Elevation |
|-----------------|-----------|----------------------------|-----------|
| 6" GATE VALVE   | 31        | 739750.50 1426750.14       | 61.81     |
| 12" MED-HD R/W  | 40        | 739522.18 1426103.66       | 66.66     |
| 12" REPAIR-CAST | 41        | 739519.39 1426103.66       | 66.66     |
| 12" REPAIR-CAST | 42        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 43        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 44        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 45        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 46        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 47        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 48        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 49        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 50        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 51        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 52        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 53        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 54        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 55        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 56        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 57        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 58        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 59        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 60        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 61        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 62        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 63        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 64        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 65        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 66        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 67        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 68        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 69        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 70        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 71        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 72        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 73        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 74        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 75        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 76        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 77        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 78        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 79        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 80        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 81        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 82        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 83        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 84        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 85        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 86        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 87        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 88        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 89        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 90        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 91        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 92        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 93        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 94        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 95        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 96        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 97        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 98        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 99        | 739670.73 142596.86        | 65.67     |
| 12" 2"PP-EPND   | 100       | 739670.73 142596.86        | 65.67     |

| ASSET TYPE         | ID NUMBER | UTM/UTPS ASSET COORDINATES |           | ELEVATION |
|--------------------|-----------|----------------------------|-----------|-----------|
|                    |           | X                          | Y         |           |
| 8" GATE VALVE      | 9         | 582892.15                  | 133926.24 | 68.88     |
| 27" AESTHETIC      | 10        | 582904.85                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 22        | 582904.85                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 22        | 582929.19                  | 143949.89 | 68.01     |
| 12" GATE VALVE     | 23        | 582939.99                  | 133926.80 | 68.01     |
| 8" GATE VALVE      | 24        | 582939.99                  | 143971.14 | 68.01     |
| 8" B.S. MANHOLE    | 26        | 575790.23                  | 143958.44 | 68.24     |
| 12" C-900D 18-PPVC | 27        | 582939.99                  | 143971.14 | 68.01     |
| 8" 17" C-12" TE    | 28        | 579217.67                  | 143958.44 | 68.24     |
| 27" C-900D 18-PPVC | 29        | 579179.77                  | 143958.44 | 68.24     |
| 27" AESTHETIC      | 30        | 579179.77                  | 143958.44 | 68.24     |
| 12" C-900D 18-PPVC | 32        | 579217.67                  | 143958.44 | 68.24     |
| 27" AESTHETIC      | 33        | 579217.67                  | 143958.44 | 68.24     |
| 12" C-900D 18-PPVC | 34        | 579217.67                  | 143958.44 | 68.24     |
| 27" C-900D 18-PPVC | 35        | 579217.67                  | 143958.44 | 68.24     |
| 8" B.S. MANHOLE    | 36        | 579217.67                  | 143958.44 | 68.24     |
| 12" C-900D 18-PPVC | 37        | 579217.67                  | 143958.44 | 68.24     |
| 27" AESTHETIC      | 38        | 579217.67                  | 143958.44 | 68.24     |
| 12" GATE VALVE     | 39        | 579217.67                  | 143958.44 | 68.24     |
| 8" GATE VALVE      | 40        | 582892.15                  | 133926.24 | 68.88     |
| 27" AESTHETIC      | 41        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 42        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 43        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 44        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 45        | 582892.15                  | 143908.92 | 68.88     |
| 27" C-900D 18-PPVC | 46        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 47        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 48        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 49        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 50        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 51        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 52        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 53        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 54        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 55        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 56        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 57        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 58        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 59        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 60        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 61        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 62        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 63        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 64        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 65        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 66        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 67        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 68        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 69        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 70        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 71        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 72        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 73        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 74        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 75        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 76        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 77        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 78        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 79        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 80        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 81        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 82        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 83        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 84        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 85        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 86        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 87        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 88        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 89        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 90        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 91        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 92        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 93        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 94        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 95        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 96        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 97        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 98        | 582892.15                  | 143908.92 | 68.88     |
| 27" AESTHETIC      | 99        | 582892.15                  | 143908.92 | 68.88     |
| 12" C-900D 18-PPVC | 100       | 582892.15                  | 143908.92 | 68.88     |

| ASSET TYPE       | ID NUMBER | UTLITIES ASSET COORDINATES |           | Elevation |
|------------------|-----------|----------------------------|-----------|-----------|
|                  |           | X                          | Y         |           |
| 1" CORPORATION   | 85        | 786534.01                  | 145959.44 | 57.83     |
| 1" CORPORATION   | 86        | 786534.01                  | 145959.44 | 57.83     |
| 8" SFPSTAMP      | 1         | 786534.01                  | 145959.44 | 57.83     |
| 8" SFPSTAMP      | 66        | 786534.01                  | 145959.44 | 57.83     |
| 1" CORPORATION   | 87        | 786534.01                  | 145959.44 | 57.83     |
| 3/4" X 1" SADDLE | 98        | 786568.75                  | 145960.88 | 55.26     |
| 1" CORPORATION   | 88        | 786567.50                  | 145959.33 | 55.26     |
| 1" CORPORATION   | 89        | 786567.50                  | 145959.33 | 55.26     |
| 3/4" X 1" SADDLE | 301       | 786567.50                  | 145959.33 | 55.26     |
| 3/4" X 1" SADDLE | 302       | 786567.50                  | 145959.33 | 55.26     |
| 1" CORPORATION   | 176       | 786567.50                  | 145959.33 | 55.26     |
| 3/4" X 1" SADDLE | 304       | 78680.83                   | 145961.21 | 55.26     |
| 3/4" X 1" SADDLE | 305       | 78680.79                   | 145958.48 | 55.26     |
| 1" CORPORATION   | 177       | 78680.79                   | 145958.48 | 55.26     |
| 3/4" X 1" SADDLE | 307       | 757992.11                  | 145959.29 | 67.79     |
| 3/4" X 1" SADDLE | 308       | 786310.57                  | 145958.12 | 75.65     |
| 1" CORPORATION   | 178       | 786310.57                  | 145958.12 | 75.65     |
| FRM-B-XRANI      | 130       | 786300.56                  | 145953.22 | 72.26     |
| 1" SFPSTAMP      | 111       | 786301.29                  | 145957.08 | 65.83     |
| 1" CORPORATION   | 112       | 786301.29                  | 145957.08 | 65.83     |
| 1" CORPORATION   | 113       | 786810.63                  | 145847.37 | 55.03     |
| 1.5" C/S-CAUTION | 124       | 787535.50                  | 145839.24 | 55.73     |
| 1" CORPORATION   | 125       | 787535.50                  | 145839.24 | 55.73     |
| 1" CORPORATION   | 116       | 786805.35                  | 145839.24 | 55.73     |
| 1" CORPORATION   | 127       | 787412.57                  | 145838.98 | 55.73     |
| 1" CORPORATION   | 128       | 787412.57                  | 145838.98 | 55.73     |
| 7" GATE VALVE    | 114       | 786011.41                  | 145856.89 | 70.68     |
| 2" P-2AP         | 120       | 78627.37                   | 145856.89 | 70.68     |
| 1" CORPORATION   | 121       | 78627.37                   | 145856.89 | 70.68     |
| 1/4" X 1" SADDLE | 302       | 786568.75                  | 145960.88 | 55.26     |
| WATER METER      | 131       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 132       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 133       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 134       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 135       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 136       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 137       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 138       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 139       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 140       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 141       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 142       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 143       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 144       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 145       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 146       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 147       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 148       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 149       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 150       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 151       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 152       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 153       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 154       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 155       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 156       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 157       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 158       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 159       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 160       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 161       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 162       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 163       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 164       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 165       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 166       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 167       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 168       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 169       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 170       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 171       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 172       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 173       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 174       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 175       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 176       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 177       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 178       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 179       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 180       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 181       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 182       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 183       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 184       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 185       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 186       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 187       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 188       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 189       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 190       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 191       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 192       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 193       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 194       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 195       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 196       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 197       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 198       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 199       | 786531.36                  | 145984.31 | 7.29      |
| WATER METER      | 200       | 786531.36                  | 145984.31 | 7.29      |
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**STARLINE DRIVE**

**WATERMAIN EXTENSION ASBUILT**

**WAL-ROSE**  
SITE DEVELOPMENT

**ROBINSON SURVEYING**

361 S. Ronald Reagan Blvd | Suite B  
Longwood, Florida 32750  
407-487-5361

DATE: 2/20/24  
PROJECT: 1

**3/3**



**CONTRACTOR'S ACKNOWLEDGMENT AND RELEASE**  
**(STARLINE ROAD UTILITIES IMPROVEMENTS)**

THIS CONTRACTOR'S ACKNOWLEDGMENT AND RELEASE ("Release") is made the 11<sup>th</sup> day of June, 2024, by **Wal-Rose, Inc.**, having offices located at 2150 Marquette Avenue, Sanford, Florida 32773 ("**Contractor**"), in favor of the **Center Lake Ranch West Community Development District ("**District**")**, which is a local unit of special-purpose government situated in the City of St. Cloud, Florida, and having offices at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**RECITALS**

**WHEREAS**, pursuant to that certain *Authorizing Addendum #11 – CLR – Starline Drive Watermain Extension to Master Agreement for Land Development Services ("**Contract**")* dated March 15, 2023, and between Contractor and Taylor Morrison of Florida, Inc., a Florida corporation ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("**Improvements**")**; and

**WHEREAS**, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is in the process of acquiring or has acquired certain Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

**SECTION 3. WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. CERTIFICATE OF PAYMENT.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to

subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

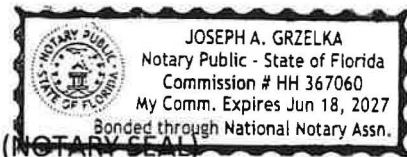
**SECTION 5. EFFECTIVE DATE.** This Release shall take effect upon execution.

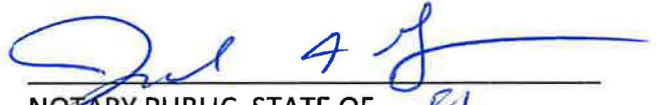
**WAL-ROSE, INC.**

  
By: Josh Griffith  
Its: J.P.

STATE OF FL  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11<sup>th</sup> day of June, 2024, by Josh Griffith as J.P. of WAL-ROSE, INC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.



  
NOTARY PUBLIC, STATE OF FL  
Name: Joseph A. Grzelka  
(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)

## **EXHIBIT A**

### **Description of Improvements**

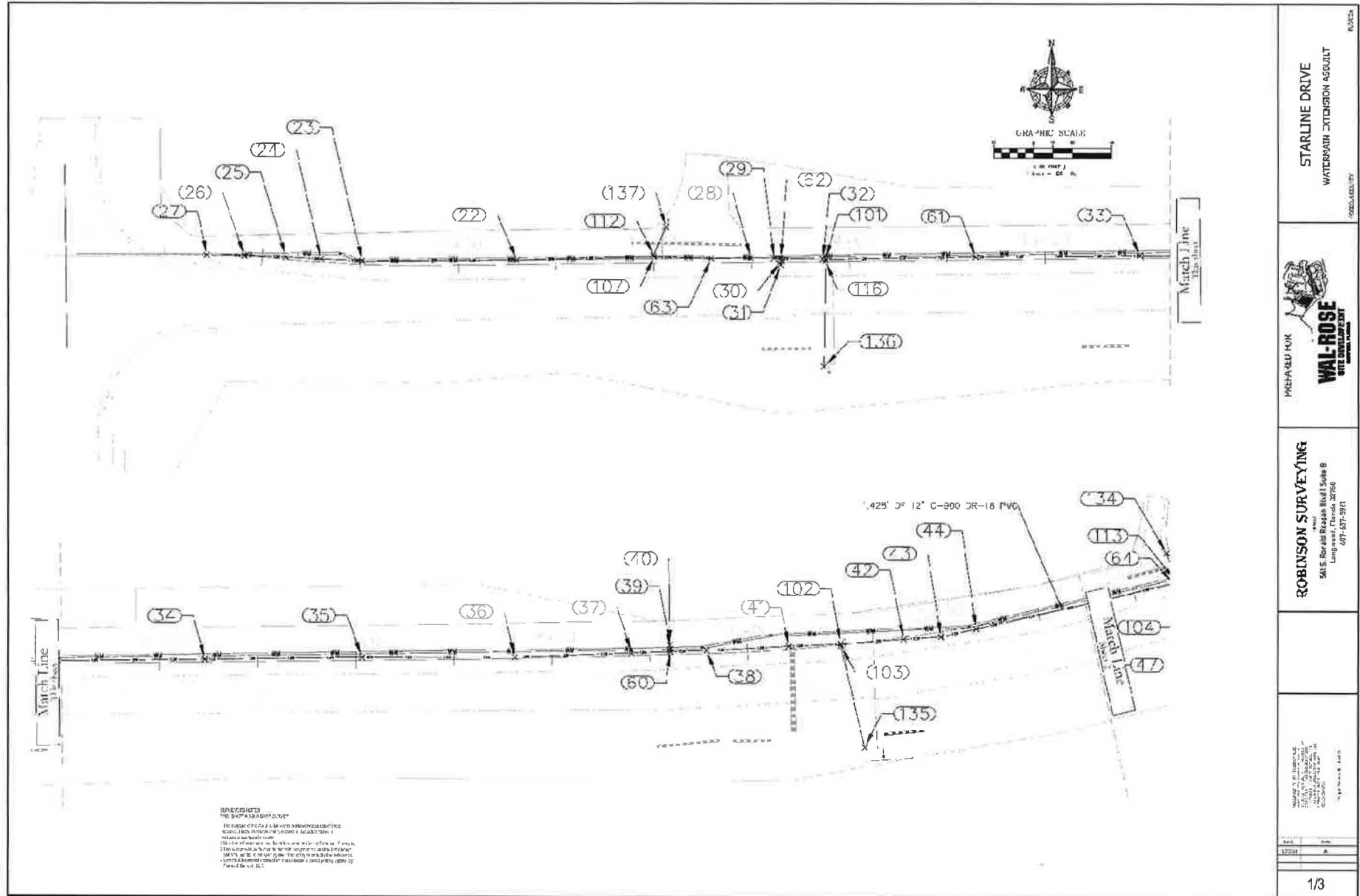
**Starline Road Potable Water Improvements** — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, within or upon rights-of-way located within Starline Road as further identified in **Exhibit B** attached hereto.

**Work Product**—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

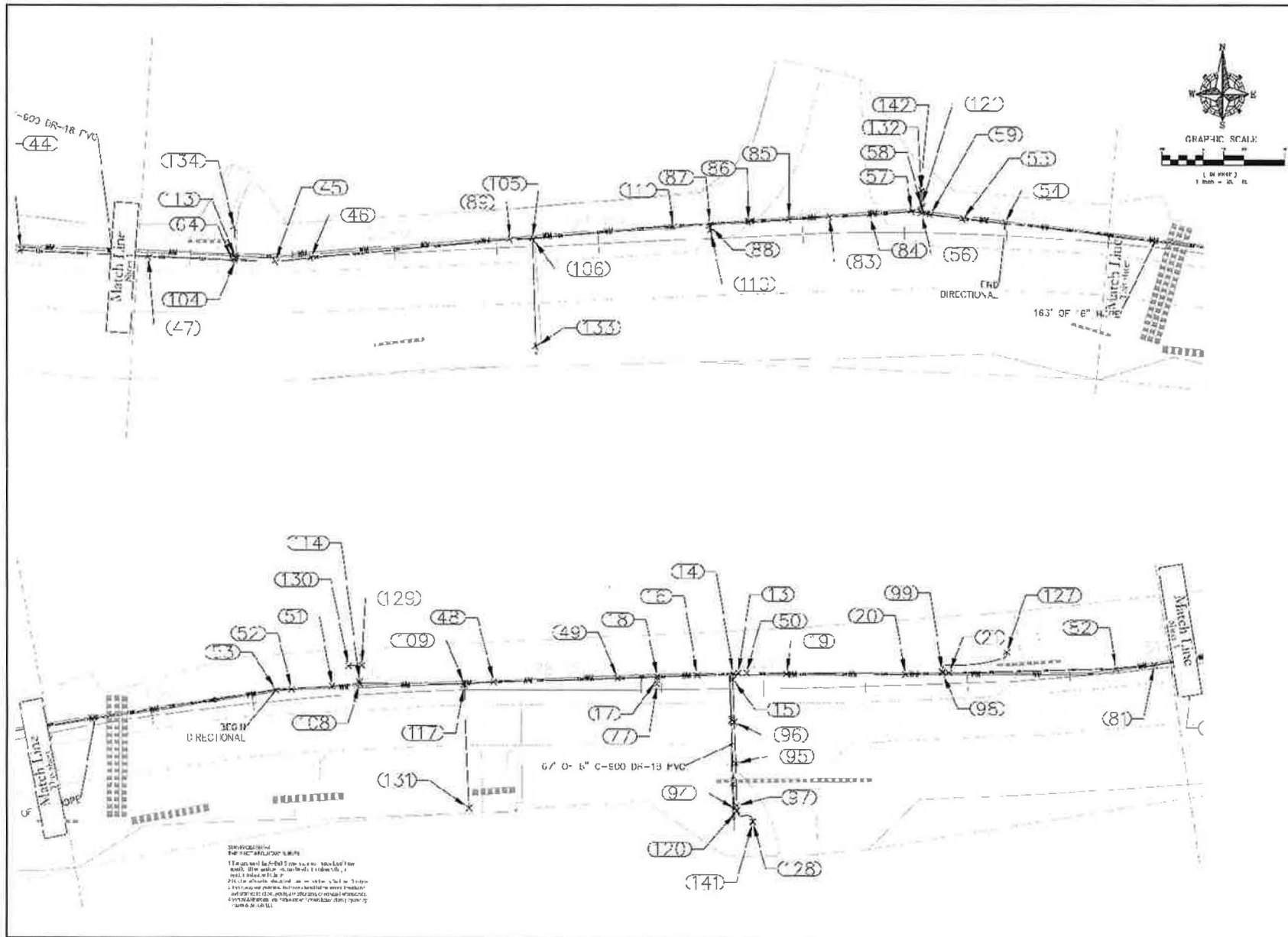
**Center Lake Ranch Starline Dr WM Extension  
TWA #220132.xx.cc  
Utility Cost Breakdown  
12/1/2023**

| <b><u>Description</u></b> | <b><u>Unit</u></b> | <b><u>Qty</u></b> | <b><u>Unit Price</u></b> | <b><u>Amount</u></b> |
|---------------------------|--------------------|-------------------|--------------------------|----------------------|
| <b>Potable Water</b>      |                    |                   |                          |                      |
| 8" PVC WM                 | LF                 | 85                | \$ 58.81                 | \$ 4,998.85          |
| 12" PVC WM                | LF                 | 2,890             | \$ 99.43                 | \$ 287,352.70        |
| 16" Directional Drill     | LF                 | 240               | \$ 357.80                | \$ 85,872.00         |
| Connect to Existing       | EA                 | 1                 | \$ 2,181.71              | \$ 2,181.71          |
| Temporary Jumper          | EA                 | 1                 | \$ 3,336.06              | \$ 3,336.06          |
| 8" Gate Valve             | EA                 | 3                 | \$ 3,452.66              | \$ 10,357.98         |
| 12" Gate Valve            | EA                 | 8                 | \$ 5,841.63              | \$ 46,733.04         |
| 2" Blow Off Assembly      | EA                 | 4                 | \$ 10,569.08             | \$ 42,276.32         |
| 2" ARV Assembly           | EA                 | 2                 | \$ 7,186.06              | \$ 14,372.12         |
| Fire Hydrant              | EA                 | 6                 | \$ 8,968.35              | \$ 53,810.10         |
| Single Service            | EA                 | 10                | \$ 1,017.41              | \$ 10,174.10         |
| Double Service            | EA                 | 1                 | \$ 2,022.06              | \$ 2,022.06          |
| Open Cut and Repair       | SY                 | 260               | \$ 65.00                 | \$ 16,900.00         |
| Misc Fittings             | LS                 | 1                 | \$ 93,915.62             | \$ 93,915.62         |
| Testing and Chlorination  | LS                 | 1                 | \$ 8,728.36              | \$ 8,728.36          |
| <b>Sub-total</b>          |                    |                   |                          | <b>\$683,031.02</b>  |

**EXHIBIT B**  
**Starline Road Utilities Improvements**







**STARLINE DRIVE**  
WATERMAIN EXTENSION ASBUILT

ROUTE

PREPARED FOR  
**WAL-ROSE**  
SURVEYING

ROBINSON SURVEYING  
5415 Birchmont Avenue, Suite 2  
Langhorne, PA 19033  
487-4371-5501

DATE: 10/1/2014  
DRAWN: J. J. J.  
CHECKED: J. J. J.  
APPROVED: J. J. J.

2/3



**CONSULTING ENGINEER'S CERTIFICATE  
(STARLINE ROAD UTILITIES IMPROVEMENTS)**

June 4, 2024

Board of Supervisors  
Center Lake Ranch West Community Development District

Re: Acquisition of Public Infrastructure Improvements  
Starline Road Utilities Improvements

Ladies and Gentlemen:

The undersigned, a representative of Poulos & Bennett, LLC ("**Consulting Engineer**"), as engineer for Center Lake Ranch West Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of improvements ("**Improvements**"), as further described in **Exhibit A**, and in a "**Bill of Sale**" dated on or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the Consulting Engineer, hereby certifies that:

1. I have inspected the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements are within the scope of the *Engineer's Report (Validation Version)*, dated October 28, 2022, as supplemented by the *Engineer's Report (Assessment Area One)*, dated June 2023 (together, "**Engineer's Report**"), and are therefore part of the District's Capital Improvement Program.
3. The Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended.
4. The total costs associated with the Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or construct the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

**POULOS & BENNETT, LLC**

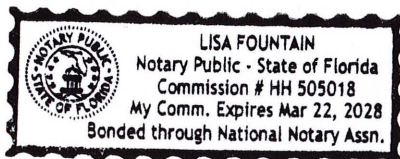
Marc Stehli  
M. Stehli, P.E.  
Florida Registration No. 52781  
District Engineer

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of June, 2024, by Marc Stehli as District Engineer of Poulos & Bennett, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

Lisa Fountain  
NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)



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



## **EXHIBIT A**

### Description of Improvements

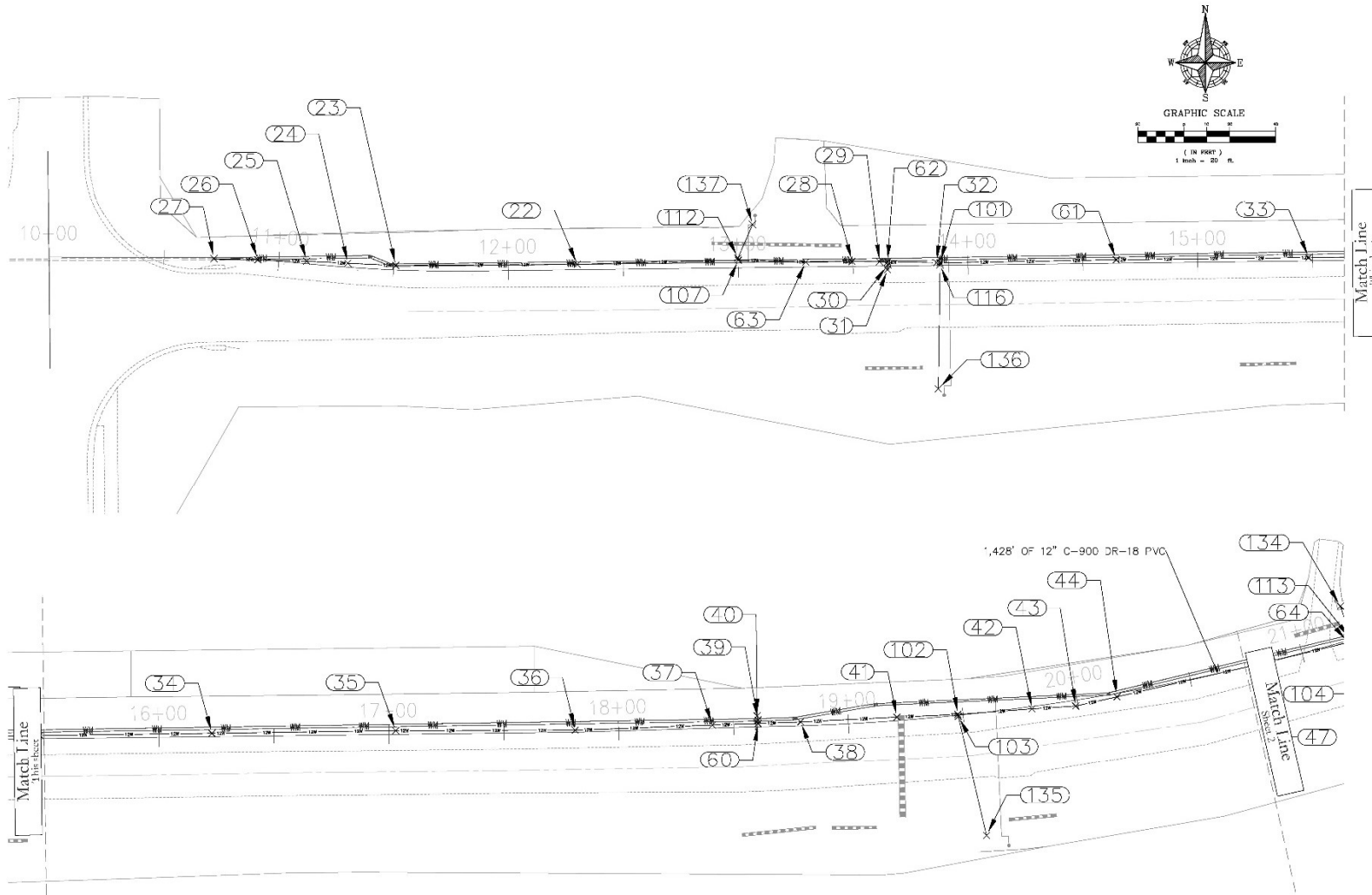
**Starline Road Potable Water Improvements** — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, within or upon rights-of-way located within Starline Road as further identified in **Exhibit B** attached hereto.

**Work Product**—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

**Center Lake Ranch Starline Dr WM Extension  
TWA #220132.xx.cc  
Utility Cost Breakdown  
12/1/2023**

| <b><u>Description</u></b> | <b><u>Unit</u></b> | <b><u>Qty</u></b> | <b><u>Unit Price</u></b> | <b><u>Amount</u></b> |
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| Testing and Chlorination  | LS                 | 1                 | \$ 8,728.36              | \$ 8,728.36          |
| <b>Sub-total</b>          |                    |                   |                          | <b>\$683,031.02</b>  |

**EXHIBIT B**  
**Starline Road Utilities Improvements**



**SURVEYS CONDUCTED  
THE 2017-2018 BOUNDARY SURVEY**

1. The purpose of this Actual Survey is to show the position of these specific utilities, to them and to others in the actual utility, in relation to the specific claim.

2. The office of the Surveyor General has been notified by the Surveyor, Surveying, that this survey was performed by the State Surveyor of the United States, and that the same was conducted upon any other utility or individual's interests.

3. The State of Hawaii is hereby notified that the same is based upon the survey by the State Surveyor, U.S.

STARLINE DRIVE  
WATERMAIN EXTENSION ASBUILT

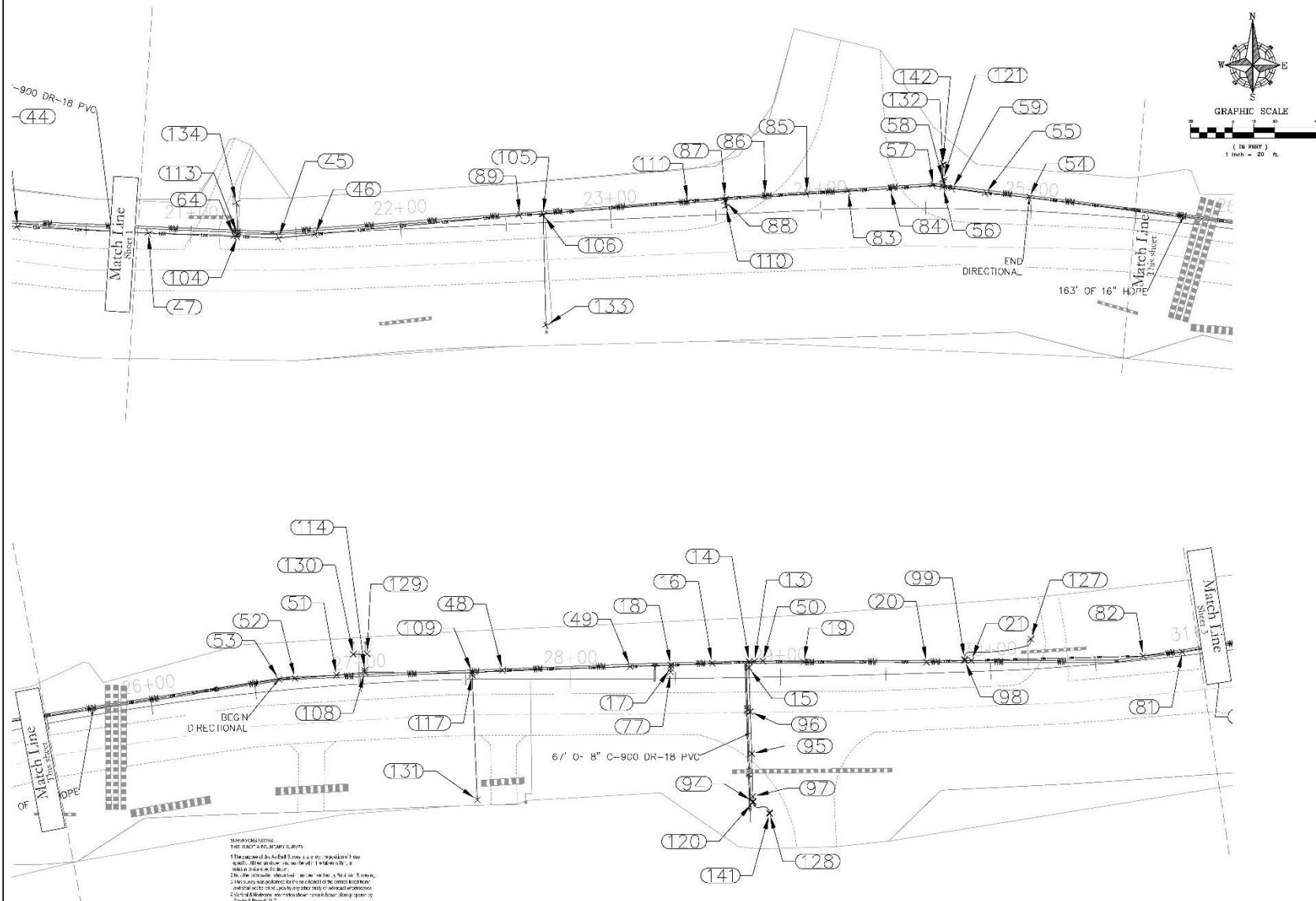
PREPARED FOR

**WAL-ROSE**  
SITE DEVELOPMENT



**ROBINSON SURVEYING**  
18 40227  
561 S. Ronald Reagan Blvd | Suite B  
Longwood, Florida 32750  
407-637-9961

THE NEW YORK  
PUBLIC LIBRARY  
ASTOR LENOX TILDEN FOUNDATION  
100 N. 6TH ST.  
NEW YORK, N.Y. 10017



REVISIONS TO THE PLAN AND ELEVATION SURVEY

1. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.
2. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.
3. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.
4. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.

**STARLINE DRIVE**

WATERMAIN EXTENSION ASBUILT

USULULA CDDRY

PREPARED FOR

**WAL-ROSE**

WATER MAIN ENGINEERING

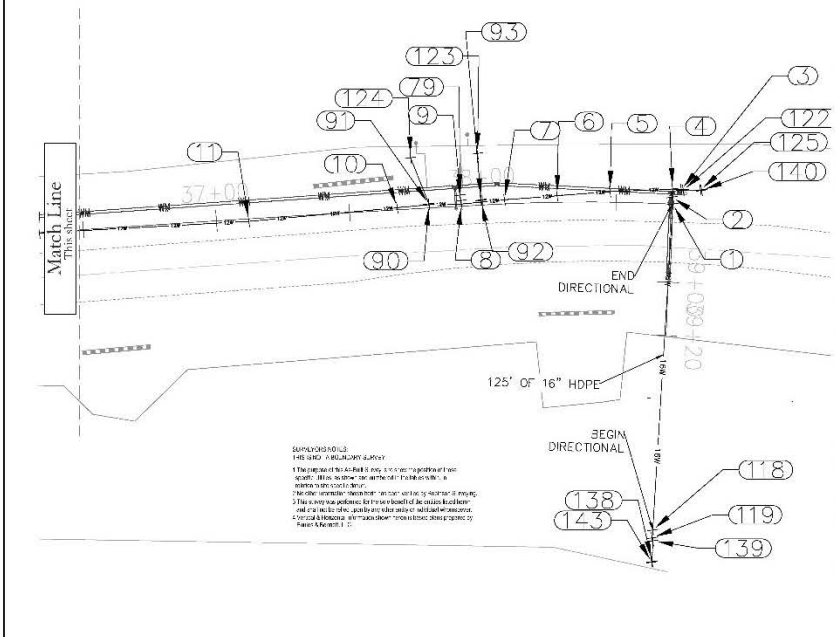
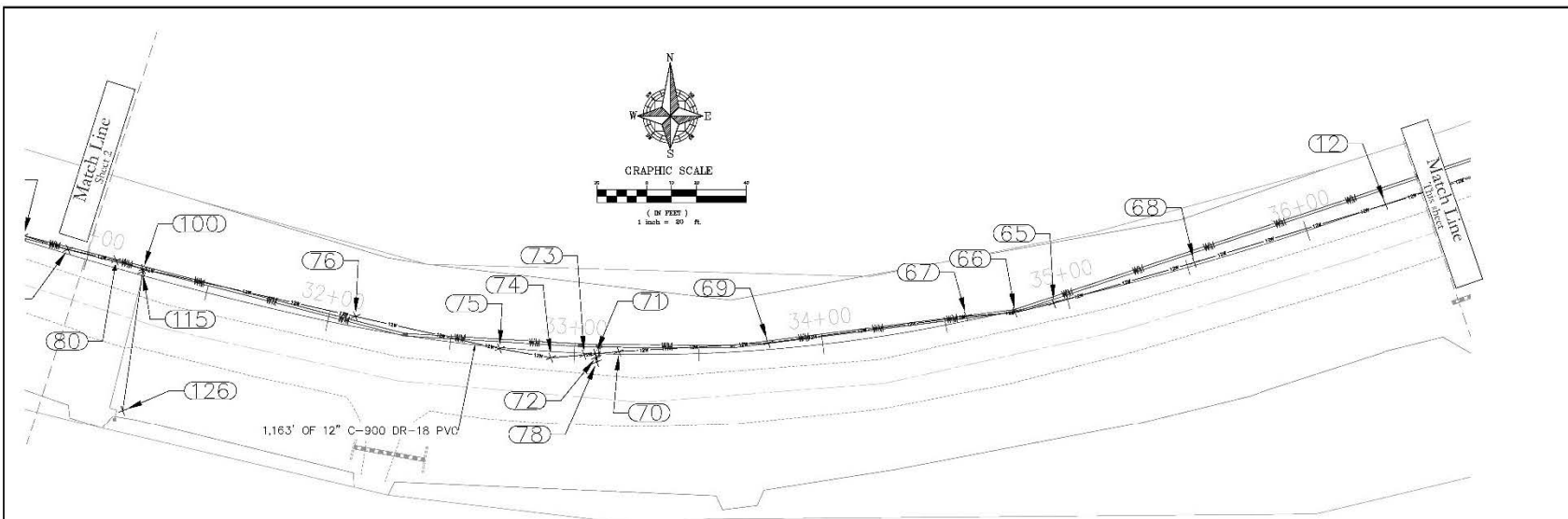
**ROBINSON SURVEYING**

541 S. Ronald Reagan Blvd | Suite B

Largo, FL 33470

813-487-1361

2/3



| ASSET TYPE     | ID NUMBER | UTM/UTRS ASSET COORDINATES | Elevation |       |
|----------------|-----------|----------------------------|-----------|-------|
| 6" GATE VALVE  | 31        | 739702.50                  | 142670.14 | 61.81 |
| 12" MED-HD RPT | 40        | 739522.18                  | 142592.03 | 66.66 |
| 12" REPAIR-CH  | 41        | 739522.18                  | 142592.03 | 66.66 |
| 12" REPAIR-CH  | 42        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 43        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 44        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 45        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 46        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 47        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 48        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 49        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 50        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 51        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 52        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 53        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 54        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 55        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 56        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 57        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 58        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 59        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 60        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 61        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 62        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 63        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 64        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 65        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 66        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 67        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 68        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 69        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 70        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 71        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 72        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 73        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 74        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 75        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 76        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 77        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 78        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 79        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 80        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 81        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 82        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 83        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 84        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 85        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 86        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 87        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 88        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 89        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 90        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 91        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 92        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 93        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 94        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 95        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 96        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 97        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 98        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 99        | 739670.73                  | 142596.38 | 65.67 |
| 12" 2"PP-EPND  | 100       | 739670.73                  | 142596.38 | 65.67 |

| ASSET TYPE         | ID NUMBER | UTM/UTRS ASSET COORDINATES | ELEVATION |       |
|--------------------|-----------|----------------------------|-----------|-------|
|                    |           | X                          | Y         |       |
| 8" GATE VALVE      | 9         | 582892.15                  | 133926.24 | 68.88 |
| 27" AESTHETIC      | 10        | 582904.85                  | 140798.92 | 68.88 |
| 12" C-900D 18-PPVC | 22        | 582904.85                  | 140798.92 | 68.88 |
| 12" C-900D 18-PPVC | 22        | 582929.19                  | 142439.89 | 68.01 |
| 12" GATE VALVE     | 23        | 582939.99                  | 139280.85 | 68.01 |
| 8" GATE VALVE      | 24        | 582940.99                  | 142439.89 | 68.01 |
| 8" B.S. MANHOLE    | 26        | 575593.32                  | 142567.35 | 68.24 |
| 12" C-900D 18-PPVC | 27        | 575593.32                  | 142567.35 | 68.24 |
| 8" 17" C-12" TE    | 28        | 579179.77                  | 143798.46 | 69.19 |
| 12" C-900D 18-PPVC | 29        | 579179.77                  | 143798.46 | 69.19 |
| 12" C-900D 18-PPVC | 22        | 579213.87                  | 143392.46 | 67.53 |
| 12" C-900D 18-PPVC | 23        | 579433.05                  | 143393.70 | 68.00 |
| 12" C-900D 18-PPVC | 24        | 579433.05                  | 143393.70 | 68.00 |
| 12" C-900D 18-PPVC | 25        | 57990.35                   | 143393.70 | 68.40 |
| 8" B.S. MANHOLE    | 26        | 579881.67                  | 143393.44 | 67.81 |
| 12" C-900D 18-PPVC | 27        | 579881.67                  | 143393.44 | 67.81 |
| 27" AESTHETIC      | 28        | 579881.67                  | 143393.77 | 67.50 |
| 12" GATE VALVE     | 29        | 579881.67                  | 143393.56 | 68.81 |
| 8" GATE VALVE      | 30        | 579892.15                  | 139262.46 | 68.88 |
| 27" AESTHETIC      | 31        | 579892.15                  | 140798.92 | 68.88 |
| 12" C-900D 18-PPVC | 32        | 579892.15                  | 140798.92 | 68.88 |
| 12" C-900D 18-PPVC | 33        | 579892.15                  | 142439.89 | 68.01 |
| 12" C-900D 18-PPVC | 34        | 579892.15                  | 142439.89 | 68.01 |
| 12" C-900D 18-PPVC | 35        | 579894.99                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 36        | 579892.15                  | 143397.70 | 68.01 |
| 27" AESTHETIC      | 37        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 38        | 579892.15                  | 143397.70 | 68.01 |
| 27" AESTHETIC      | 39        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 40        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 41        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 42        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 43        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 44        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 45        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 46        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 47        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 48        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 49        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 50        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 51        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 52        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 53        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 54        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 55        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 56        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 57        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 58        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 59        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 60        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 61        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 62        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 63        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 64        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 65        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 66        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 67        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 68        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 69        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 70        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 71        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 72        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 73        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 74        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 75        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 76        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 77        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 78        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 79        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 80        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 81        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 82        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 83        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 84        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 85        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 86        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 87        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 88        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 89        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 90        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 91        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 92        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 93        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 94        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 95        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 96        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 97        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 98        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 99        | 579892.15                  | 143397.70 | 68.01 |
| 12" C-900D 18-PPVC | 100       | 579892.15                  | 143397.70 | 68.01 |

| ASSET TYPE     | ID NUMBER | UTM/UTRS ASSET COORDINATES |           | Elevation |
|----------------|-----------|----------------------------|-----------|-----------|
|                |           | X                          | Y         |           |
| 1" CORPORATION | 85        | 786534.01                  | 145959.44 | 57.83     |
| 1" CORPORATION | 86        | 786534.01                  | 145959.44 | 57.83     |
| 8" STREET      | 87        | 786534.01                  | 145959.44 | 57.83     |
| 8" STREET      | 86        | 786534.01                  | 145959.44 | 57.83     |
| 1" CORPORATION | 88        | 786534.01                  | 145959.44 | 57.83     |
| 1" CORPORATION | 89        | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 90        | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 91        | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 92        | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 93        | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 94        | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 95        | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 96        | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 97        | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 98        | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 99        | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 100       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 101       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 102       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 103       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 104       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 105       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 106       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 107       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 108       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 109       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 110       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 111       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 112       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 113       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 114       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 115       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 116       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 117       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 118       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 119       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 120       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 121       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 122       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 123       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 124       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 125       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 126       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 127       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 128       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 129       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 130       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 131       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 132       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 133       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 134       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 135       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 136       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 137       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 138       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 139       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 140       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 141       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 142       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 143       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 144       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 145       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 146       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 147       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 148       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 149       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 150       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 151       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 152       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 153       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 154       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 155       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 156       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 157       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 158       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 159       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 160       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 161       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 162       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 163       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 164       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 165       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 166       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 167       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 168       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 169       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 170       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 171       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 172       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 173       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 174       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 175       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 176       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 177       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 178       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 179       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 180       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 181       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 182       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 183       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 184       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 185       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 186       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 187       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 188       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 189       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 190       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 191       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 192       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 193       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 194       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 195       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 196       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 197       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 198       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 199       | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION | 200       | 786534.01                  | 145959.33 | 57.83     |

**STARLINE DRIVE**

**WATERMAIN EXTENSION ASBUILT**

**WAL-ROSE**  
SITE DEVELOPMENT  
ANN ARBOR, MICHIGAN

**ROBINSON SURVEYING**

361 S. Ronald Reagan Blvd | Suite B  
Lansing, Michigan 48209  
313.487.4976

DATE: 2/20/24  
PROJECT: 24-01

**3/3**

**BILL OF SALE AND LIMITED ASSIGNMENT  
(STARLINE ROAD UTILITIES IMPROVEMENTS)**

**THIS BILL OF SALE AND LIMITED ASSIGNMENT** is made as of this 30<sup>th</sup> day of MAY, 2024, by and between **Taylor Morrison of Florida, Inc.**, a Florida corporation, whose address for purposes hereof is 551 North Cattlemen Road, Suite 200, Sarasota, Florida 34232 ("**Grantor**"), and for good and valuable consideration, to it paid by the **Center Lake Ranch West Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**"), whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

(Wherever used herein the terms "Grantor" and "Grantee" include all of the parties to this instrument and their respective successors and assigns.)

**BACKGROUND STATEMENT**

This instrument is intended to convey certain improvements described below and located within the boundaries of the lands known as "Starline Road" located within Osceola County, Florida, and further described in **Exhibit A** attached hereto.

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

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

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

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons claiming by, through or under the Grantor.

3. Without waiving any of the rights against third parties granted herein, the Property is being conveyed to the District in its as-is condition, without representation or

warranty of any kind from Grantor. The District agrees that Grantor shall not be responsible or liable to the District for any defect, errors, or omissions in or relating to the development and/or entitlement of, or construction of improvements on or related to, the Property, latent or otherwise, or on account of any other conditions affecting the Property, as the District is purchasing the Property, **“AS IS, WHERE IS”, AND “WITH ALL FAULTS”**. The District, on its own behalf and on behalf of anyone claiming by, through or under the District and on behalf of its successors and assigns, to the maximum extent permitted by applicable law, irrevocably and unconditionally waives, releases, discharges and forever acquits the Grantor from any and all claims, loss, costs, expense or judgments of any nature whatsoever known or unknown, suspected or unsuspected, fixed or contingent, which the District may now or hereafter have, own, hold or claim to have, own or hold, or at any time heretofore may have had, owned, held or claimed to have, own or hold, against Grantor, its affiliates, successors and assigns, relating to this letter agreement, the transaction contemplated hereby, and/or the Property, including, without limitation, the physical condition of the Property, the environmental condition of the Property, the entitlements for the Property, any hazardous materials that may be on or within the Property and any other conditions existing, circumstances or events occurring on, in, about or near the Property whether occurring before, after or at the time of transfer of the Property. Grantor shall not be liable for any damages whatsoever, including but not limited to special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, development, maintenance, repair, or operation of the Property.

4. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

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

**[CONTINUED ON FOLLOWING PAGE]**



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

Signed, sealed and delivered by:

**WITNESSES**

**TAYLOR MORRISON OF FLORIDA, INC.**

By: [Signature]  
Name: Monica A. B... ..  
Address: 2600 Lake Lucien Dr., Ste. 350  
Maitland, FL 32751

[Signature]  
Name: Heather Isaacs  
Title: VP

By: [Signature]  
Name: ANDREA FINGER  
Address: 2600 Lake Lucien Dr., Ste. 350  
Maitland, FL 32751

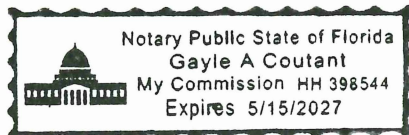
STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30th day of MAY, 2024, by HEATHER ISAACS as VICE PRESIDENT of TAYLOR MORRISON, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced N/A as identification.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Gayle A. Coutant  
(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)



## **EXHIBIT A**

### **Description of Improvements**

**Starline Road Potable Water Improvements** — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, within or upon rights-of-way located within Starline Road as further identified in **Exhibit B** attached hereto.

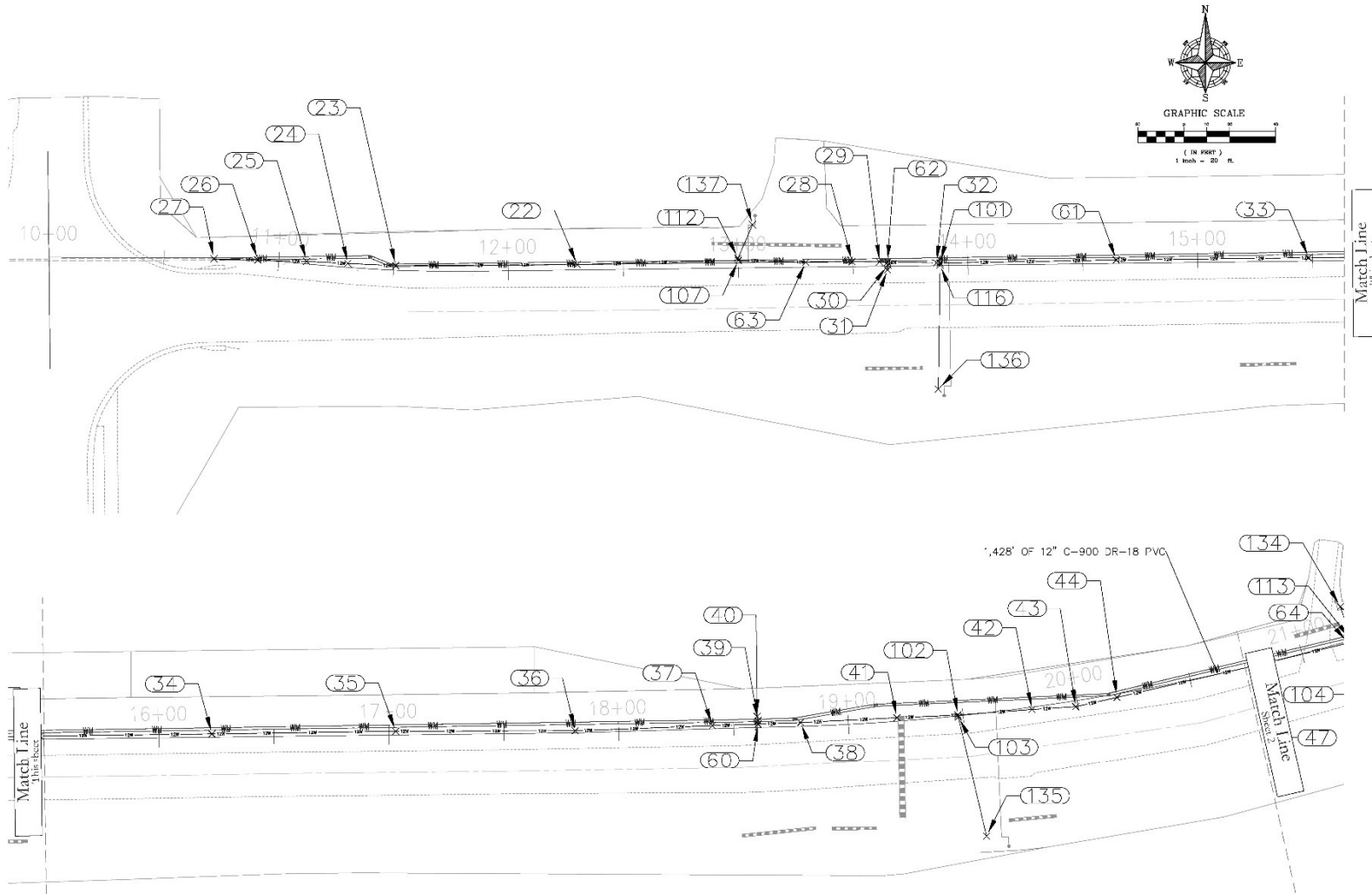
**Work Product**—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

**Center Lake Ranch Starline Dr WM Extension  
TWA #220132.xx.cc  
Utility Cost Breakdown  
12/1/2023**

| <b><u>Description</u></b> | <b><u>Unit</u></b> | <b><u>Qty</u></b> | <b><u>Unit Price</u></b> | <b><u>Amount</u></b> |
|---------------------------|--------------------|-------------------|--------------------------|----------------------|
| <b>Potable Water</b>      |                    |                   |                          |                      |
| 8" PVC WM                 | LF                 | 85                | \$ 58.81                 | \$ 4,998.85          |
| 12" PVC WM                | LF                 | 2,890             | \$ 99.43                 | \$ 287,352.70        |
| 16" Directional Drill     | LF                 | 240               | \$ 357.80                | \$ 85,872.00         |
| Connect to Existing       | EA                 | 1                 | \$ 2,181.71              | \$ 2,181.71          |
| Temporary Jumper          | EA                 | 1                 | \$ 3,336.06              | \$ 3,336.06          |
| 8" Gate Valve             | EA                 | 3                 | \$ 3,452.66              | \$ 10,357.98         |
| 12" Gate Valve            | EA                 | 8                 | \$ 5,841.63              | \$ 46,733.04         |
| 2" Blow Off Assembly      | EA                 | 4                 | \$ 10,569.08             | \$ 42,276.32         |
| 2" ARV Assembly           | EA                 | 2                 | \$ 7,186.06              | \$ 14,372.12         |
| Fire Hydrant              | EA                 | 6                 | \$ 8,968.35              | \$ 53,810.10         |
| Single Service            | EA                 | 10                | \$ 1,017.41              | \$ 10,174.10         |
| Double Service            | EA                 | 1                 | \$ 2,022.06              | \$ 2,022.06          |
| Open Cut and Repair       | SY                 | 260               | \$ 65.00                 | \$ 16,900.00         |
| Misc Fittings             | LS                 | 1                 | \$ 93,915.62             | \$ 93,915.62         |
| Testing and Chlorination  | LS                 | 1                 | \$ 8,728.36              | \$ 8,728.36          |
| <b>Sub-total</b>          |                    |                   |                          | <b>\$683,031.02</b>  |

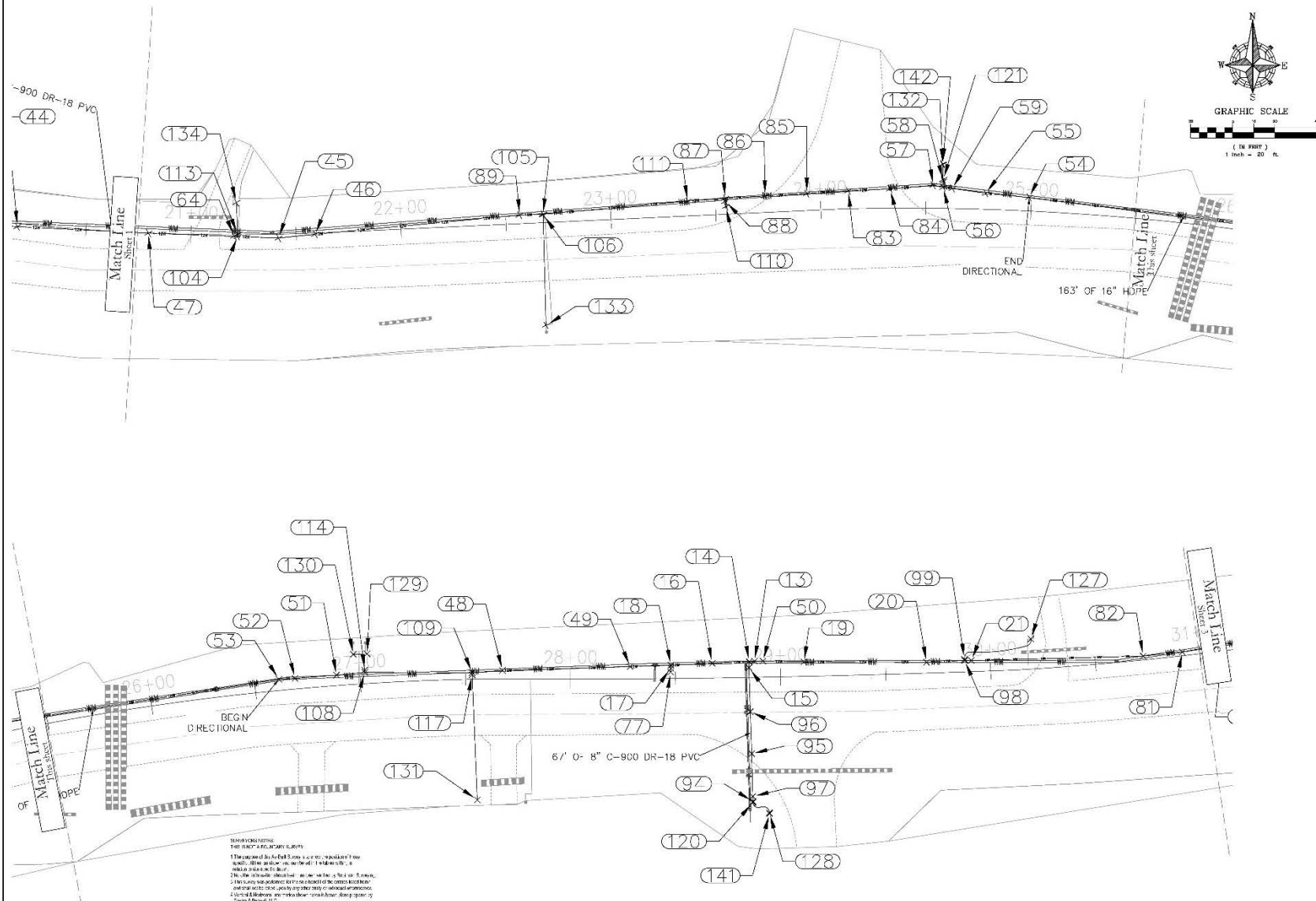


# **EXHIBIT B** **Starline Road Utilities Improvements**



**NOTES:**  
 1. THE DRAWING IS THE PROPERTY OF THE CLIENT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.  
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 3. THE DRAWING WAS PREPARED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE.  
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

|                                                                                     |                                                                                                                   |                                                                                                                                                                   |                                          |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| <p align="center"><b>STARLINE DRIVE</b><br/> <b>WATERMAIN EXTENSION ASBUILT</b></p> | <p align="center"><b>WAL-ROSE</b><br/> <b>SITE DEVELOPMENT</b><br/> <small>ENGINEERS &amp; ARCHITECTS</small></p> | <p align="center"><b>ROBINSON SURVEYING</b><br/> <small>560 S. Ronald Reagan Blvd. Suite B<br/>       Longwood, Florida 32750<br/>       407-437-5341</small></p> | <p align="center"><small>1/3</small></p> |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|



REVISIONS TO THE PLAN AND ELEVATION SURVEY

1. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.

2. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.

3. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.

4. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.

5. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.

6. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.

7. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.

8. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.

9. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.

10. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey.

**WAL-ROSE**  
SITE DEVELOPMENT

PREPARED FOR

**ROBINSON SURVEYING**

581 S. Ronald Reagan Blvd | Suite B  
Largo, FL 34780  
813-487-1361

STARLINE DRIVE  
WATERMAIN EXTENSION ASBUILT

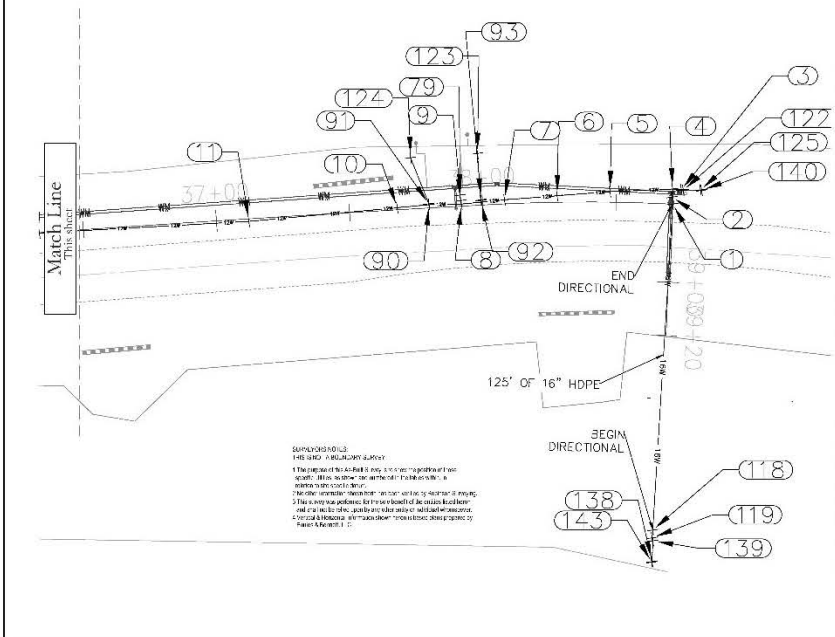
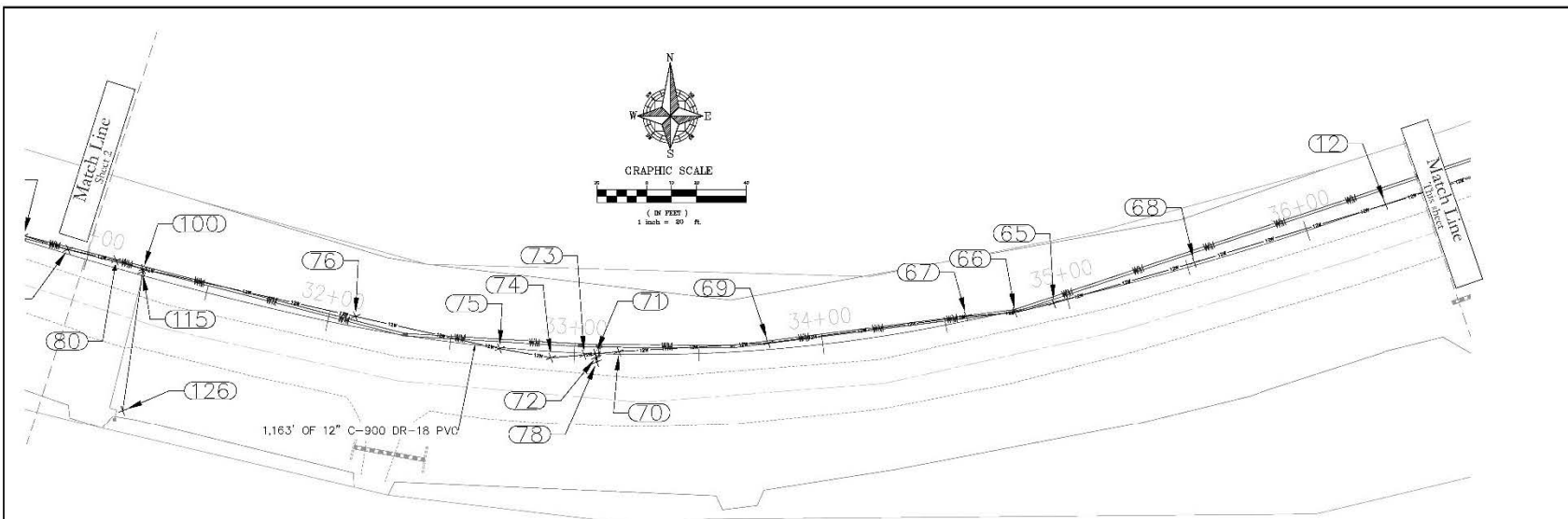
USULA COUNTY

DATE: 10/1/2018

BY: [Signature]

SCALE: 1" = 20'

2/3



| ASSET TYPE     | ID NUMBER | UTM/UTRS ASSET COORDINATES | Elevation |
|----------------|-----------|----------------------------|-----------|
| 6" GATE VALVE  | 31        | 739750.50 1426750.14       | 61.81     |
| 18" MED-HD RPT | 40        | 739522.18 1426123.66       | 66.66     |
| 12" REPAIR-HD  | 41        | 739530.39 1426130.39       | 66.66     |
| 12" REPAIR-HD  | 42        | 739670.73 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 43        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 44        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 45        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 46        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 47        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 48        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 49        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 50        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 51        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 52        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 53        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 54        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 55        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 56        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 57        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 58        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 59        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 60        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 61        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 62        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 63        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 64        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 65        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 66        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 67        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 68        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 69        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 70        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 71        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 72        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 73        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 74        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 75        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 76        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 77        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 78        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 79        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 80        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 81        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 82        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 83        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 84        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 85        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 86        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 87        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 88        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 89        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 90        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 91        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 92        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 93        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 94        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 95        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 96        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 97        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 98        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 99        | 739780.13 142596.66        | 65.67     |
| 12" 2"PP-EPND  | 100       | 739780.13 142596.66        | 65.67     |

| ASSET TYPE         | ID NUMBER | UTM/UTRS ASSET COORDINATES | Elevation |       |
|--------------------|-----------|----------------------------|-----------|-------|
|                    |           | X                          | Y         |       |
| 8" GATE VALVE      | 9         | 582892.15                  | 133926.24 | 68.88 |
| 27" AESTHETIC      | 10        | 582904.68                  | 143908.92 | 68.88 |
| 12" C-900D-18-PPVC | 22        | 582904.68                  | 143908.92 | 68.88 |
| 12" C-900D-18-PPVC | 22        | 582929.19                  | 143949.89 | 68.01 |
| 12" GATE VALVE     | 23        | 582939.93                  | 133950.85 | 68.01 |
| 8" GATE VALVE      | 24        | 582940.68                  | 143951.91 | 68.01 |
| 8" B.S. MANHOLE    | 26        | 575953.23                  | 143957.35 | 68.24 |
| 12" C-900D-18-PPVC | 27        | 575953.23                  | 143957.35 | 68.24 |
| 8" 17" C-12" TE    | 28        | 576017.62                  | 143958.40 | 68.24 |
| 12" C-900D-18-PPVC | 29        | 576017.62                  | 143958.40 | 68.24 |
| 27" AESTHETIC      | 30        | 576017.62                  | 143958.40 | 68.24 |
| 12" C-900D-18-PPVC | 32        | 576017.62                  | 143958.40 | 68.24 |
| 12" C-900D-18-PPVC | 32        | 576923.87                  | 143992.46 | 67.53 |
| 12" C-900D-18-PPVC | 32        | 576943.93                  | 143993.70 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576943.93                  | 143993.70 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576943.93                  | 143993.70 | 68.00 |
| 27" AESTHETIC      | 36        | 576943.93                  | 143993.70 | 68.00 |
| 12" C-900D-18-PPVC | 36        | 576943.93                  | 143993.70 | 68.00 |
| 12" GATE VALVE     | 38        | 576953.23                  | 143996.35 | 68.81 |
| 8" GATE VALVE      | 39        | 576962.91                  | 143992.66 | 68.00 |
| 12" C-900D-18-PPVC | 39        | 576962.91                  | 143992.66 | 68.00 |
| 27" AESTHETIC      | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 143995.22 | 68.00 |
| 12" C-900D-18-PPVC | 32        | 576978.36                  | 14399     |       |

| ASSET TYPE       | ID NUMBER | UTLITIES ASSET COORDINATES |           | Elevation |
|------------------|-----------|----------------------------|-----------|-----------|
|                  |           | X                          | Y         |           |
| 1" CORPORATION   | 85        | 786534.01                  | 145959.44 | 57.83     |
| 1" CORPORATION   | 86        | 786534.01                  | 145959.44 | 57.83     |
| 8" SPPRINT       | 87        | 786534.01                  | 145959.44 | 57.83     |
| 8" SPPRINT       | 86        | 786534.01                  | 145959.44 | 57.83     |
| 3/4" X 1" SADDLE | 89        | 786534.01                  | 145959.44 | 57.83     |
| 1" CORPORATION   | 88        | 786534.01                  | 145959.33 | 57.83     |
| 1" CORPORATION   | 89        | 786534.01                  | 145959.33 | 57.83     |
| 3/4" X 1" SADDLE | 301       | 778802.83                  | 145932.32 | 55.13     |
| 3/4" X 1" SADDLE | 302       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 176       | 778802.83                  | 145932.32 | 55.13     |
| 3/4" X 1" SADDLE | 304       | 778802.83                  | 145932.32 | 55.13     |
| 3/4" X 1" SADDLE | 305       | 778802.83                  | 145932.32 | 55.13     |
| 3/4" X 1" SADDLE | 306       | 778802.83                  | 145932.32 | 55.13     |
| 3/4" X 1" SADDLE | 307       | 778802.83                  | 145932.32 | 55.13     |
| 3/4" X 1" SADDLE | 308       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 177       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 178       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 179       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 180       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 181       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 182       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 183       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 184       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 185       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 186       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 187       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 188       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 189       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 190       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 191       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 192       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 193       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 194       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 195       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 196       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 197       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 198       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 199       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 200       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 201       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 202       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 203       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 204       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 205       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 206       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 207       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 208       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 209       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 210       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 211       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 212       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 213       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 214       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 215       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 216       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 217       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 218       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 219       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 220       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 221       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 222       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 223       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 224       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 225       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 226       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 227       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 228       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 229       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 230       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 231       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 232       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 233       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 234       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 235       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 236       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 237       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 238       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 239       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 240       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 241       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 242       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 243       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 244       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 245       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 246       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 247       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 248       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 249       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 250       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 251       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 252       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 253       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 254       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 255       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 256       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 257       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 258       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 259       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 260       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 261       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 262       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 263       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 264       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 265       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 266       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 267       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 268       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 269       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 270       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 271       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 272       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 273       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 274       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 275       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 276       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 277       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 278       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 279       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 280       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 281       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 282       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 283       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 284       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 285       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 286       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 287       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 288       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 289       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 290       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 291       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 292       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 293       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 294       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 295       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 296       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 297       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 298       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 299       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 300       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 301       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 302       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 303       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 304       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 305       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 306       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 307       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 308       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 309       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 310       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 311       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 312       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 313       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 314       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 315       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 316       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 317       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 318       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 319       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 320       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 321       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 322       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 323       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 324       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 325       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 326       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 327       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 328       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 329       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 330       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 331       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 332       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 333       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 334       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 335       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 336       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 337       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 338       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 339       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 340       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 341       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 342       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 343       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 344       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 345       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 346       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 347       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 348       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 349       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 350       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 351       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 352       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 353       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 354       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 355       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 356       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 357       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 358       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 359       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 360       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 361       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 362       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 363       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 364       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 365       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 366       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 367       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 368       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 369       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 370       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 371       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 372       | 778802.83                  | 145932.32 | 55.13     |
| 1" CORPORATION   | 37        |                            |           |           |

**STARLINE DRIVE**

**WATERMAIN EXTENSION ASBUILT**

**WAL-ROSE**  
SITE DEVELOPMENT  
ANN ARBOR, MICHIGAN

**ROBINSON SURVEYING**

361 S. Ronald Reagan Blvd | Suite B  
Longwood, Florida 32750  
407-497-5361

DATE: 2/20/24  
PROJECT: 1

**3/3**

## **BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS:

That Center Lake Ranch West Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“Seller”), for and in consideration of the sum of Ten Dollars (\$10.00) in lawful money (and other good and valuable considerations, the receipt and adequacy of which is hereby acknowledged) to it paid by the Tohopekaliga Water Authority, an independent special district established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature (“Toho”), has granted, bargained, sold, transferred, set over and delivered, and by these presents does hereby grant, bargain, sell, transfer, set over and deliver unto Toho, its successors and assigns, all the goods, rights, title, interests, chattels and properties owned by Seller which are used or held for use by Seller exclusively in connection with those water and/or wastewater systems of Seller located on the property described on Exhibit “A” attached hereto and incorporated herein by this reference, consisting of all water, wastewater, and reclaimed water lines and other related utility facilities (collectively the “Utility System”) constructed and used in connection with the provision of water, wastewater, and reclaimed water utility services. The assets being conveyed hereunder shall hereinafter be referred to as the “Utility Assets.”

TO HAVE AND TO HOLD the same unto Toho, its successors and assigns to its and their own use and benefit forever, from and after the date hereof.

Seller represents and warrants to Toho that (i) Seller is the sole owner of and has good and marketable title to the Utility Assets, free and clear of all liens, encumbrances, claims and demands; (ii) Seller has not previously sold or assigned the Utility Assets to any other party; and (iii) Seller will freely and fully warrant and defend the Utility Assets against the lawful claims of any person claiming by, through, or under the Seller.

Seller hereby assigns any and all warranties and guaranties it possesses from any third parties relating to the construction and/or installation of the Utility Assets, to the extent such warranties and guaranties are assignable.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**CENTER LAKE RANCH WEST COMMUNITY  
DEVELOPMENT DISTRICT**, a local unit of  
special-purpose government

Witnesses:

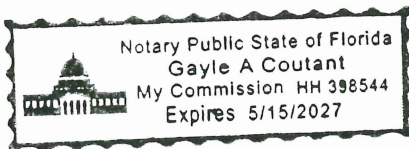
[Signature]  
Name: Barbara A. Rogers  
[Signature]  
Name: ANDREA FIDLER

By: [Signature]  
Name: SUSAN KANE  
Title: CHAIRMAN

Address: 2300 Glades Road, Suite 410W, Boca  
Raton, Florida 33431  
Date: MAY 29, 2024

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online  
notarization, this 29TH day of MAY, 2024, by SUSAN KANE as Chairperson of  
the Center Lake Ranch West Community Development District Board of Directors, a local unit of  
special-purpose government, on behalf of the district. He/She is ☒ personally known to me or ☐ has  
produced N/A as identification.  
(SEAL)



[Signature]  
(Official Notary Signature)  
Name: Gayle A. Coutant

## **EXHIBIT A**

### **Description of Improvements**

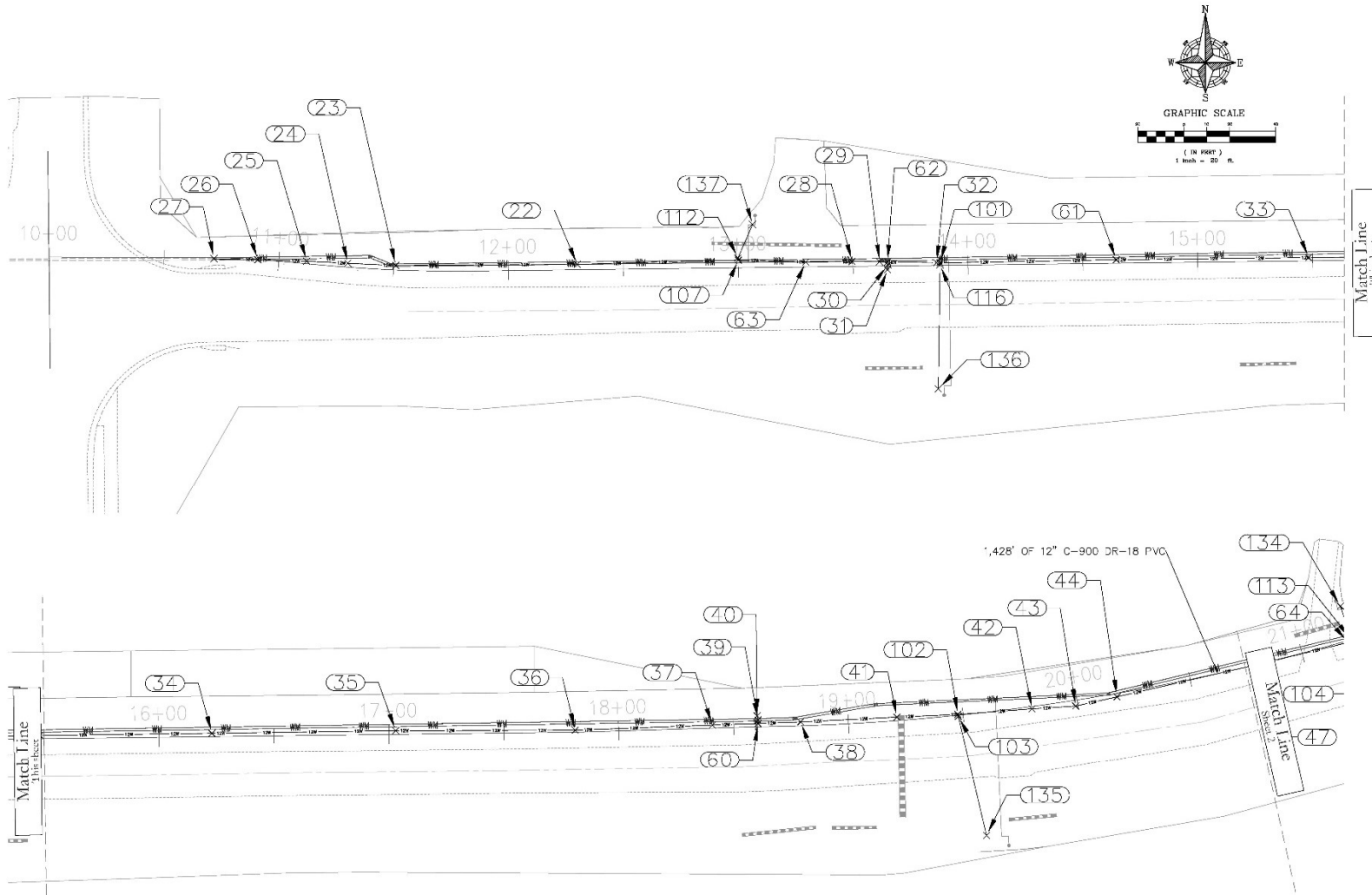
**Starline Road Potable Water Improvements** — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, within or upon rights-of-way located within Starline Road as further identified in **Exhibit B** attached hereto.

**Work Product**—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

**Center Lake Ranch Starline Dr WM Extension  
TWA #220132.xx.cc  
Utility Cost Breakdown  
12/1/2023**

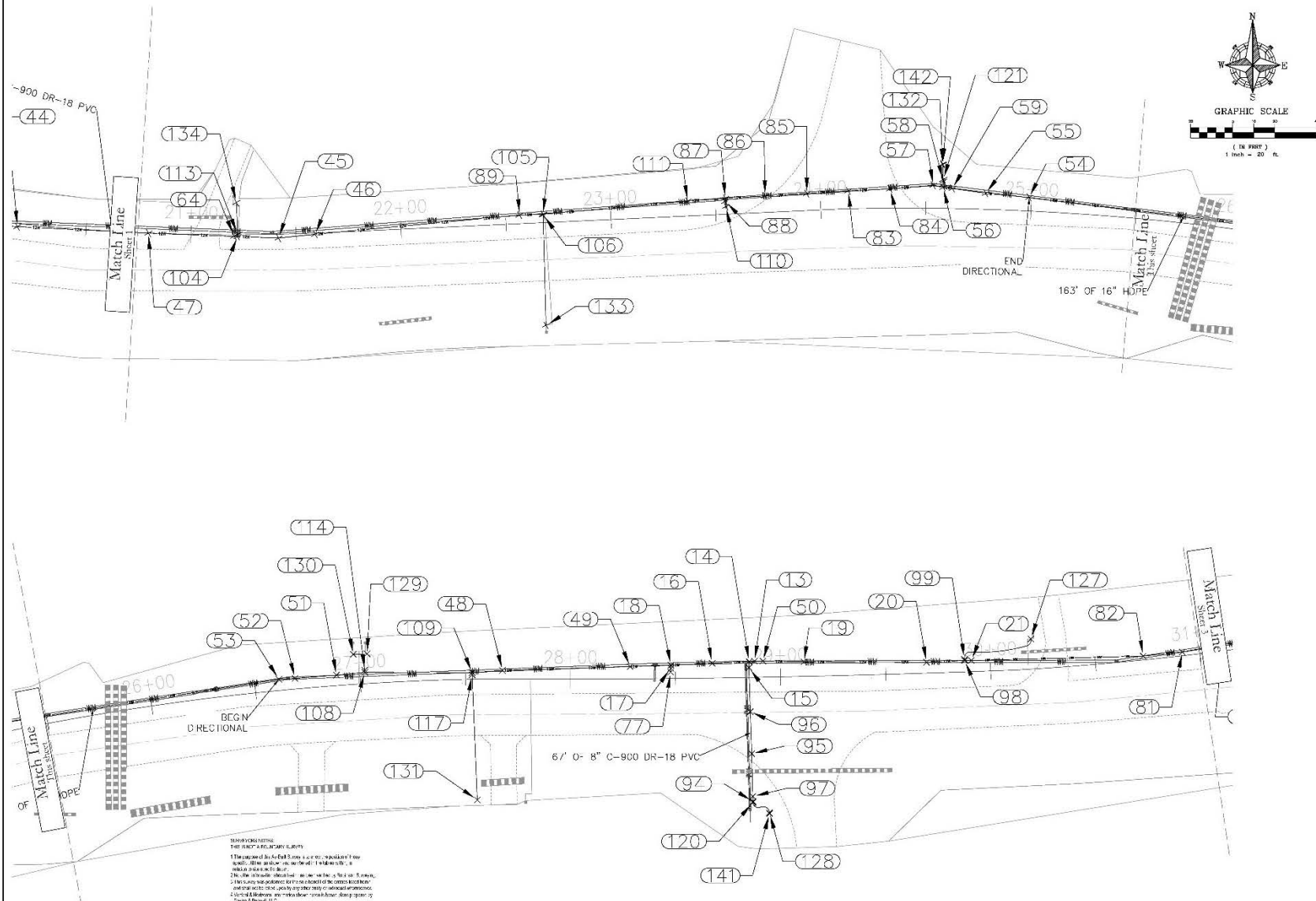
| <b><u>Description</u></b> | <b><u>Unit</u></b> | <b><u>Qty</u></b> | <b><u>Unit Price</u></b> | <b><u>Amount</u></b> |
|---------------------------|--------------------|-------------------|--------------------------|----------------------|
| <b>Potable Water</b>      |                    |                   |                          |                      |
| 8" PVC WM                 | LF                 | 85                | \$ 58.81                 | \$ 4,998.85          |
| 12" PVC WM                | LF                 | 2,890             | \$ 99.43                 | \$ 287,352.70        |
| 16" Directional Drill     | LF                 | 240               | \$ 357.80                | \$ 85,872.00         |
| Connect to Existing       | EA                 | 1                 | \$ 2,181.71              | \$ 2,181.71          |
| Temporary Jumper          | EA                 | 1                 | \$ 3,336.06              | \$ 3,336.06          |
| 8" Gate Valve             | EA                 | 3                 | \$ 3,452.66              | \$ 10,357.98         |
| 12" Gate Valve            | EA                 | 8                 | \$ 5,841.63              | \$ 46,733.04         |
| 2" Blow Off Assembly      | EA                 | 4                 | \$ 10,569.08             | \$ 42,276.32         |
| 2" ARV Assembly           | EA                 | 2                 | \$ 7,186.06              | \$ 14,372.12         |
| Fire Hydrant              | EA                 | 6                 | \$ 8,968.35              | \$ 53,810.10         |
| Single Service            | EA                 | 10                | \$ 1,017.41              | \$ 10,174.10         |
| Double Service            | EA                 | 1                 | \$ 2,022.06              | \$ 2,022.06          |
| Open Cut and Repair       | SY                 | 260               | \$ 65.00                 | \$ 16,900.00         |
| Misc Fittings             | LS                 | 1                 | \$ 93,915.62             | \$ 93,915.62         |
| Testing and Chlorination  | LS                 | 1                 | \$ 8,728.36              | \$ 8,728.36          |
| <b>Sub-total</b>          |                    |                   |                          | <b>\$683,031.02</b>  |

# **EXHIBIT B** **Starline Road Utilities Improvements**



**NOTES:**  
 1. THE DRAWING IS THE PROPERTY OF THE CLIENT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY INDICATED.  
 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 3. THE DRAWING WAS PREPARED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE.  
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 5. THE DRAWING WAS PREPARED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE.

|                                                                                     |                                                                    |                                                                                                                                                          |                           |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| <p align="center"><b>STARLINE DRIVE</b><br/> <b>WATERMAIN EXTENSION ASBUILT</b></p> | <p align="center"><b>WAL-ROSE</b><br/> <b>SITE DEVELOPMENT</b></p> | <p align="center"><b>ROBINSON SURVEYING</b><br/>       560 S. Ronald Reagan Blvd. Suite B<br/>       Longwood, Florida 32750<br/>       407-437-5341</p> | <p align="center">1/3</p> |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|



REVISIONS TO THE PLAN AND ELEVATION SURVEY

1. The plan and elevation survey was conducted by the surveyor on the date indicated on the plan and elevation survey. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Florida Board of Surveying and Mapping, Chapter 61G-22, F.A.C.

2. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Florida Board of Surveying and Mapping, Chapter 61G-22, F.A.C.

3. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Florida Board of Surveying and Mapping, Chapter 61G-22, F.A.C.

4. The survey was conducted in accordance with the Florida Surveying and Mapping Act, Chapter 461, F.S., and the rules and regulations of the Florida Board of Surveying and Mapping, Chapter 61G-22, F.A.C.

**WAL-ROSE**  
SITE DEVELOPMENT

PREPARED FOR

**ROBINSON SURVEYING**

581 S. Ronald Reagan Blvd | Suite B  
Largo, FL 34780  
813-487-1361

STARLINE DRIVE  
WATERMAIN EXTENSION ASBUILT

USULA COUNTY

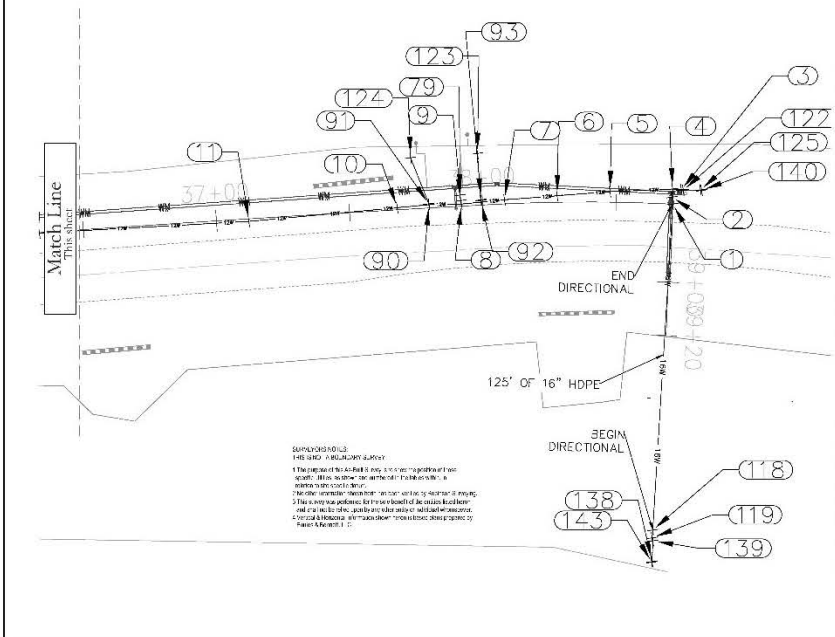
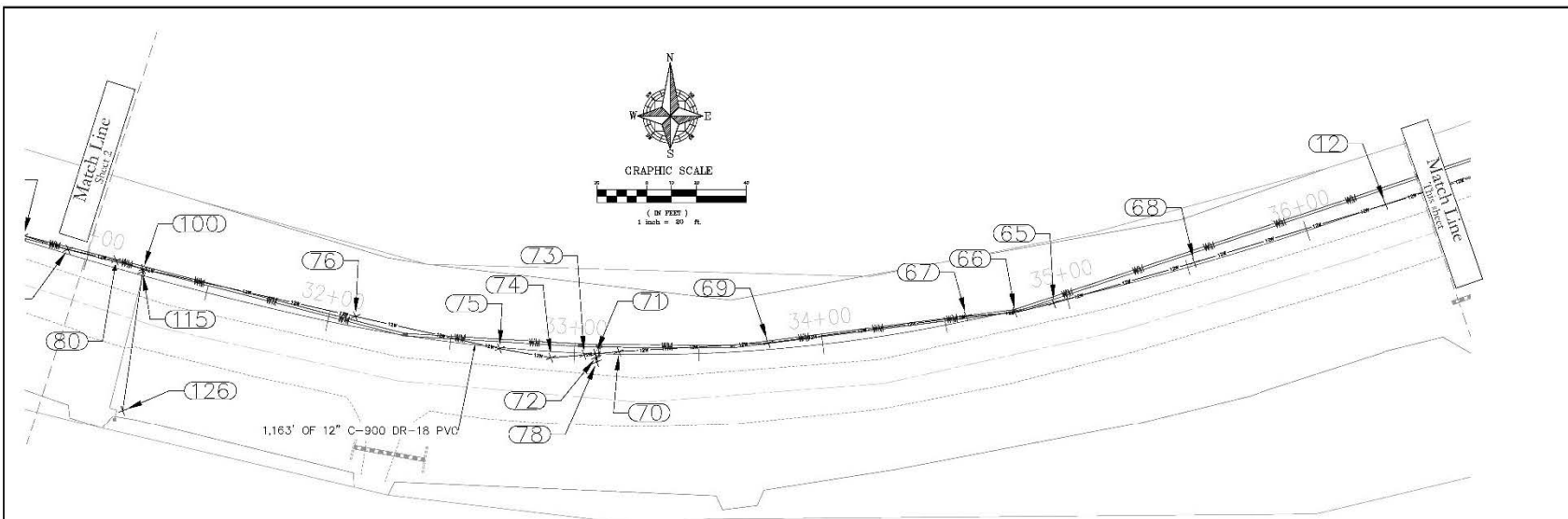
DATE: 10/1/2024

BY: [Signature]

SCALE: 1" = 20'

2/3





| ASSET TYPE     | ID NUMBER | X         | Y         | Elevation |
|----------------|-----------|-----------|-----------|-----------|
| 6" GATE VALVE  | 31        | 739520.50 | 142650.14 | 61.81     |
| 18" MEDIAN RST | 40        | 739522.18 | 142652.06 | 66.66     |
| 12" REPAIR/CH  | 41        | 739522.30 | 142652.30 | 66.66     |
| 12" REPAIR/CH  | 42        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 43        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 44        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 45        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 46        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 47        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 48        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 49        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 50        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 51        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 52        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 53        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 54        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 55        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 56        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 57        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 58        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 59        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 60        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 61        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 62        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 63        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 64        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 65        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 66        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 67        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 68        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 69        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 70        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 71        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 72        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 73        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 74        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 75        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 76        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 77        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 78        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 79        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 80        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 81        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 82        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 83        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 84        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 85        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 86        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 87        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 88        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 89        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 90        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 91        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 92        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 93        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 94        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 95        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 96        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 97        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 98        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 99        | 739670.73 | 142656.86 | 65.67     |
| 12" 2"PP-EPND  | 100       | 739670.73 | 142656.86 | 65.67     |

| ASSET TYPE          | ID NUMBER | UTM X     | UTM Y     | ELEVATION |
|---------------------|-----------|-----------|-----------|-----------|
| 8" GATE VALVE       | 9         | 538929.15 | 133926.54 | 68.88     |
| 2" AESTHETIC        | 10        | 538929.15 | 133926.52 | 68.88     |
| 12" C-900-18-15 PVC | 22        | 538929.15 | 133926.52 | 68.88     |
| 12" C-900-18-15 PVC | 22        | 538929.15 | 133926.52 | 68.88     |
| 12" GATE VALVE      | 23        | 538929.15 | 133926.50 | 68.71     |
| 2" AESTHETIC        | 24        | 538929.15 | 133926.51 | 68.71     |
| 8" GATE VALVE       | 25        | 538929.32 | 133927.35 | 68.71     |
| 8" B.S. MANHOLE     | 26        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 27        | 538929.32 | 133927.35 | 68.72     |
| 8" 1/2" C-18        | 28        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 29        | 538929.32 | 133927.35 | 68.72     |
| 2" AESTHETIC        | 30        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 31        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 32        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 33        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 34        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 35        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 36        | 538929.32 | 133927.35 | 68.72     |
| 2" AESTHETIC        | 37        | 538929.32 | 133927.35 | 68.72     |
| 12" GATE VALVE      | 38        | 538929.32 | 133927.35 | 68.72     |
| 8" GATE VALVE       | 39        | 538929.32 | 133927.35 | 68.72     |
| 8" B.S. MANHOLE     | 40        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 41        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 42        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 43        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 44        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 45        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 46        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 47        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 48        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 49        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 50        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 51        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 52        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 53        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 54        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 55        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 56        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 57        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 58        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 59        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 60        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 61        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 62        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 63        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 64        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 65        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 66        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 67        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 68        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 69        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 70        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 71        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 72        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 73        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 74        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 75        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 76        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 77        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 78        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 79        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 80        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 81        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 82        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 83        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 84        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 85        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 86        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 87        | 538929.32 | 133927.35 | 68.72     |
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| 12" C-900-18-15 PVC | 89        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 90        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 91        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 92        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 93        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 94        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 95        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 96        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 97        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 98        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 99        | 538929.32 | 133927.35 | 68.72     |
| 12" C-900-18-15 PVC | 100       | 538929.32 | 133927.35 | 68.72     |

| ASSET TYPE       | ID NUMBER | UTM/STATE COORDINATES |           |           |
|------------------|-----------|-----------------------|-----------|-----------|
|                  |           | X                     | Y         | Elevation |
| 1" CORPORATION   | 85        | 983634.01             | 143599.44 | 57.83     |
| 1" CORPORATION   | 86        | 983634.01             | 143599.44 | 57.83     |
| 8" SPT/STAKE     | 1         | 983634.01             | 143599.44 | 57.83     |
| 8" SPT/STAKE     | 66        | 983634.01             | 143599.44 | 57.83     |
| 1" CORPORATION   | 87        | 983634.01             | 143599.44 | 57.83     |
| 3/4" X 1" SADDLE | 98        | 978655.75             | 139820.08 | 55.26     |
| 1" CORPORATION   | 89        | 978655.75             | 139820.08 | 55.26     |
| 1" CORPORATION   | 90        | 978655.75             | 139820.08 | 55.26     |
| 3/4" X 1" SADDLE | 301       | 978655.75             | 139820.08 | 55.26     |
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| 1" CORPORATION   | 91        | 978655.75             | 139820.08 | 55.26     |
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| 3/4" X 1" SADDLE | 480       | 978655.75             | 13        |           |

PREPARED FOR

**WAL-ROSE**

SITE DEVELOPMENT

ANNISTON, ALABAMA

STARLINE DRIVE

WATERMAIN EXTENSION ASBUILT

ROBINSON SURVEYING

561 S. Ronald Reagan Blvd | Suite B

Longwood, Florida 32750

407-497-5361

OSCEOLA COUNTY

DATE: 2/20/24

PROJECT: 1

3/3



Orlando Office  
2602 E. Livingston Street  
Orlando, Florida 32803

(407) 487-2594  
poulosandbennett.com

Jacksonville Office  
7563 Philips Hwy., Suite 303  
Jacksonville, Florida 32256

December 1, 2023

Corey Clough  
Development Project Manager  
Toho Water Authority  
951 Martin King Boulevard  
Kissimmee, FL 34741

Subject: Center Lake Ranch Starline Dr WM Extension  
Engineer's Certification of Utility Construction Cost  
TWA Reference # 220132.xx.cc  
Poulos & Bennett No.: 20-165

Dear Mr. Clough:

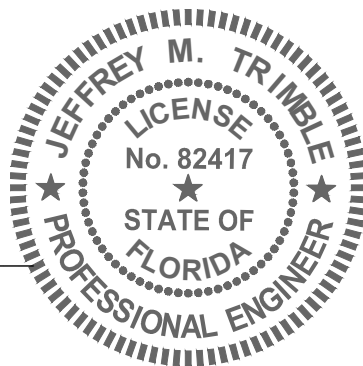
Below is a summary of the utility construction costs for the above-referenced project. This cost certification is based on the construction bid for the project.

|                                                                    |                         |
|--------------------------------------------------------------------|-------------------------|
| <b>I. Potable Water Distribution System:</b>                       | <b>\$ 683,031.02</b>    |
| Includes potable water main, valves, fire hydrant,<br>and services |                         |
| <br><b>TOTAL:</b>                                                  | <br><b>\$683,031.02</b> |
| <b>Toho Water Authority Inspection Fees</b>                        | <b>\$ 13,660.62</b>     |
| 2% of construction cost                                            |                         |

The maintenance bond for a duration of 12 months shall be \$68,303.10, which equals 10% of the total cost of utility improvements being dedicated to the Tohopekaliga Water Authority.

Sincerely,

\_\_\_\_\_  
Jeffrey M. Trimble, P.E.  
License No. 82417  
Poulos & Bennett, LLC



Attachment: Utility Cost Breakdown

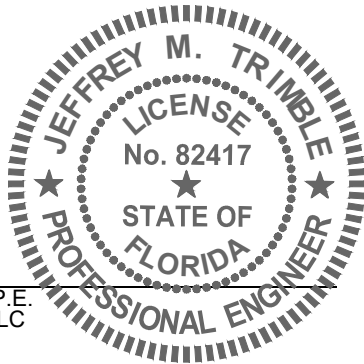
**Center Lake Ranch Starline Dr WM Extension**  
**TWA #220132.xx.cc**  
**Utility Cost Breakdown**  
**12/1/2023**

| <u>Description</u> | <u>Unit</u> | <u>Qty</u> | <u>Unit Price</u> | <u>Amount</u> |
|--------------------|-------------|------------|-------------------|---------------|
|--------------------|-------------|------------|-------------------|---------------|

**Potable Water**

|                          |    |       |              |               |
|--------------------------|----|-------|--------------|---------------|
| 8" PVC WM                | LF | 85    | \$ 58.81     | \$ 4,998.85   |
| 12" PVC WM               | LF | 2,890 | \$ 99.43     | \$ 287,352.70 |
| 16" Directional Drill    | LF | 240   | \$ 357.80    | \$ 85,872.00  |
| Connect to Existing      | EA | 1     | \$ 2,181.71  | \$ 2,181.71   |
| Temporary Jumper         | EA | 1     | \$ 3,336.06  | \$ 3,336.06   |
| 8" Gate Valve            | EA | 3     | \$ 3,452.66  | \$ 10,357.98  |
| 12" Gate Valve           | EA | 8     | \$ 5,841.63  | \$ 46,733.04  |
| 2" Blow Off Assembly     | EA | 4     | \$ 10,569.08 | \$ 42,276.32  |
| 2" ARV Assembly          | EA | 2     | \$ 7,186.06  | \$ 14,372.12  |
| Fire Hydrant             | EA | 6     | \$ 8,968.35  | \$ 53,810.10  |
| Single Service           | EA | 10    | \$ 1,017.41  | \$ 10,174.10  |
| Double Service           | EA | 1     | \$ 2,022.06  | \$ 2,022.06   |
| Open Cut and Repair      | SY | 260   | \$ 65.00     | \$ 16,900.00  |
| Misc Fittings            | LS | 1     | \$ 93,915.62 | \$ 93,915.62  |
| Testing and Chlorination | LS | 1     | \$ 8,728.36  | \$ 8,728.36   |

**Sub-total                      \$683,031.02**



Jeffrey M. Trimble, P.E.  
Poulos & Bennett, LLC  
P.E. No. 82417

|                                      |                        |
|--------------------------------------|------------------------|
| <b>Total TWA Improvements</b>        | <b>\$683,031.02</b>    |
| <b>2% of Total Construction Cost</b> | <b>\$13,660.62</b>     |
| <br><b>10% of Total Utility Cost</b> | <br><b>\$68,303.10</b> |

**CENTER LAKE RANCH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

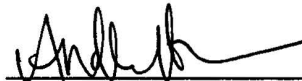
**7B**

### JOINDER OF CDD

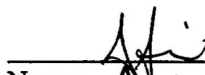
THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT ("CDD") does hereby join the foregoing "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CENTER LAKE ON THE PARK" ("Declaration") for the limited purpose of acknowledging the CDD's rights and responsibilities with respect to the maintenance of public infrastructure owned by the CDD, as more fully described therein, and without waiving any of the CDD's rights or authority under Chapter 190 of the Florida Statutes, or other applicable law, including but not limited to the power of eminent domain. Further, the CDD is deemed to have agreed to any amendments to the Declaration that add additional property to the Declaration or that do not affect the rights and responsibilities of the CDD. The CDD shall be a third-party beneficiary of the Declarations with the right to enforce the same.

WITNESSES:

CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT

  
Name: Andrea Fiolera  
Address: 2600 Lake Lucien Dr., Ste. 350  
Maitland, FL 32751

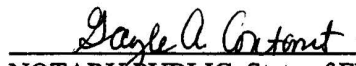
  
By: Susan Kane  
Its: Chairperson

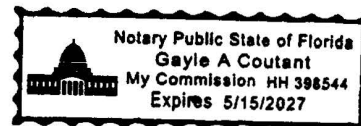
  
Name: Anabelle Ferrari  
Address: 2600 Lake Lucien Dr., Ste. 350  
Maitland, FL 32751

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of MAY, 2024 by Susan Kane as Chairperson of the Board of Supervisors of CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT. She is personally known to me.

  
NOTARY PUBLIC, State of Florida at Large  
Print Name: Gayle A. Coutant  
My commission # HH398544  
My commission expires: 05/15/2027



**CENTER LAKE RANCH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7C**

## RESOLUTION 2024-06A

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the Center Lake Ranch West Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District’s Board of Supervisors desires to elect and remove Officers of the District.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT THAT:

**SECTION 1.** The following is/are elected as Officer(s) of the District effective June 12, 2024:

|                      |                                |
|----------------------|--------------------------------|
| <u>Susan Kane</u>    | is elected Chair               |
| <u>Nora Schuster</u> | is elected Vice Chair          |
| <u>Gaylon Barcom</u> | is elected Assistant Secretary |
| <u>Diana Cabrera</u> | is elected Assistant Secretary |
| <u>Rob Reynolds</u>  | is elected Assistant Secretary |

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of June 12, 2024:

|                     |                            |
|---------------------|----------------------------|
| <u>Jared Wilken</u> | <u>Assistant Secretary</u> |
|---------------------|----------------------------|

**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Andrew Kantarzi is Assistant Secretary

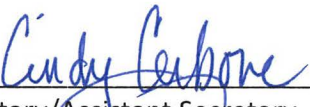
Craig Wrathell is Treasurer

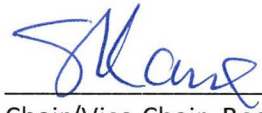
Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED THIS 12TH DAY OF JUNE, 2024.**

ATTEST:

**CENTER LAKE RANCH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Secretary/Assistant Secretary

  
\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors



**CENTER LAKE RANCH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2024**

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2024**

|                                                                       | General<br>Fund  | Debt<br>Service<br>Fund | Capital<br>Projects<br>Fund | Total<br>Governmental<br>Funds |
|-----------------------------------------------------------------------|------------------|-------------------------|-----------------------------|--------------------------------|
| <b>ASSETS</b>                                                         |                  |                         |                             |                                |
| Cash                                                                  | \$ 7,660         | \$ -                    | \$ -                        | \$ 7,660                       |
| Investments                                                           |                  |                         |                             |                                |
| Reserve                                                               | -                | 496,672                 | -                           | 496,672                        |
| Prepayment                                                            | -                | 11,578                  | -                           | 11,578                         |
| Capitalized interest                                                  | -                | 5,953                   | -                           | 5,953                          |
| Construction                                                          | -                | -                       | 1,536                       | 1,536                          |
| Due from MI Homes                                                     | 1,037            | -                       | -                           | 1,037                          |
| Due from Taylor Morrison                                              | 9,596            | -                       | -                           | 9,596                          |
| Total assets                                                          | <u>\$ 18,293</u> | <u>\$ 514,203</u>       | <u>\$ 1,536</u>             | <u>\$ 534,032</u>              |
| <b>LIABILITIES AND FUND BALANCES</b>                                  |                  |                         |                             |                                |
| Liabilities:                                                          |                  |                         |                             |                                |
| Accounts payable                                                      | \$ 12,386        | \$ -                    | \$ -                        | \$ 12,386                      |
| Landowner advance                                                     | 6,000            | -                       | -                           | 6,000                          |
| Total liabilities                                                     | <u>18,386</u>    | <u>-</u>                | <u>-</u>                    | <u>18,386</u>                  |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                  |                  |                         |                             |                                |
| Deferred receipts                                                     | 10,633           | -                       | -                           | 10,633                         |
| Total deferred inflows of resources                                   | <u>10,633</u>    | <u>-</u>                | <u>-</u>                    | <u>10,633</u>                  |
| Fund balances:                                                        |                  |                         |                             |                                |
| Restricted for:                                                       |                  |                         |                             |                                |
| Debt service                                                          | -                | 514,203                 | -                           | 514,203                        |
| Capital projects                                                      | -                | -                       | 1,536                       | 1,536                          |
| Unassigned                                                            | (10,726)         | -                       | -                           | (10,726)                       |
| Total fund balances                                                   | <u>(10,726)</u>  | <u>514,203</u>          | <u>1,536</u>                | <u>505,013</u>                 |
| Total liabilities, deferred inflows of resources<br>and fund balances | <u>\$ 18,293</u> | <u>\$ 514,203</u>       | <u>\$ 1,536</u>             | <u>\$ 534,032</u>              |

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2024**

|                                                              | Current<br>Month         | Year to<br>Date           | Budget             | % of<br>Budget |
|--------------------------------------------------------------|--------------------------|---------------------------|--------------------|----------------|
| <b>REVENUES</b>                                              |                          |                           |                    |                |
| Landowner contribution                                       | \$ 2,879                 | \$ 49,602                 | \$ 104,440         | 47%            |
| Total revenues                                               | <u>2,879</u>             | <u>49,602</u>             | <u>104,440</u>     | 47%            |
| <b>EXPENDITURES</b>                                          |                          |                           |                    |                |
| <b>Professional &amp; administrative</b>                     |                          |                           |                    |                |
| Management/accounting/recording**                            | 4,000                    | 32,000                    | 48,000             | 67%            |
| Legal                                                        | -                        | 19,920                    | 25,000             | 80%            |
| Engineering                                                  | -                        | -                         | 2,000              | 0%             |
| Audit                                                        | -                        | -                         | 6,000              | 0%             |
| Arbitrage rebate calculation*                                | -                        | -                         | 750                | 0%             |
| Dissemination agent*                                         | 83                       | 583                       | 1,000              | 58%            |
| Trustee*                                                     | -                        | -                         | 5,500              | 0%             |
| Telephone                                                    | 17                       | 150                       | 200                | 75%            |
| Postage                                                      | -                        | 8                         | 500                | 2%             |
| Printing & binding                                           | 42                       | 375                       | 500                | 75%            |
| Legal advertising                                            | 112                      | 380                       | 6,500              | 6%             |
| Annual special district fee                                  | -                        | 175                       | 175                | 100%           |
| Insurance                                                    | -                        | 6,217                     | 5,500              | 113%           |
| Contingencies/bank charges                                   | 89                       | 439                       | 500                | 88%            |
| Meeting room                                                 | -                        | 81                        | 1,400              | 6%             |
| Website hosting & maintenance                                | -                        | -                         | 705                | 0%             |
| Website ADA compliance                                       | -                        | -                         | 210                | 0%             |
| Total expenditures                                           | <u>4,343</u>             | <u>60,328</u>             | <u>104,440</u>     | 58%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | (1,464)                  | (10,726)                  | -                  |                |
| Fund balances - beginning                                    | (9,262)                  | -                         | -                  |                |
| Fund balances - ending                                       | <u><u>\$(10,726)</u></u> | <u><u>\$ (10,726)</u></u> | <u><u>\$ -</u></u> |                |

\*These items will be realized when bonds are issued

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

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND  
FOR THE PERIOD ENDED JUNE 30, 2024**

|                                                              | Current<br>Month  | Year To<br>Date   | Budget            | % of<br>Budget |
|--------------------------------------------------------------|-------------------|-------------------|-------------------|----------------|
| <b>REVENUES</b>                                              |                   |                   |                   |                |
| Assessment levy: off-roll                                    | \$ -              | \$ -              | \$ 405,881        | 0%             |
| Developer contribution                                       | -                 | 3,149             | -                 | N/A            |
| Interest                                                     | 2,146             | 18,047            | -                 | N/A            |
| Total revenues                                               | <u>2,146</u>      | <u>21,196</u>     | <u>405,881</u>    | 5%             |
| <b>EXPENDITURES</b>                                          |                   |                   |                   |                |
| <b>Debt service</b>                                          |                   |                   |                   |                |
| Cost of issuance                                             | -                 | 182,922           | 183,423           | 100%           |
| Underwriter's discount                                       | -                 | 278,700           | 278,700           | 100%           |
| Interest                                                     | -                 | 311,176           | 311,176           | 100%           |
| Total debt service                                           | <u>-</u>          | <u>772,798</u>    | <u>773,299</u>    | 100%           |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 2,146             | (751,602)         | (367,418)         | 205%           |
| <b>OTHER FINANCING SOURCES/(USES)</b>                        |                   |                   |                   |                |
| Bond proceeds                                                | -                 | 1,412,996         | 1,412,996         | 100%           |
| Original issue discount                                      | -                 | (143,026)         | (143,026)         | 100%           |
| Transfer out                                                 | (1,016)           | (1,016)           | -                 | N/A            |
| Total other financing sources                                | <u>(1,016)</u>    | <u>1,268,954</u>  | <u>1,269,970</u>  | 100%           |
| Net change in fund balances                                  | 1,130             | 517,352           | 902,552           |                |
| Fund balances - beginning                                    | 513,073           | (3,149)           | -                 |                |
| Fund balances - ending                                       | <u>\$ 514,203</u> | <u>\$ 514,203</u> | <u>\$ 902,552</u> |                |

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2023  
FOR THE PERIOD ENDED JUNE 30, 2024**

|                                                              | Current<br>Month | Year To<br>Date   |
|--------------------------------------------------------------|------------------|-------------------|
| <b>REVENUES</b>                                              |                  |                   |
| Interest                                                     | \$ 2             | \$ 520            |
| Total revenues                                               | <u>2</u>         | <u>520</u>        |
| <b>EXPENDITURES</b>                                          |                  |                   |
| Construction costs                                           | -                | 12,522,004        |
| Total expenditures                                           | <u>-</u>         | <u>12,522,004</u> |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 2                | (12,521,484)      |
| <b>OTHER FINANCING SOURCES/(USES)</b>                        |                  |                   |
| Bond proceeds                                                | -                | 12,522,004        |
| Transfer in                                                  | 1,016            | 1,016             |
| Total other financing sources/(uses)                         | <u>1,016</u>     | <u>12,523,020</u> |
| Fund balances - beginning                                    | 518              | -                 |
| Fund balances - ending                                       | <u>\$ 1,536</u>  | <u>\$ 1,536</u>   |

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Center Lake Ranch West Community Development District held a Regular Meeting on June 12, 2024 at 1:30 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

**Present were:**

|               |                     |
|---------------|---------------------|
| Susan Kane    | Chair               |
| Nora Schuster | Vice Chair          |
| Diana Cabrera | Assistant Secretary |
| Gaylon Barcom | Assistant Secretary |

**Also present:**

|                                  |                                         |
|----------------------------------|-----------------------------------------|
| Cindy Cerbone                    | District Manager                        |
| Andrew Kantarzhi (via telephone) | Wrathell, Hunt and Associates LLC (WHA) |
| Antonio Shaw                     | Wrathell, Hunt and Associates LLC (WHA) |
| Jere Earlywine (via telephone)   | District Counsel                        |
| Robert Reynolds (via telephone)  | M/I Homes                               |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 1:31 p.m.

Supervisors Kane, Schuster, Cabrera and Barcom were present. Supervisor Wilken was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Acceptance of Resignation of Jared Wilken,  
Seat 3; Term Expires November 2024**

Ms. Cerbone presented Mr. Jared Wilken's resignation.



On MOTION by Ms. Kane and seconded by Mr. Barcom, with all in favor, the resignation of Jared Wilken from Seat 3, was accepted.

#### FOURTH ORDER OF BUSINESS

#### Consider Appointment of Robert Reynolds to Fill Unexpired Term of Seat 3

Ms. Cabrera nominated Mr. Robert Reynolds to fill Seat 3.

No other nominations were made.

On MOTION by Ms. Cabrera and seconded by Ms. Schuster, with all in favor, the appointment of Mr. Robert Reynolds to fill Seat 3, was approved.

- **Administration of Oath of Office (the following will also be provided in a separate package)**

A Notary at Mr. Reynolds' location administered the Oath of Office to Mr. Robert Reynolds.

#### A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

Ms. Cerbone discussed filing Form 1 electronically with the Commission on Ethics.

#### B. Membership, Obligation and Responsibilities

#### C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

Ms. Cerbone explained that any business related to the CDD can only be discussed with other Board Members during a publicly noticed meeting but it is okay to communicate with the Professional Staff.

#### D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

Ms. Cerbone stated Ms. Schuster and Ms. Kane completed Form 8B, which will be kept on file for use when necessary. Ms. Cerbone paraphrased Form 8B, which state, as follows:

"I am a member of the Board of Supervisors of the Center Lake Ranch West Community Development District created under Chapter 190, Florida Statutes, and I am a principal, employee and/or business associate, or relative, of a landowner in the District. Decisions

potentially affecting the landowner may come before the Board from time to time. Pursuant to Section 112.3143(3)(b), and 190.007(1), Florida Statutes, I understand that I do not have a conflict of interest when voting on such matters, and that I am not prohibited from voting on such matters. That said, I am filing this disclosure of voting conflict in an abundance of caution, and to follow the procedures required by section 112.3143, Florida Statutes, and for the duration of my term and any subsequent terms.”

It was noted that Form 8B will be noted and attached to specific meeting minutes only when necessary to disclose a conflict of interest.

Ms. Cerbone discussed potential conflicts of interest that might require a Board Member to obtain from a vote.

Mr. Earlywine indicated that there can be civil and criminal penalties for violating the Sunshine, public records and ethics laws.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2024-06, Electing and Removing Officers of the District and Providing for an Effective Date**

Ms. Cerbone presented Resolution 2024-06. Ms. Cabrera nominated the following:

|                     |                 |
|---------------------|-----------------|
| Chair               | Susan Kane      |
| Vice Chair          | Nora Schuster   |
| Assistant Secretary | Robert Reynolds |
| Assistant Secretary | Diana Cabrera   |
| Assistant Secretary | Gaylon Barcom   |

No other nominations were made.

This Resolution removes the following from the Board:

|                     |              |
|---------------------|--------------|
| Assistant Secretary | Jared Wilken |
|---------------------|--------------|

The following prior appointments to the Board remain unaffected by this Resolution:

|                     |                 |
|---------------------|-----------------|
| Secretary           | Craig Wrathell  |
| Assistant Secretary | Cindy Cerbone   |
| Assistant Secretary | Andrew Kantarzi |
| Treasurer           | Craig Wrathell  |

103 Assistant Treasurer

Jeff Pinder

104

105 **On MOTION by Ms. Cabrera and seconded by Ms. Kane, with all in favor,**  
106 **Resolution 2024-06, Electing, as nominated and Removing Officers of the**  
107 **District and Providing for an Effective Date, was adopted.**

108

109

110 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04  
Approving a Proposed Budget for Fiscal  
Year 2024/2025 and Setting a Public  
Hearing Thereon Pursuant to Florida Law;  
Addressing Transmittal, Posting and  
Publication Requirements; Addressing  
Severability; and Providing an Effective  
Date**

118

119 Ms. Cerbone presented Resolution 2024-04. She reviewed the proposed Fiscal Year  
120 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the  
121 Fiscal Year 2024 budget, and explained the reasons for any changes. She noted that Mr. Rom  
122 and Mr. Shaw worked with Mr. Damien Casio, Mr. Reynolds and Mr. Kevin LaRue to fine tune  
123 the proposed Fiscal Year 2025 budget.

124 Discussion ensued regarding expenses that might come online in Fiscal Year 2025 and  
125 how to budget and/or fund them.

126 Ms. Cerbone noted that any deficit in the budget funding will be funded by the  
127 Developers via a Deficit Funding Agreement.

128 Ms. Cerbone stated that the budget cannot be increased after today, as the maximum  
129 assessment amount for Fiscal Year 2025 must be set today.

130 Mr. Earlywine summarized that this proposed Fiscal Year 2025 budget sets the  
131 assessment levels, with the intention of the balance being funded by the Developers.

132 Ms. Cerbone noted that a Deficit Funding Agreement should not be necessary for Fiscal  
133 Year 2026 because the expenses will be better known as items come online.

134 In response to a question regarding landscaping, Ms. Cerbone stated that, since the cost  
135 will exceed \$195,000, the CDD must go through the Request for Proposals (RFP) process. Later

in the meeting, the Board will consider an RFP for Landscape & Irrigation Maintenance. The timing of implementing the RFP is open.

Ms. Cerbone discussed the General and Debt Service portions of the assessments and how the assessments are broken down by product types/sizes, areas, etc.

**On MOTION by Ms. Kane and seconded by Mr. Barcom, with all in favor, Resolution 2024-04 Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 14, 2024 at 1:30 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Deficit Funding Agreement**

Ms. Cerbone presented the Deficit Funding Agreement. The percentage split for Taylor Morrison and M/I Homes is needed; Ms. Isaacs and Mr. Reynolds will be contacted about this. The current split is 76.5 for Taylor Morrison and 23.5 for M/I Homes.

Ms. Cerbone noted that this Agreement will not be effective until the commencement of Fiscal Year 2025.

**On MOTION by Ms. Cabrera and seconded by Ms. Schuster, with all in favor, the Deficit Funding Agreement, in substantial form subject to finalizing the percentage split between Taylor Morrison and M/I Homes, was approved.**

#### **EIGHTH ORDER OF BUSINESS**

#### **Authorization of RFP for Landscape & Irrigation Maintenance**

Ms. Cerbone discussed the need to prepare an RFP for Landscape & Irrigation Maintenance, as discussed earlier in the meeting. She distributed Evaluation Criteria for the responses to the RFP.

Mr. Breen and Ms. Cabrera will work with CDD Staff on preparing the scope and Evaluation Ranking Criteria and determining the timing of the RFP.

On MOTION by Ms. Schuster and seconded by Ms. Cabrera, with all in favor, authorizing CDD Staff to prepare the RFP for Landscape & Irrigation Maintenance and work with others in that regard and on the timing of advertising the RFP, was approved.

**NINTH ORDER OF BUSINESS****Ratification of HOA Declarations**

This item was deferred.

Mr. Earlywine discussed an email he received related to the roadways and roadway maintenance. City Staff advised that, if the roads within the CDD are not going to be CDD roads but will be City roads, the City is not comfortable with that situation and might pull or reject M/I Homes' plat approval request. He stated that, currently, this only impacts the M/I Homes' plat but it will eventually also include Taylor Morrison's plats.

Discussion ensued regarding the roads, who will maintain them and fund the maintenance, the impact to the plat approval requests, etc.

A separate conference call will be scheduled to further discuss this matter.

**TENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of April 30, 2024**

On MOTION by Ms. Cabrera and seconded by Mr. Barcom, with all in favor, the Unaudited Financial Statements as of April 30, 2024, were accepted.

**ELEVENTH ORDER OF BUSINESS****Approval of May 8, 2024 Regular Meeting Minutes**

Ms. Cerbone presented the May 8, 2024 Regular Meeting Minutes.

On MOTION by Ms. Kane and seconded by Ms. Cabrera, with all in favor, the May 8, 2024 Regular Meeting Minutes, as presented, were approved.

**TWELFTH ORDER OF BUSINESS****Staff Reports**

208

209 **A. District Counsel: Kutak Rock, LLP**

210 Mr. Earlywine stated that the lighting item is pending, the Right-of-Way Agreement for  
211 Twelve Oaks needs to be finished and the roadway issue needs to be resolved.

212 **B. District Engineer: Poulos & Bennett, LLC**

213 There was no report.

214 **C. District Manager: Wrathell, Hunt and Associates, LLC**215 • **0 Registered Voters in District as of April 15, 2024**216 • **NEXT MEETING DATE: July 10, 2024 at 1:30 PM**217 ○ **QUORUM CHECK**

218 The next meeting will be on July 10, 2024, unless cancelled.

219

220 **THIRTEENTH ORDER OF BUSINESS****Board Members' Comments/Requests**

221

222 There were no Board Members' comments or requests.

223

224 **FOURTEENTH ORDER OF BUSINESS****Public Comments**

225

226 No members of the public spoke.

227

228 **FIFTEENTH ORDER OF BUSINESS****Adjournment**

229

230

231 **On MOTION by Ms. Cabrera and seconded by Ms. Schuster, with all in favor,**  
232 **the meeting adjourned at 2:17 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

239

240

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242

243

244 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**CENTER LAKE RANCH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**



| CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT                                                             |                            |         |
|-------------------------------------------------------------------------------------------------------------------|----------------------------|---------|
|                                                                                                                   |                            |         |
| BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE                                                       |                            |         |
|                                                                                                                   |                            |         |
| LOCATION                                                                                                          |                            |         |
| <i>Hampton Inn &amp; Suites Orlando South Lake Buena Vista<br/>4971 Calypso Cay Way, Kissimmee, Florida 34746</i> |                            |         |
|                                                                                                                   |                            |         |
| DATE                                                                                                              | POTENTIAL DISCUSSION/FOCUS | TIME    |
|                                                                                                                   |                            |         |
| October 11, 2023 <b>CANCELED</b>                                                                                  | Regular Meeting            | 1:30 PM |
|                                                                                                                   |                            |         |
| November 8, 2023 <b>CANCELED</b><br><b>NO QUORUM</b>                                                              | Regular Meeting            | 1:30 PM |
|                                                                                                                   |                            |         |
| December 13, 2023 <b>CANCELED</b>                                                                                 | Regular Meeting            | 1:30 PM |
|                                                                                                                   |                            |         |
| January 10, 2024                                                                                                  | Regular Meeting            | 1:30 PM |
|                                                                                                                   |                            |         |
| February 14, 2024 <b>CANCELED</b>                                                                                 | Regular Meeting            | 1:30 PM |
|                                                                                                                   |                            |         |
| March 13, 2024 <b>CANCELED</b>                                                                                    | Regular Meeting            | 1:30 PM |
|                                                                                                                   |                            |         |
| April 10, 2024 <b>CANCELED</b>                                                                                    | Regular Meeting            | 1:30 PM |
|                                                                                                                   |                            |         |
| May 8, 2024                                                                                                       | Regular Meeting            | 1:30 PM |
|                                                                                                                   |                            |         |
| June 12, 2024                                                                                                     | Regular Meeting            | 1:30 PM |
|                                                                                                                   |                            |         |
| July 10, 2024 <b>CANCELED</b>                                                                                     | Regular Meeting            | 1:30 PM |
|                                                                                                                   |                            |         |
| August 14, 2024                                                                                                   | Regular Meeting            | 1:30 PM |
|                                                                                                                   |                            |         |
| September 11, 2024                                                                                                | Regular Meeting            | 1:30 PM |
|                                                                                                                   |                            |         |