

# **CENTER LAKE RANCH WEST**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**December 10, 2025**

**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

<https://centerlakeranchwestcdd.net/>

December 3, 2025

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 December 10, 2025 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. Administration of Oath of Office to Elected Supervisor, Robert Reynolds [Seat 3] *(the following to be provided under separate cover)*
  - A. Required Ethics Training and Disclosure Filing
    - Sample Form 1 2025/Instructions
  - B. Membership, Obligations and Responsibilities
  - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date
  - A. Affidavit/Proof of Publication

- B. Consideration of Resolution 2026-04, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Center Lake Ranch West Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
5. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
  - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
- A. Affidavit/Proof of Publication
  - B. Mailed Notice to Property Owner(s)
  - C. Second Supplemental Engineer's Report [Assessment Area Two] *(for informational purposes)*
  - D. Master Special Assessment Methodology Report [Assessment Area Two] *(for informational purposes)*
  - E. Consideration of Resolution 2026-05, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date
6. Consideration of Resolution 2026-06, Setting Forth the Specific Terms of the Center Lake Ranch West Community Development District's Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two); Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer's Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the 2025 Bonds; Addressing the Allocation and Collection of the Assessments Securing the 2025 Bonds; Addressing



Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

7. Consideration of Issuer's Counsel Documents
  - A. Acquisition Agreement
  - B. Collateral Assignment Agreement
  - C. Completion Agreement
  - D. Declaration of Consent
  - E. Supplemental Disclosure of Public Finance
  - F. Notice of Special Assessments/Governmental Lien of Record
  - G. True Up Agreements
8. Authorization of RFP for Annual Audit Services
9. Consideration of Resolution 2026-07, Designating a Date, Time, and Location for Landowners' Meeting and Election; Providing for Publication, Providing for Severability and an Effective Date
10. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026
11. Acceptance of Unaudited Financial Statements as of October 31, 2025
12. Approval of November 4, 2025 Special Meeting Minutes
13. Staff Reports
  - A. District Counsel: *Kutak Rock, LLP*
  - B. District Engineer: *Poulos & Bennett, LLC*
  - C. Field Operations: *Castle Group*
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - Status Report - Field Operations
    - NEXT MEETING DATE: January 14, 2026 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	ANDREA FIDLER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

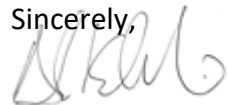
14. Board Members' Comments/Requests

15. Public Comments

16. Adjournment

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

Sincerely,



Andrew Kantarzhi  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

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

**PARTICIPANT PASSCODE: 867 327 4756**

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

**3**

**CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

**ACKNOWLEDGMENT OF OATH BEING TAKEN**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, who is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of the Center Lake Ranch West Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_

-----  
MAILING ADDRESS: ☐ Home ☐ Office County of Residence \_\_\_\_\_

\_\_\_\_\_  
Street Phone Fax

\_\_\_\_\_  
City, State, Zip Email Address

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

**4**

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

**4A**

## AFFIDAVIT OF PUBLICATION

**Osceola News-Gazette**  
**222 Church Street, Kissimmee, FL 34741**  
**(407) 846-7600**

State of Florida, County of Orange, ss:

I, Edmar Corachia, 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. Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

**Publication Dates:**

- Nov 13, 2025
- Nov 20, 2025
- Nov 27, 2025
- Dec 4, 2025

**Notice ID:** uy9gWBtRC2hJ2xxyTdeq

**Notice Name:** CENTER LAKE RANCH WEST  
CDD\*Uniform Method

**PUBLICATION FEE:** \$376.68

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

*Edmar Corachia*

Agent

**VERIFICATION**

State of Florida  
County of Orange

Signed or attested before me on this: 12/04/2025

Notary Public

Notarized remotely online using communication technology via Proof.

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM  
METHOD OF COLLECTION OF  
NON-AD VALOREM ASSESSMENTS**

Notice is hereby given that the Center Lake Ranch West Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on December 10, 2025 at 1:30 p.m., at Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, FL 34746.

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

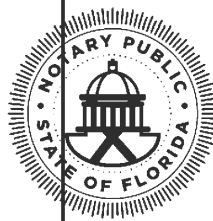
The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District, to consist of, among other things, water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, landscape/hardscape/irrigation, offsite roadway improvements, offsite utility extensions, and any other lawful projects or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing may be continued to a date, time and location to be specified on the record at the hearing. There may be occasions when Supervisors or staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact c/o Wrathell, Hunt & Associates, LLC (877) 276-0889 ("District Manager's Office"), at least 48 hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Manager's Office.

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

District Manager  
November 13, 20, 27, 2025  
December 4, 2025



PAMELA BAEZ  
Notary Public - State of Florida

Commission # HH 732409  
Expires on October 19, 2029

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

**4B**



## **RESOLUTION 2025-04**

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

**WHEREAS**, the Center Lake Ranch West Community Development District ("District") was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

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

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

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

**SECTION 1.** The District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District's use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

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

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

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

**PASSED AND ADOPTED** this 10th day of December, 2025

ATTEST:

**CENTER LAKE RANCH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Legal Description

**Exhibit A:**      Legal Description

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida and a parcel of land being a portion of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida; thence S89°44'13"E, along the North line of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, a distance of 30.07 feet to a point on the West Right of Way line of Twelve Oaks Road; thence the following three (3) courses and distances along said West Right of Way line: thence departing said North line, run S00°15'47"W, a distance of 10.31 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 5,011.00 feet and a Central Angle of 06°00'43"; thence run Southerly along the Arc of said curve, a distance of 525.81 feet (Chord Bearing = S03°16'09"W, Chord = 525.57 feet) to a Point of Tangency; thence S06°16'30"W, a distance of 104.76 feet to a Point on a Non-Tangent Curve, Concave to the South, having a Radius of 785.00 feet and a Central Angle of 31°17'12"; thence departing said West Right of Way line, run Westerly along the arc of said curve, a distance of 428.66 feet (Chord Bearing = S80°42'13"W, Chord = 423.35 feet) to a Point of Tangency; thence S65°03'36"W, a distance of 450.95 feet; thence S79°57'10"W, a distance of 50.00 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 1,552.00 feet and a Central Angle of 01°41'13"; thence run Northerly along the arc of said curve, a distance of 45.69 feet (Chord Bearing = N09°12'14"W, Chord = 45.69 feet); thence N08°21'37"W, a distance of 359.38 feet; thence N08°18'48"E, a distance of 49.06 feet; thence N21°38'08"W, a distance of 147.00 feet to a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 630.00 feet and a Central Angle of 03°18'16"; thence run Northeasterly along the arc of said curve, a distance of 36.33 feet (Chord Bearing = N66°42'44"E, Chord = 36.33 feet) to a Point of Tangency; thence N65°03'36"E, a distance of 343.87 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 1,499.01 feet and a Central Angle of 03°43'50"; thence run Northeasterly along the arc of said curve, a distance of 97.60 feet (Chord Bearing = N66°55'33"E, Chord = 97.58 feet) to a Point of Non Tangency; thence N21°12'02"W, a distance of 125.45 feet to a point on the North line of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East; thence N89°25'07"E, along said North line, a distance of 604.43 feet to the Point of Beginning.

Containing 14.42 acres, more or less.

### ABBREVIATIONS/LEGEND

SEC.	SECTION	TWP	TOWNSHIP
O.R.B.	OFFICIAL RECORDS BOOK	RNG	RANGE
PG.	PAGE	PT	POINT OF TANGENCY
NT	NON TANGENCY		
PC	POINT OF CURVATURE		
R/W	RIGHT OF WAY		
P.B.	PLAT BOOK		
±	PLUS/MINUS		
●	DESCRIPTIVE POINT		

### NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 3

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 500'/300'

SEC. 28 & 29, TWP. 25 S, RNG. 31 E

CAD FILE: TM MTG 2A S-L

JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744

(407) 847-2179 • Fax (407) 847-6140 LB 966



*R.D.B.*

10/01/2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida; thence S00°04'33"E, along West line of the Southeast  $\frac{1}{4}$  of said Section 29, a distance of 1267.21 feet to the Point of Beginning; thence departing said West line, run N89°55'24"E, a distance of 199.70 feet; thence N00°04'36"W, a distance of 33.63 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 15.00 feet and a Central Angle of 89°30'10"; thence run Northeasterly along the Arc of said curve, a distance of 23.43 feet (Chord Bearing = N44°40'29"E, Chord = 21.12 feet) to a Point of Tangency; thence N89°25'34"E, a distance of 665.29 feet; thence N88°54'11"E, a distance of 104.79 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 15.00 feet and a Central Angle of 91°34'38"; thence run Southeasterly along the arc of said curve, a distance of 23.97 feet (Chord Bearing = S46°21'45"E, Chord = 21.50 feet) to a Point of Non Tangency; thence S00°34'26"E, a distance of 71.16 feet; thence N89°25'34"E, a distance of 54.51 feet; thence S45°34'26"E, a distance of 3.52 feet; thence S00°34'26"E, a distance of 150.43 feet; thence S44°25'34"W, a distance of 9.90 feet; thence S00°34'26"E, a distance of 11.79 feet to the Point of Curvature of a curve concave to the Northeast, having a Radius of 15.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the Arc of said curve, a distance of 23.56 feet (Chord Bearing = S45°34'26"E, Chord = 21.21 feet) to a Point of Tangency; thence N89°25'34"E, a distance of 31.79 feet; thence N44°25'34"E, a distance of 9.90 feet; thence N89°25'34"E, a distance of 472.43 feet; thence S45°34'26"E, a distance of 11.01 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 74.99 feet and a Central Angle of 57°15'19"; thence run Southeasterly along the arc of said curve, a distance of 74.94 feet (Chord Bearing = S53°38'26"E, Chord = 71.86 feet) to a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 9.68 feet and a Central Angle of 56°29'44"; thence run Southeasterly along the arc of said curve, a distance of 9.54 feet (Chord Bearing = S65°03'41"E, Chord = 9.16 feet) to a Point of Non Tangency; thence N63°41'17"E, a distance of 278.30 feet; thence S26°13'11"E, a distance of 132.24 feet; thence S71°13'11"E, a distance of 9.90 feet; thence S26°13'11"E, a distance of 627.54 feet to a Point on a Non-Tangent Curve, Concave to the North, having a Radius of 1,547.00 feet and a Central

### ABBREVIATIONS/LEGEND

SEC.	SECTION	TWP	TOWNSHIP
O.R.B.	OFFICIAL RECORDS BOOK	RNG	RANGE
PG.	PAGE	PT	POINT OF TANGENCY
NT	NON TANGENCY		
PC	POINT OF CURVATURE		
R/W	RIGHT OF WAY		
P.B.	PLAT BOOK		
±	PLUS/MINUS		
●	DESCRIPTIVE POINT		

### NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 5

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 500'/300'

REVISED/UPDATED 10/1/2025

SEC. 29, TWP. 25 S, RNG. 31 E

CAD FILE: TM MTG 2B S-L

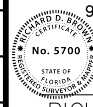
JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744

(407) 847-2179 • Fax (407) 847-6140 LB 966



*Richard D. Brown*

10/01/2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION (continued)

Angle of  $26^{\circ}32'45''$ ; thence run Westerly along the arc of said curve, a distance of 716.75 feet (Chord Bearing =  $S68^{\circ}22'03''W$ , Chord = 710.35 feet) to a Point of Non Tangency; thence  $S00^{\circ}04'34''W$ , a distance of 293.49 feet; thence  $N89^{\circ}55'25''W$ , a distance of 1,024.80 feet; thence  $N00^{\circ}04'30''E$ , a distance of 77.19 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 898.98 feet and a Central Angle of  $21^{\circ}11'32''$ ; thence run Northerly along the arc of said curve, a distance of 332.51 feet (Chord Bearing =  $N14^{\circ}07'08''E$ , Chord = 330.62 feet) to a Point on a Non-Tangent Curve, Concave to the West, having a Radius of 465.00 feet and a Central Angle of  $47^{\circ}31'32''$ ; thence run Northerly along the arc of said curve, a distance of 385.71 feet (Chord Bearing =  $N00^{\circ}57'07''E$ , Chord = 374.74 feet) to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 755.73 feet and a Central Angle of  $17^{\circ}44'04''$ ; thence run Northerly along the arc of said curve, a distance of 233.92 feet (Chord Bearing =  $N13^{\circ}57'45''W$ , Chord = 232.98 feet) to a Point of Non Tangency; thence  $S89^{\circ}25'34''W$ , a distance of 592.12 feet; thence  $N00^{\circ}04'33''W$ , a distance of 379.25 feet to the Point of Beginning.

Containing 43.80 acres, more or less.



900 Cross Prairie Parkway, Kissimmee, Florida 34744  
(407) 847-2179 • Fax (407) 847-6140 LB 966

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida; thence S89°44'13"E, along the North line of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, a distance of 113.07 feet to a point on the East Right of Way line of Twelve Oaks Road; thence the following four (4) courses and distances along said East Right of Way line: thence departing said North line, run S00°15'47"W, a distance of 10.31 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 5,094.00 feet and a Central Angle of 06°00'43"; thence run Southerly along the Arc of said curve, a distance of 534.52 feet (Chord Bearing = S03°16'09"W, Chord = 534.27 feet) to a Point of Tangency; thence S06°16'30"W, a distance of 479.81 feet to the Point of Curvature of a curve concave to the East, having a Radius of 1,956.00 feet and a Central Angle of 13°03'38"; thence run Southerly along the Arc of said curve, a distance of 445.87 feet (Chord Bearing = S00°15'18"E, Chord = 444.90 feet) to a Point of Non Tangency, said point also being the Point of Beginning; thence departing said East Right of Way line, run N84°38'10"E, a distance of 222.81 feet to the Point of Curvature of a curve concave to the North, having a Radius of 1,040.00 feet and a Central Angle of 18°41'05"; thence run Easterly along the Arc of said curve, a distance of 339.15 feet (Chord Bearing = N75°17'38"E, Chord = 337.65 feet) to a Point of Tangency; thence N65°57'05"E, a distance of 212.44 feet; thence S24°02'55"E, a distance of 185.60 feet; thence N67°07'12"E, a distance of 69.92 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 15.00 feet and a Central Angle of 104°08'33"; thence run Southeasterly along the arc of said curve, a distance of 27.26 feet (Chord Bearing = S56°41'23"E, Chord = 23.66 feet) to a Point of Non Tangency; thence N85°28'00"E, a distance of 50.00 feet; thence S04°27'08"E, a distance of 21.60 feet; thence S49°11'52"E, a distance of 9.92 feet; thence S02°37'17"E, a distance of 83.43 feet to a Point on a Non-Tangent Curve, Concave to the North, having a Radius of 1,155.00 feet and a Central Angle of 07°52'49"; thence run Easterly along the arc of said curve, a distance of 158.86 feet (Chord Bearing = N80°41'30"E, Chord = 158.73 feet) to a Point of Reverse Curve, Concave to the South, having a Radius of 745.00 feet and a Central Angle of 20°04'39"; thence Easterly along the arc, a distance of 261.06 feet, (Chord Bearing = N86°47'25"E, Chord = 259.73 feet) to a Point of Reverse Curve, Concave to the North, having a Radius of 555.00 feet and a Central Angle of 07°18'36"; thence Easterly along the arc, a distance of 70.81 feet, (Chord Bearing = S86°49'34"E, Chord = 70.76 feet) to a Point of Non Tangency; thence N88°49'39"E, a distance of 13.22 feet; thence N04°16'42"E, a distance of 100.53 feet; thence N44°53'56"E, a distance of 9.73 feet; thence N01°48'29"W, a distance of 8.98 feet; thence N87°44'22"E, a distance of 263.02 feet; thence S03°50'13"W, a distance of 123.94 feet; thence S17°09'02"W, a distance of 161.07 feet; thence S16°13'09"W, a distance of 116.24 feet; thence S02°16'58"E, a distance of 157.49 feet; thence S01°01'18"E, a distance of 139.70 feet; thence S18°05'27"W, a distance of 54.01 feet; thence S08°07'04"W, a distance of 191.03 feet; thence S09°35'46"W, a distance of 83.50 feet;

### NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 5

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 300'

REVISED/UPDATED 9/30/2025

SEC. 28 & 29, TWP. 25 S, RNG. 31 E

REVISED/UPDATED 10/30/2025

CAD FILE: TM MTG 1 S-L

JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744

(407) 847-2179 • Fax (407) 847-6140 LB 966



*[Signature]*

10/30/2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION (continued):

thence S00°30'12"W, a distance of 288.17 feet to the South line of the Southwest ¼ of Section 28, Township 25 South, Range 31 East; thence N89°57'09"W, along said South line, a distance of 1,455.90 feet to a point on the East Right of Way line of Twelve Oaks Road; thence the following four (4) courses and distances along said East Right of Way line: thence N00°02'33"E, a distance of 134.40 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 3,044.00 feet and a Central Angle of 11°17'38"; thence run Northerly along the Arc of said curve, a distance of 600.02 feet (Chord Bearing = N05°36'16"W, Chord = 599.04 feet) to a Point of Tangency; thence N11°15'05"W, a distance of 327.65 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 1,956.00 feet and a Central Angle of 04°27'58"; thence run Northerly along the Arc of said curve, a distance of 152.46 feet (Chord Bearing = N09°01'06"W, Chord = 152.43 feet) to the Point of Beginning.

Containing 44.39 acres, more or less.

### ABBREVIATIONS/LEGEND

SEC.	SECTION
O.R.B.	OFFICIAL RECORDS BOOK
P.T.	POINT OF TANGENCY
N.T.	NON TANGENCY
P.C.	POINT OF CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
●	DESCRIPTIVE POINT

TWP.	TOWNSHIP
RNG.	RANGE
±	PLUS/MINUS

**JOHNSTON'S  
SURVEYING, LLC**  
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
(407) 847-2179 • Fax (407) 847-6140 LB 966



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

**5**

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

**5A**

PROOF OF  
PUBLICATION  
From

OSCEOLA  
NEWS-GAZETTE

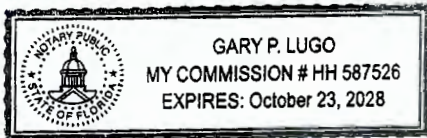
STATE OF FLORIDA  
COUNTY OF OSCEOLA

Before me, the undersigned authority,  
personally appeared Toni Rowan,  
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:

November 13 & 20, 2025

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 Toni Rowan, who is  
personally known to me this



Gary P. Lugo

IN THE MATTER OF: FIRST PUBLICATION: 11-13-2025  
LAST PUBLICATION: 11-20-2025

Notice of Public Hearing  
Center Lake Ranch West  
CDD

Special Assessments  
170.07 & 17.3632

Special Meeting

(see attached sheets)



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

Email: [glugo@osceolanewsgazette.com](mailto:glugo@osceolanewsgazette.com)  
You can also view your Legal Advertising on  
[www.aroundosceola.com](http://www.aroundosceola.com) or [www.floridapublicnotices.com](http://www.floridapublicnotices.com)

St. Cloud

Kicking off the holiday season—yes, already—and other weekend events

By Lisa Goldmacher  
St. Cloud Columnist

Kickoff the holiday season right! A Kenansville Country Christmas takes place this Saturday, Nov. 15 from 10 a.m. to 2 p.m. at the Kenansville Silver Spurs Arena (589 First Ave., Kenansville). Start your holiday shopping with lots of local vendors and a special guest—Santa! Food trucks will be onsite and raffle items. Bring a canned food item to help support the local Kenansville Pantry and get a free raffle ticket with your donation. Enjoy this seasonal day of family fun.

►Hopkins Heroes is in the midst of its Thanksgiving Blessing Bag Food Drive which

runs through now to Saturday, Nov. 15. This non-perishable food drive is for local children and families in need.

►Holiday meal donations needed: canned corn, canned green beans, canned/packet gravy, cranberry sauce, stuffing, sweet potatoes, mashed potatoes, macaroni and cheese, cornbread, dessert packages and \$15-\$20 gift cards for ham/turkey.

Food for the break: canned meat, canned veggies, canned/ cup dried fruit, beans, peanut butter and jelly, rice, pasta and sauce, granola bars, cereal, oatmeal, grits, shelf stable milk, nuts and snack bags.

Drop-off locations are: Nutrition Zone, 1100 Massachusetts Ave., Furniture One, 1750 E. Irlo Bronson

Hwy. and Hopkins Park, 620 E. 17th St. For more information, contact Stephanie Gilbert at 407-709-7374.

Partake in another man’s treasure this weekend—the City of St. Cloud’s 2025 City-Wide Fall Garage Sale will be Nov. 14-16. During these dates, residents across the City can host garage sales at their properties without needing the usual permits.

►Homeschoolers are invited to celebrate the season on Friday, Nov. 14 from 10:30 a.m. to 12:45 p.m. at the City of St. Cloud’s Homeschool Harvest Fest at the St. Cloud Civic Center, 3001 17th St. Students will enjoy a meal together, watch “Free Birds” and spend time with friends for a fun, festive

day. Each student should bring a dish, snack or treat to share. Classes are combined for this special event. The fee is \$15 for City residents and \$20 for non-City residents. Register online at <https://webtrac.stcloudfl.gov>. For more information, call 407-957-7243.

Turkey Trot Homeschool Addition happens on Friday, Nov. 21 at 11 a.m. Get ready to move! This fun-filled event for children aged 5-14 includes relays, games, food and excitement. Turkey Trot takes place at the St. Cloud Civic Center. The fee is \$15 for City residents and \$20 for non-City residents.

►The City of St. Cloud presents Walk in the Stones—Outdoor Walking Museum on

Saturday, Nov. 15 from 10 a.m. to 2 p.m. This free outdoor experience is at the Historical Mount Peace Cemetery, 755 E. 10th St. There will be guided tour beginning at 11 a.m. Discover and learn about the artifacts and relics of St. Cloud’s history. For more information, call 407-957-7243.

►Empowered Aging: Health and Exercise Tips for Seniors takes place at the St. Cloud Library on Monday, Nov. 17 from11 a.m. to 12 noon. This class is designed to support well-being and fitness for older adults. There will be an emphasis on flexibility, balance and strength. This class is presented by Felicia Marable-Williams, Family and Consumer Sciences Agent with

UF/IFAS Extension Osceola County. Comfortable clothing and sneakers are suggested.

►The next Downtown Monthly Market takes place on Wednesday, Nov. 19 from 5 to 9 p.m. Usually hosted the last Wednesday of the month, the fall market season runs from September to December. This magically evening market is a community celebration—string lights twinkle and music fills the air.



NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF SPECIAL MEETING OF THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Center Lake Ranch West Community Development District’s (“**District**”) Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings and public meeting:

PUBLIC HEARINGS AND MEETING	
DATE:	December 10, 2025
TIME:	1:30 p.m.
LOCATION:	Hampton Inn & Suites Orlando South Lake Buena Vista 4971 Calypso Cay Way Kissimmee, Florida 34746

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, “**Project**”), benefitting certain lands within the District known as “Assessment Area Two.” The Project is described in more detail in the *Second Supplemental Engineer’s Report (Assessment Area Two)* (“**Engineer’s Report**”). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within the District, as identified in the Engineer’s Report. The Debt Assessments are proposed to be levied as Two or more assessment liens and allocated to the benefited lands within “Assessment Area Two,” as set forth in the *Master Special Assessment Methodology Report (Assessment Area Two)* (“**Assessment Report**”). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of St. Cloud, Florida, and covers approximately 385.77 acres of land, more or less. The site is generally located south of Starline Drive, west of undeveloped lands, north of Harkley Runyan Road and east of South Narcoossee Road. A geographic depiction of the District is shown below. All lands within Assessment Area Two of the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the “**District’s Office**” located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of \$40,065,000 (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments	Maximum Annual Bond Assessments ***
Taylor Morrison Parcel				
SF 40	73	1.0	\$78,635.92	\$7,430.88
SF 50	180	1.25	\$98,294.90	\$9,288.60
SF 60	141	1.5	\$117,953.88	\$11,146.32
TOTALS	394			

\*Amount includes principal only, and not interest or collect costs  
\*\*Amount includes estimated 3% County collection costs and 4% early payment discounts  
\*\*\*NOTE: ACTUAL AMOUNTS FINALLY IMPOSED AND COLLECTED TO SECURE DEBT ASSESSMENTS ARE ANTICIPATED TO BE LESS THAN THE AMOUNTS STATED. HOMEOWNERS, PLEASE CONTACT THE DISTRICT FOR MORE INFORMATION.

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District 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 Office.

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

District Manager

RESOLUTION 2026-02

[DECLARING RESOLUTION – ASSESSMENT AREA TWO]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CENTER LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion of the infrastructure improvements comprising the District’s overall capital improvement plan as described in the *Second Supplemental Engineer’s Report (Assessment Area Two)* (“**Project**”), which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments (“**Assessments**”) using the methodology set forth in that *Master Special Assessment Methodology Report (Assessment Area Two)*, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Records Office**”);

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

- 1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- 2. DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.
- 3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of and plans and specifications for the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- 4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**
  - A. The total estimated cost of the Project is \$29,040,000 (“**Estimated Cost**”).
  - B. The Assessments will defray approximately \$40,065,000, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than \$3,558,871 per year, again as set forth in **Exhibit B**.
  - C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a “master” lien, which may be imposed without further public hearing in Two or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. 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.
- 5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.





Capitol Column

Lawmakers offer election-year goodies

By Bill Cotterell

Like little kids trying to be extra good as Christmas approaches, some Florida legislators are spicing the agenda for the election-year legislative session with a bunch of stuff that seems designed to make voters very happy.

Whether some of it works or not is another matter.

If they can do something to ease the cost of homeowners insurance, that would be a real accomplishment. Unfortunately, the cooling of the earth's crust hung our state out in the Caribbean, and far

too many Floridians decided to live near the coastlines, so Mother Nature occasionally sends us a hurricane to take back what's hers.

Try to change that with a law.

Holding down, or even abolishing, property taxes is something else homeowners would really feel grateful for when they vote in 2026. Tempting though tax cuts might be, local governments don't want to put people on hold when they call the cops or fire department, and residents want their roads and bridges in reasonably good condition, so the money has to come from somewhere.

While DeSantis and legislative leaders work on—and quarrel about—big stuff that will shape Florida's future for decades, rank-and-file lawmakers can use plenty of small stuff for cheap headlines and titillating sound bites. These are sort of the Skittles and beer of lawmaking, bills that offer little or no nutritional value but are nice to munch on when things get slow in a 60-day session.

Best of all, they look good to voters back home and force opponents into an awkward position of fighting against some things the typical Floridian

probably thinks we should have done long ago—if the average Floridian ever thinks of them at all.

Some House members, for instance, have introduced the “No Shari’a Act.” It would forbid any application of Sharia law, or other foreign doctrines, by Florida courts and regulatory agencies. The bill includes an official legislative finding, specifying that the state supports the right to freely contract “but finds that such right must be circumscribed when the application of foreign law would violate the fundamental liberties, rights, and privileges guaranteed by the United States Constitution and State Constitution.”

I consider myself fairly well-informed but, living up here in little Tallahassee, maybe I missed a wave of foreign legal standards sweeping through Florida courts. It's more likely that reelection-minded Republican legislators wish to add one more feather to their caps—bravely outlawing something that nobody is trying to do anyway.

Then there's the bill to make universities and colleges name roads after Turning Point USA co-founder Charlie Kirk. There's another to make school teachers swear an oath to uphold the Constitution and perform their duties faithfully.

There are others, and probably will be more crowd-pleasers offered as amendments and during floor debate when the legislative session convenes in January.

And it's not just legislators using their official powers to scratch an itch that they hope has been annoying a lot of voters.

Republican Attorney General James Uthmeier and Chief Financial Officer Blaise Ingoglia, both recent appointees to the state Cabinet who are up for election next year, are mixing the dull, necessary business of their offices with the flashy enforcement actions that might not change your life but fit neatly into 30-second campaign advertisements or bumper stickers.

Uthmeier, who staked his claim to the illegal immigration hot button by naming the

“Alligator Alcatraz” deportation encampment, is continuing the culture wars that were so newsworthy in the past election cycle. For instance, he recently wrote to the Alachua County School Board, warning that an unidentified teacher who required students to use the title “Mx.” needs to be straightened out, pronto.

Ingoglia has been barnstorming across the state, pointing out what he considers waste and mismanagement in local governments. Cities and counties can fight back, but explanation never catches up with an eye-opening accusation by the CFO—especially at a time property taxes are in play.

It's an old election-year tactic to grab attention with some easy, attention-getting topic. And it's even better when that topic forces your opponent into a choice of either saying “me too” or defending what voters might see as the politically indefensible.

Bill Cotterell is a retired Capitol reporter for United Press International and the Tallahassee Democrat. He can be reached at wrcott43@aol.com

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

PUBLIC HEARINGS AND MEETING	
DATE:	December 10, 2025
TIME:	1:30 p.m.
LOCATION:	Hampton Inn & Suites Orlando South Lake Buena Vista 4971 Calypso Cay Way Kissimmee, Florida 34746

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Osceola County (by two publications Two week apart with the Second publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Osceola County and to provide such other notice as may be required by law or desired in the best interests of the District.

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

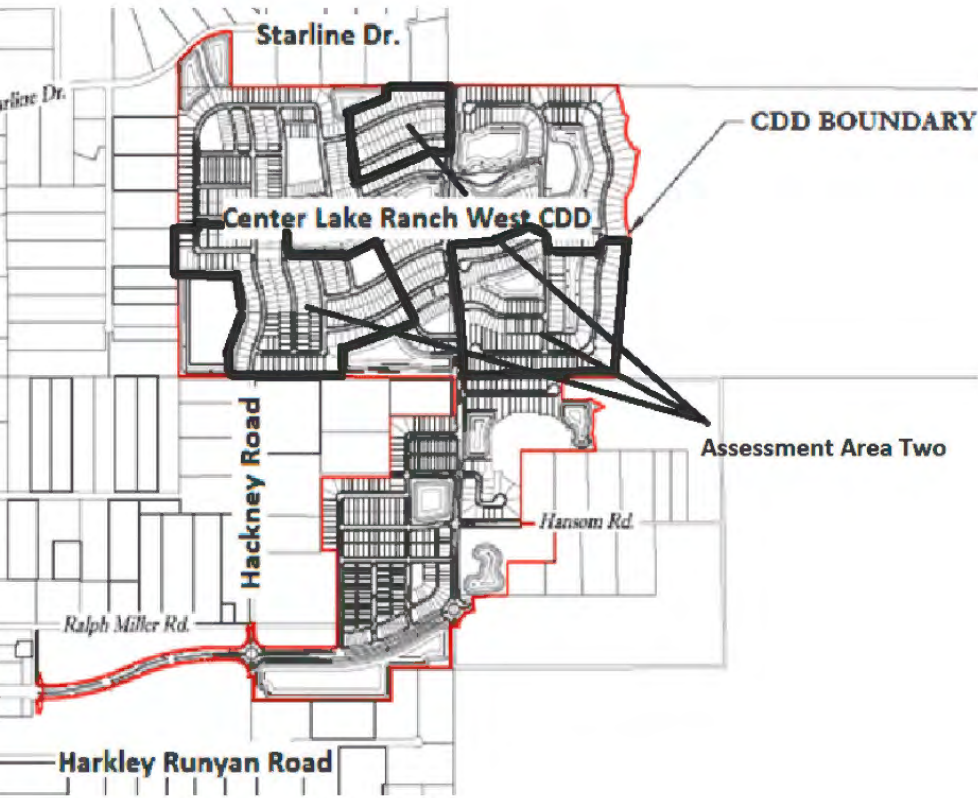
11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section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

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 4th day of November, 2025.

ATTEST:	<b>CENTER LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT</b>
<u>/s/ Andrew Kantarzhi</u> Secretary/Asst. Secretary	<u>/s/ Nora Schuster</u> Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Second Supplemental Engineer's Report (Assessment Area Two)  
**Exhibit B:** Master Special Assessment Methodology Report (Assessment Area Two)



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AROUND TOWN

Step back in time—Pioneer Day 2025

The Osceola County Historical Society hosted its 33rd Pioneer Day on Saturday featuring live demonstrations and reenactments throughout Pioneer Village including wool spinning, sewing, blacksmithing, wood carving, the sport of cricket, and more. Plus, visitors could experience Seminole demonstrations and enjoy live music, magic shows, pony rides, animal exhibits, booths from local organizations, food and craft vendors, and a kids zone.

Pioneer Village, located on Babb Road in Kissimmee, hosts a permanent collection of authentic structures—a general store, post office, schoolhouse, church, train depot, homesteads from Osceola settlers, and more—that once stood in areas throughout Osceola County and were relocated and preserved, to show how early pioneer families and Florida Seminoles lived off the land. Visit [OsceolaHistory.org](http://OsceolaHistory.org) for more.



Story and photos by Jennifer Chalifoux









## Kissimmee

### Holiday opportunities in the city

Submitted by the City of Kissimmee

The city is excited to offer a pair of camps this Thanksgiving season from Nov. 24-26 packed with field trips, for both elementary and middle school students.

Camp Discovery Turkey Camp is held at the Oak Street Park Community Center (717 N. Palm Ave.) for ages 5 through fifth grade. It will feature field trips to places like Abracadabra Ice Cream and Green Meadows while making new friends. For more information, call 407-518-2360.

For our middle schoolers (grades 6-8), the Teen Extreme Turkey Camp at the Chambers Park Community Center (2380 N. Smith St.) features

a highlight trip to Launch Orlando Trampoline Park. For more details, call 407-518-2599.

Be sure to sign up at least one week in advance as late registration may include a late fee and is subject to availability. Remember to pack a lunch and snack.

► The Parks and Recreation Department invites little athletes aged 5-7 to join the Start Smart Lacrosse program, a fun and friendly way to introduce young kids to the sport of lacrosse. This beginner-friendly class will teach the basics in a fun way at the Fortune Road Athletic Complex on Mondays from 6-7 p.m. Registration runs now through Dec. 23, with the program running Jan. 5 through Feb. 16. To “basket” a spot call 407-518-2504 or visit

kissimmee.gov/recsports.

► Kick off your holidays with good food and great company at the Seniors Holiday Brunch on Wednesday, Dec. 17 from 10 a.m. to 1 p.m. at the Oak Street Park Community Center. The free festive event is open to all seniors aged 55 and older. For more information call 407-518-2360 or 407-518-2599, and come celebrate the season with the city.



## Autonomous bus takes the wheel



Karsan's e-JEST takes stakeholders on an Orlando test drive. (Photo/Michelle Kostuch)

By Michelle Kostuch  
For the News-Gazette

International bus manufacturer Karsan rolled out e-JEST, its new autonomous electric mini-bus, to the American market at the Florida Autonomous Vehicle Summit on Nov. 5.

Deniz Çetin, Chief Commercial Officer of Karsan, led the event which showcased e-JEST and its North American partnerships in the Central Florida area. The presentation along with a test drive session was attended by stakeholders in the autonomous transit industry.

A 60-year leader in the bus manufacturing industry, Karsan is based in Turkey with distribution across the globe. The e-JEST has operated worldwide since 2018 but its recent conversion to autonomous was introduced by Karsan at the annual BusWorld convention in Brussels, Belgium in early October.

Autonomous transportation isn't new to Central Florida. In conjunction with Florida's Department of Transportation and Beep, Inc., the City of Altamonte Springs has been running CraneRIDES, a city-

wide AV shuttle program, for nearly three years. Looking to upgrade its current vehicles, the city is embracing the e-JEST model to continue its commitment to innovative transportation, driving residents around Altamonte Springs between stops like the mall, the hospital, and SunRail.

“We’re the longest running permanent autonomous vehicle deployment by a city in America,” explained Frank Martz, City Manager of Altamonte Springs. “We believe that to have a sustainable community you have to have mobility choices for people.”

Karsan's e-JEST has gained international popularity as an eco-friendly, zero-emissions nimble urban bus that is fast-charging and ADA compliant. It's maneuverable on narrow streets, in mixed traffic, and all-weather conditions. At just over 19 feet long, it can carry up to 19 passengers with panoramic windows, USB ports, and WiFi throughout. But it's the addition of autonomous technology that brings the vehicle into the future.

Cemre Kavvasoglu is the Product Management Director of North America for ADASTEC Corporation which engineers the software

that powers e-JEST. “We have a very comprehensive system that is capable of detecting all pedestrians, cyclists, all road users around the bus and also inside of the vehicle,” he said.

Fixed-route AV systems are spreading throughout Florida. Karsan's operational provider Beep, Inc. has been running Move Nona for five years in Lake Nona and more recently the NAVI service around Jacksonville.

Still, there are mixed opinions.

“There are two types of reactions. One is those people, they see this as a novelty, fancy, showing off, shiny,” said Çetin. “But some other people, they see and they understand that this technology is the real solution to address our real transportation problems.”

Challenges facing the transit industry include traffic congestion and a shortage of drivers, particularly for late-night and weekend routes.

On a scale of 0-5 on the Society of Automotive Engineers (SAE) levels of driving automation, vehicles like e-JEST operate on Level 4, considered high-automation.

See **Autonomous bus**, Page 13

6. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.

8. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

PUBLIC HEARINGS AND MEETING	
DATE:	December 10, 2025
TIME:	1:30 p.m.
LOCATION:	Hampton Inn & Suites Orlando South Lake Buena Vista 4971 Calypso Cay Way Kissimmee, Florida 34746

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Osceola County (by two publications Two week apart with the Second publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Osceola County and to provide such other notice as may be required by law or desired in the best interests of the District.

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

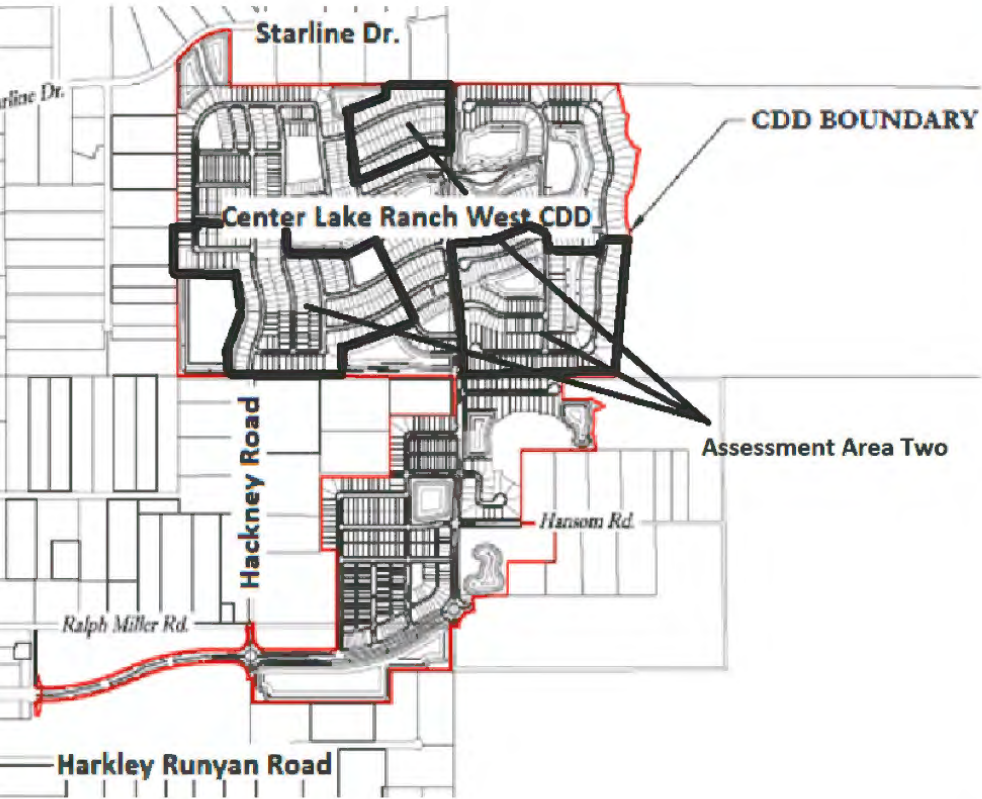
11. **SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section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

12. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 4th day of November, 2025.

ATTEST:	<b>CENTER LAKE RANCH COMMUNITY DEVELOPMENT DISTRICT</b>
<u>/s/ Andrew Kantarzi</u> Secretary/Asst. Secretary	<u>/s/ Nora Schuster</u> Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Second Supplemental Engineer’s Report (Assessment Area Two)  
**Exhibit B:** Master Special Assessment Methodology Report (Assessment Area Two)



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THE **Insiders**

Tips & Advice From Local Professionals

OSCEOLA NEWS-GAZETTE  
aroundosceola.com

#### — INVESTMENT AUTHORITY —

### Smart financial moves to make before year-end

As the year winds down, it’s the perfect time to make some smart moves before the calendar flips to 2026. Think of it as a financial tune-up that could help with saving money and setting you up for success in the months ahead. Here are some things to consider.

• **Don’t forget about required withdrawals.** If you’re 73 or older, you’ll need to take your required minimum distribution from traditional retirement accounts to avoid a 25% penalty on any amount you should have withdrawn but didn’t. This rule also applies to some people who inherited retirement accounts, including certain Roth accounts.

• **Use your flexible spending money.** Got money sitting in a flexible spending account at work? Remember, these accounts follow a “use it or lose it” rule. Check with your HR department about your plan’s specific deadlines for spending the money and submitting receipts. Whether it’s that dental work you’ve been putting off or new prescription glasses you need, now’s the time to use those funds before they disappear.

• **Boost your retirement savings.** Consider ramping up your pretax retirement contributions before year-end. Not only will this help your future self, but it might also reduce your current tax bill. If your workplace plan allows it, you can even set up automatic increases for next year so you won’t have to remember to do it later.

• **Share the wealth through gifting.** In 2025, the current tax rules let you give family or friends up to \$19,000 per person without affecting your lifetime gift tax exemption. Married couples can combine their allowances to give up to \$38,000 per person. Plus, you can pay someone’s tuition or medical bills directly without these payments counting against your gift limits at all.

• **Navigate new tax changes.** The recently passed One Big Beautiful Bill Act has made several tax provisions permanent, including lower individual tax rates and higher standard

deductions. However, it also introduces new changes that might affect your situation. It’s worth sitting down with a financial advisor or tax professional to understand how these updates impact your specific circumstances.

• **Examine your investments.** Take some time to review your investment portfolio. Ask yourself: Did your investments perform as expected this year? Do they still match your goals and comfort level with risk? You might need to rebalance things to get back on track.

• **Build up your emergency fund.** It’s ideal to have enough cash saved to cover three to six months of living expenses in an easily accessible account. This safety net can prevent you from having to raid your retirement savings when unexpected expenses pop up.

• **Review your estate planning documents.** This is especially important if you’ve had major life changes like marriage, divorce or a new baby. Don’t forget to check the beneficiary designations on all your bank and brokerage accounts as well as life insurance policies – these often override what’s written in your will.

Taking care of these financial housekeeping tasks now can help you start the new year on solid ground.

This article was written by Edward Jones for use by your local Edward Jones Financial Advisor.

Edward Jones, Member SIPC  
Edward Jones, its employees and financial advisors cannot provide tax or legal advice. You should consult your attorney or qualified tax advisor regarding your situation.



**Kenton Scott, CFP®**  
Financial Advisor  
4115 Neptune Rd  
St. Cloud, FL 34769  
(407) 498-0147

Edward Jones

112025.ONG



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

**5B**



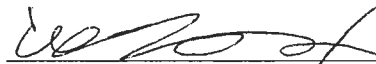
STATE OF FLORIDA                     )  
COUNTY OF PALM BEACH         )

**AFFIDAVIT OF MAILING**

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

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt & Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Center Lake Ranch West Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Center Lake Ranch West Community Development District.
4. I do hereby certify that on November 10<sup>th</sup>, 2025, and in the regular course of business, I caused the notice required by Section 197.3632(4)(b), Florida Statutes, in the form attached hereto as **Exhibit A**, to be sent via first class mail to affected landowner(s) in the Center Lake Ranch West Community Development District of their rights under Chapters 190, 197, and 170, *Florida Statutes*, with respect to the District's anticipated imposition of assessments. I further certify that the letters were sent to the addressees identified in **Exhibit A** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

**FURTHER AFFIANT SAYETH NOT.**

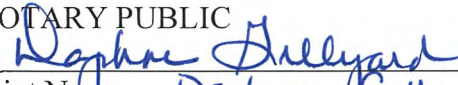
  
By: Curtis Marcoux

**SWORN AND SUBSCRIBED** before me by means of ☒ physical presence or ☐ online notarization this 10<sup>th</sup> day of November 2025, by Curtis Marcoux, for Wrathell, Hunt & Associates, LLC, who is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification, and who ☐ did / ☒ did not take an oath.



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

NOTARY PUBLIC

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

**EXHIBIT A:** Copies of Forms of Mailed Notices

9589 0710 5270 2050 8378 31

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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

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☐ Return Receipt (electronic)

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☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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FLORIDA INC**

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# 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

### Via First Class U.S. Mail

November 10, 2025

DUPONT SHAQUILLE ROYSTON and CLAXTON-DUPONT LORNET

5289 BOWSPIRIT WAY SAINT CLOUD FL 34771

Parcel ID: 29-25-31-0945-0001-2030

**RE: Center Lake Ranch West Community Development District ("District")  
Notice of Hearings on Debt Assessments**

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District's Board of Supervisors ("**Board**") hereby provides notice of the following public hearings, and public meeting:

#### **PUBLIC HEARINGS AND MEETING**

DATE:	December 10, 2025
TIME:	1:30 p.m.
LOCATION:	Hampton Inn & Suites Orlando South Lake Buena Vista 4971 Calypso Cay Way Kissimmee, Florida 34746

The purpose of the public hearings announced above is to consider the imposition of special assessments ("**Debt Assessments**"), and adoption of assessment rolls to secure proposed bonds, on certain benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "**Project**"), benefitting certain lands within Assessment Area Two of the District. The Project is described in more detail in the *Second Supplemental Engineer's Report (Assessment Area Two)* ("**Engineer's Report**"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within Assessment Area Two of the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as Two or more assessment liens and allocated to the benefitted lands within "Assessment Area Two," as set forth in the *Master Special Assessment Methodology Report (Assessment Area Two)* ("**Assessment Report**"). Copies of the Engineer's Report and Assessment Report are available upon request. See **EXHIBIT A** for information regarding the proposed Debt Assessments. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer's Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may come before it.

The Debt Assessments constitute a lien against benefitted property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The District is located entirely within the City of St. Cloud, Florida, and covers approximately 385.77 acres of land, more or less. The site is generally located south of Starline Drive, west of undeveloped lands, north of Harkley Runyan Road and east of South Narcoossee Road. All lands within the District are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877) 276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephTwo. Any person requiring special accommodations because of a disability or physical impairment should contact the District 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 Office.

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

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



Andrew Katarzhi  
District Manager

## EXHIBIT A

### Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of \$40,065,000 (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments*	Maximum Annual Bond Assessments ***
Taylor Morrison Parcel				
SF 40	73	1.0	\$78,635.92	\$7,430.88
SF 50	180	1.25	\$98,294.90	\$9,288.60
SF 60	141	1.5	\$117,953.88	\$11,146.32
<b>TOTALS</b>	394			

\*Amount includes principal only, and not interest or collect costs

\*\*\*Amount includes estimated 3% County collection costs and 4% early payment discounts

**\*\*\*NOTE: ACTUAL AMOUNTS FINALLY IMPOSED AND COLLECTED TO SECURE DEBT ASSESSMENTS ARE ANTICIPATED TO BE LESS THAN THE AMOUNTS STATED. HOMEOWNERS, PLEASE CONTACT THE DISTRICT FOR MORE INFORMATION.**



# 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

### Via First Class U.S. Mail

November 10, 2025

MEDINA ALBIERI JARED FREILE

5295 BOWSPIRIT WAY SAINT CLOUD FL 34771

Parcel ID: 29-25-31-0945-0001-2040

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Sincerely,



Andrew Katarzhi  
District Manager



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# Center Lake Ranch West Community Development District

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

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

### Via First Class U.S. Mail

November 10, 2025

LARA NATALIA and LARA JOHN STEVENSON

5308 BOWSPIRIT WAY SAINT CLOUD FL 34771

Parcel ID: 29-25-31-0945-0001-0680

**RE: Center Lake Ranch West Community Development District ("District")  
Notice of Hearings on Debt Assessments**

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District's Board of Supervisors ("**Board**") hereby provides notice of the following public hearings, and public meeting:

### **PUBLIC HEARINGS AND MEETING**

DATE:	December 10, 2025
TIME:	1:30 p.m.
LOCATION:	Hampton Inn & Suites Orlando South Lake Buena Vista 4971 Calypso Cay Way Kissimmee, Florida 34746

The purpose of the public hearings announced above is to consider the imposition of special assessments ("**Debt Assessments**"), and adoption of assessment rolls to secure proposed bonds, on certain benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "**Project**"), benefitting certain lands within Assessment Area Two of the District. The Project is described in more detail in the *Second Supplemental Engineer's Report (Assessment Area Two)* ("**Engineer's Report**"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within Assessment Area Two of the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as Two or more assessment liens and allocated to the benefitted lands within "Assessment Area Two," as set forth in the *Master Special Assessment Methodology Report (Assessment Area Two)* ("**Assessment Report**"). Copies of the Engineer's Report and Assessment Report are available upon request. See **EXHIBIT A** for information regarding the proposed Debt Assessments. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer's Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may come before it.

The Debt Assessments constitute a lien against benefitted property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The District is located entirely within the City of St. Cloud, Florida, and covers approximately 385.77 acres of land, more or less. The site is generally located south of Starline Drive, west of undeveloped lands, north of Harkley Runyan Road and east of South Narcoossee Road. All lands within the District are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877) 276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

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If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



Andrew Katarzhi  
District Manager

## EXHIBIT A

### Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of \$40,065,000 (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments*	Maximum Annual Bond Assessments ***
Taylor Morrison Parcel				
SF 40	73	1.0	\$78,635.92	\$7,430.88
SF 50	180	1.25	\$98,294.90	\$9,288.60
SF 60	141	1.5	\$117,953.88	\$11,146.32
<b>TOTALS</b>	394			

\*Amount includes principal only, and not interest or collect costs

\*\*\*Amount includes estimated 3% County collection costs and 4% early payment discounts

**\*\*\*NOTE: ACTUAL AMOUNTS FINALLY IMPOSED AND COLLECTED TO SECURE DEBT ASSESSMENTS ARE ANTICIPATED TO BE LESS THAN THE AMOUNTS STATED. HOMEOWNERS, PLEASE CONTACT THE DISTRICT FOR MORE INFORMATION.**

# 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

### Via First Class U.S. Mail

November 10, 2025

NIEVES HECTOR EDUARDO and CUADRADO YOLANDA

8000 SHORE FRONT PKWY #8N ROCKAWAY NY 11693

Parcel ID: 29-25-31-0945-0001-0690

**RE: Center Lake Ranch West Community Development District ("District")  
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### Via First Class U.S. Mail

November 10, 2025

RYAN JAMES and SINCLAIR RYAN LAUREN

5296 BOWSPIRIT WAY SAINT CLOUD FL 34771

Parcel ID: 29-25-31-0945-0001-0700

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# Center Lake Ranch West Community Development District

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### Via First Class U.S. Mail

November 10, 2025

FERNANDEZ ROJAS MARLIONFEL DE LAS MERCEDES and CUETO CRISTHIAN

5290 BOWSPIRIT WAY SAINT CLOUD FL 34771

Parcel ID: 29-25-31-0945-0001-0710

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Product Type	Number of Units	ERU	Maximum Principal Bond Assessments*	Maximum Annual Bond Assessments ***
Taylor Morrison Parcel				
SF 40	73	1.0	\$78,635.92	\$7,430.88
SF 50	180	1.25	\$98,294.90	\$9,288.60
SF 60	141	1.5	\$117,953.88	\$11,146.32
<b>TOTALS</b>	394			

\*Amount includes principal only, and not interest or collect costs

\*\*\*Amount includes estimated 3% County collection costs and 4% early payment discounts

**\*\*\*NOTE: ACTUAL AMOUNTS FINALLY IMPOSED AND COLLECTED TO SECURE DEBT ASSESSMENTS ARE ANTICIPATED TO BE LESS THAN THE AMOUNTS STATED. HOMEOWNERS, PLEASE CONTACT THE DISTRICT FOR MORE INFORMATION.**



# 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

### Via First Class U.S. Mail

November 10, 2025

MICHLESKI TOBY ALAN and MICHLESKI SOMPHIT

5260 BOWSPIRIT WAY SAINT CLOUD FL 34771

Parcel ID: 29-25-31-0945-0001-0750

**RE: Center Lake Ranch West Community Development District ("District")  
Notice of Hearings on Debt Assessments**

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District's Board of Supervisors ("**Board**") hereby provides notice of the following public hearings, and public meeting:

#### **PUBLIC HEARINGS AND MEETING**

DATE:	December 10, 2025
TIME:	1:30 p.m.
LOCATION:	Hampton Inn & Suites Orlando South Lake Buena Vista 4971 Calypso Cay Way Kissimmee, Florida 34746

The purpose of the public hearings announced above is to consider the imposition of special assessments ("**Debt Assessments**"), and adoption of assessment rolls to secure proposed bonds, on certain benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "**Project**"), benefitting certain lands within Assessment Area Two of the District. The Project is described in more detail in the *Second Supplemental Engineer's Report (Assessment Area Two)* ("**Engineer's Report**"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within Assessment Area Two of the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as Two or more assessment liens and allocated to the benefitted lands within "Assessment Area Two," as set forth in the *Master Special Assessment Methodology Report (Assessment Area Two)* ("**Assessment Report**"). Copies of the Engineer's Report and Assessment Report are available upon request. See **EXHIBIT A** for information regarding the proposed Debt Assessments. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer's Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may come before it.

The Debt Assessments constitute a lien against benefitted property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The District is located entirely within the City of St. Cloud, Florida, and covers approximately 385.77 acres of land, more or less. The site is generally located south of Starline Drive, west of undeveloped lands, north of Harkley Runyan Road and east of South Narcoossee Road. All lands within the District are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877) 276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

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

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



Andrew Katarzhi  
District Manager

## EXHIBIT A

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# Center Lake Ranch West Community Development District

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

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

### Via First Class U.S. Mail

November 10, 2025

TORRES GONZALEZ GEAN CARLOS and LAGUARDIA VANESSA

5254 BOWSPIRIT WAY SAINT CLOUD FL 34771

Parcel ID: 29-25-31-0945-0001-0760

**RE: Center Lake Ranch West Community Development District ("District")  
Notice of Hearings on Debt Assessments**

Dear Property Owner:

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#### **PUBLIC HEARINGS AND MEETING**

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Andrew Katarzhi  
District Manager

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# Center Lake Ranch West Community Development District

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### Via First Class U.S. Mail

November 10, 2025

DIAZ JOSEPH JOHN and BERMUDEZ KATHY

5248 BOWSPIRIT WAY SAINT CLOUD FL 34771

Parcel ID: 29-25-31-0945-0001-0770

**RE:     Center Lake Ranch West Community Development District (“District”)  
          Notice of Hearings on Debt Assessments**

Dear Property Owner:

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#### **PUBLIC HEARINGS AND MEETING**

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Andrew Katarzhi  
District Manager



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# Center Lake Ranch West Community Development District

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### Via First Class U.S. Mail

November 10, 2025

ELLIS SHARIKA LASHEA

5242 BOWSPIRIT WAY SAINT CLOUD FL 34771

Parcel ID: 29-25-31-0945-0001-0780

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Notice of Hearings on Debt Assessments**

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GIL JHON F and GILL KAREN

5236 BOWSPIRIT WAY SAINT CLOUD FL 34771

Parcel ID: 29-25-31-0945-0001-0790

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If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



Andrew Katarzhi  
District Manager

## EXHIBIT A

### Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of \$40,065,000 (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments*	Maximum Annual Bond Assessments ***
Taylor Morrison Parcel				
SF 40	73	1.0	\$78,635.92	\$7,430.88
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SF 60	141	1.5	\$117,953.88	\$11,146.32
<b>TOTALS</b>	394			

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**\*\*\*NOTE: ACTUAL AMOUNTS FINALLY IMPOSED AND COLLECTED TO SECURE DEBT ASSESSMENTS ARE ANTICIPATED TO BE LESS THAN THE AMOUNTS STATED. HOMEOWNERS, PLEASE CONTACT THE DISTRICT FOR MORE INFORMATION.**

# 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

### Via First Class U.S. Mail

November 10, 2025

RICCI KIMBERLY S and RICCI NICHOLAS D

5230 BOWSPIRIT WAY SAINT CLOUD FL 34771

Parcel ID: 29-25-31-0945-0001-0800

**RE: Center Lake Ranch West Community Development District ("District")  
Notice of Hearings on Debt Assessments**

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District's Board of Supervisors ("**Board**") hereby provides notice of the following public hearings, and public meeting:

#### **PUBLIC HEARINGS AND MEETING**

DATE:	December 10, 2025
TIME:	1:30 p.m.
LOCATION:	Hampton Inn & Suites Orlando South Lake Buena Vista 4971 Calypso Cay Way Kissimmee, Florida 34746

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# Center Lake Ranch West Community Development District

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

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

### Via First Class U.S. Mail

November 10, 2025

MILLER SHAWN RYAN

5218 BOWSPIRIT WAY SAINT CLOUD FL 34771

Parcel ID: 29-25-31-0945-0001-0810

**RE: Center Lake Ranch West Community Development District ("District")  
Notice of Hearings on Debt Assessments**

Dear Property Owner:

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#### **PUBLIC HEARINGS AND MEETING**

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District Manager

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<b>TOTALS</b>	394			

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### Via First Class U.S. Mail

November 10, 2025

ROMMEL LEE & ROMMEL LEE MARTIN AKA

5212 BOWSPIRIT WAY SAINT CLOUD FL 34771

Parcel ID: 29-25-31-0945-0001-0820

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Notice of Hearings on Debt Assessments**

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

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

### Via First Class U.S. Mail

November 10, 2025

BROWN ROBERT CHRISTOPHER

5277 BOWSPIRIT WAY SAINT CLOUD FL 34771

Parcel ID: 29-25-31-0945-0001-2010

**RE: Center Lake Ranch West Community Development District ("District")  
Notice of Hearings on Debt Assessments**

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### Via First Class U.S. Mail

November 10, 2025

TAYLOR MORRISON OF FLORIDA INC

2600 LAKE LUCIEN DR STE 350

MAITLAND, FL 32751

Legal Description: See "Exhibit B"

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Notice of Hearings on Debt Assessments**

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TIME:	1:30 p.m.
LOCATION:	Hampton Inn & Suites Orlando South Lake Buena Vista 4971 Calypso Cay Way Kissimmee, Florida 34746

The purpose of the public hearings announced above is to consider the imposition of special assessments ("**Debt Assessments**"), and adoption of assessment rolls to secure proposed bonds, on certain benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "**Project**"), benefitting certain lands within Assessment Area Two of the District. The Project is described in more detail in the *Second Supplemental Engineer's Report (Assessment Area Two)* ("**Engineer's Report**"). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting all lands within Assessment Area Two of the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as Two or more assessment liens and allocated to the benefitted lands within "Assessment Area Two," as set forth in the *Master Special Assessment Methodology Report (Assessment Area Two)* ("**Assessment Report**"). Copies of the Engineer's Report and Assessment Report are available upon request. See **EXHIBIT A** for information regarding the proposed Debt Assessments. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer's Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may come before it.

The Debt Assessments constitute a lien against benefitted property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The District is located entirely within the City of St. Cloud, Florida, and covers approximately 385.77 acres of land, more or less. The site is generally located south of Starline Drive, west of undeveloped lands, north of Harkley Runyan Road and east of South Narcoossee Road. All lands within the District are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877) 276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephTwo. Any person requiring special accommodations because of a disability or physical impairment should contact the District 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 Office.

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

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



Andrew Katarzhi  
District Manager

## EXHIBIT A

### Proposed Debt Assessments

The proposed Debt Assessments are in the total principal amount of \$40,065,000 (not including interest or collection costs), and are as follows:

Product Type	Number of Units	ERU	Maximum Principal Bond Assessments*	Maximum Annual Bond Assessments ***
Taylor Morrison Parcel				
SF 40	73	1.0	\$78,635.92	\$7,430.88
SF 50	180	1.25	\$98,294.90	\$9,288.60
SF 60	141	1.5	\$117,953.88	\$11,146.32
<b>TOTALS</b>	394			

\*Amount includes principal only, and not interest or collect costs

\*\*\*Amount includes estimated 3% County collection costs and 4% early payment discounts

**\*\*\*NOTE: ACTUAL AMOUNTS FINALLY IMPOSED AND COLLECTED TO SECURE DEBT ASSESSMENTS ARE ANTICIPATED TO BE LESS THAN THE AMOUNTS STATED. HOMEOWNERS, PLEASE CONTACT THE DISTRICT FOR MORE INFORMATION.**

SECOND SUPPLEMENTAL ENGINEER'S REPORT  
(ASSESSMENT AREA TWO)

PREPARED FOR:

BOARD OF SUPERVISORS  
CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

**POULOS & BENNETT**  
a Pape-Dawson company

OCTOBER 2025

**SECOND SUPPLEMENTAL ENGINEER'S REPORT  
(ASSESSMENT AREA TWO)  
CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT**

**1. PURPOSE**

This report supplements the District's *Master Engineer's Report*, dated June 2023 ("**Master Report**") for the purpose of describing the second part of the District's CIP<sup>1</sup> to be known as the "**Assessment Area Two Project.**" All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report, and the descriptions of the CIP improvements and other provisions of the Master Report are incorporated herein.

**2. THE ASSESSMENT AREA TWO PROJECT**

The District's Assessment Area Two Project includes the portion of the CIP that is necessary for the development of neighborhood improvements for portions of Neighborhoods N-1A West and N-1A East (together, "**Taylor Morrison AA2 Parcel**"), which areas are owned by Taylor Morrison of Florida, Inc. or an affiliate ("**Taylor Morrison**"). The Assessment Area Two legal descriptions are shown in **Exhibit A**.

**Product Mix**

The table below shows the product types that will be part of the Assessment Area Two Project:

**Product Types**

Product Type	Assessment Area Two Project Units
<b>TAYLOR MORRISON AA2 PARCEL</b>	
<b>N-1A West</b>	
SF 34'	-
SF 40'	73
SF 50'	127
SF 60'	68
<b>N-1A East</b>	
SF 37.5'	-
SF 50'	53
SF 60'	73
<b>TOTAL</b>	<b>394</b>

**List of Assessment Area Two Project Improvements**

The various improvements that are part of the overall CIP – including those that are part of the Assessment Area Two Project – are described in detail in the Master Report, and those descriptions are incorporated herein. The Assessment Area Two Project improvements include:

- Assessment Area Two stormwater management improvements,
- Assessment Area Two neighborhood roadways,

---

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



- Assessment Area Two water, sewer and reclaim utilities,
- Assessment Area Two hardscape, landscape and irrigation improvements,
- Assessment Area Two undergrounding of electrical conduit,
- Assessment Area Two public passive amenities such as pond overlooks and boardwalks,
- Assessment Area Two conservation/mitigation,
- Assessment Area Two professional work product, and
- Previously unfunded, non-creditable portions of the master roadways known as Center Lake Ranch Boulevard and Twelve Oaks Road.

Note that the stormwater management improvements were previously constructed as part of the overall development and the Assessment Area Two Project includes an allocation of those costs on a pro-rated basis.

#### **Permits**

All applicable permits for the Assessment Area Two Project have been obtained or are reasonably expected to be obtained in the ordinary course of development.

#### **Estimated Costs / Benefits**

The following table shows the estimated costs for the Assessment Area Two Project.

**ESTIMATED COSTS FOR ASSESSMENT AREA TWO PROJECT**

DESCRIPTION	ASSESSMENT AREA TWO PROJECT COST	O&M ENTITY
Neighborhood Roadways (Pavement & Drainage) <sup>(2)</sup>	\$4,450,00.00	City
Master Roadways <sup>(5)</sup> (Center Lake Ranch Boulevard & Twelve Oaks Road)	\$14,000,000.00	County
Stormwater Improvements (Ponds Only)	\$200,000.00	CDD
Utilities (Water, Sewer, Reclaim) <sup>(5)</sup>	\$4,750,000.00	TWA
Underground Electrical Distribution/Lighting	\$450,000.00	OUC
Hardscape/Landscape/Irrigation <sup>(2)</sup>	\$350,000.00	HOA
Public Passive Amenities <sup>(2)</sup>	-	HOA
Conservation/Mitigation	-	CDD
Professional Services	\$2,420,000.00	N/A
Contingency	\$2,420,000.00	As Above
<b>TOTAL</b>	<b>\$29,040,000.00</b>	

1. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
2. Roadway, landscape/hardscape/irrigation, and amenities improvements, if behind hard-gates, will not be part of the Assessment Area Two Project.
3. The developer(s) reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association (in which case such items would not be part of the Assessment Area Two Project), the District or a third-party.
4. A third-party, or an applicable property owner's or homeowner's association may elect to maintain any District-owned improvements, subject to the terms of an agreement with the District.
5. Roadway, stormwater and potable/reuse/sewer improvements and associated professional fees subject to mobility fee credits or reimbursement by local agencies will not be part of the estimated probable CIP costs.

### 3. CONCLUSION

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

It is further our opinion that:

- the estimated cost of the Assessment Area Two Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- all of the improvements comprising the Assessment Area Two Project are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the Assessment Area Two Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the Assessment Area Two Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within Assessment Area Two of the District will receive a special benefit from the Assessment Area Two Project that is at least equal to the costs of the Assessment Area Two Project.

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

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

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

it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

\_\_\_\_\_  
Jeffrey M. Trimble, P.E.      Date \_\_\_\_\_

**EXHIBIT A:**      Legal Descriptions and sketches for Assessment Area Two

## Exhibit A

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida; thence S89°44'13"E, along the North line of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, a distance of 113.07 feet to a point on the East Right of Way line of Twelve Oaks Road; thence the following four (4) courses and distances along said East Right of Way line: thence departing said North line, run S00°15'47"W, a distance of 10.31 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 5,094.00 feet and a Central Angle of 06°00'43"; thence run Southerly along the Arc of said curve, a distance of 534.52 feet (Chord Bearing = S03°16'09"W, Chord = 534.27 feet) to a Point of Tangency; thence S06°16'30"W, a distance of 479.81 feet to the Point of Curvature of a curve concave to the East, having a Radius of 1,956.00 feet and a Central Angle of 13°03'38"; thence run Southerly along the Arc of said curve, a distance of 445.87 feet (Chord Bearing = S00°15'18"E, Chord = 444.90 feet) to a Point of Non Tangency, said point also being the Point of Beginning; thence departing said East Right of Way line, run N84°38'10"E, a distance of 222.81 feet to the Point of Curvature of a curve concave to the North, having a Radius of 1,040.00 feet and a Central Angle of 18°41'05"; thence run Easterly along the Arc of said curve, a distance of 339.15 feet (Chord Bearing = N75°17'38"E, Chord = 337.65 feet) to a Point of Tangency; thence N65°57'05"E, a distance of 212.44 feet; thence S24°02'55"E, a distance of 185.60 feet; thence N67°07'12"E, a distance of 69.92 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 15.00 feet and a Central Angle of 104°08'33"; thence run Southeasterly along the arc of said curve, a distance of 27.26 feet (Chord Bearing = S56°41'23"E, Chord = 23.66 feet) to a Point of Non Tangency; thence N85°28'00"E, a distance of 50.00 feet; thence S04°27'08"E, a distance of 21.60 feet; thence S49°11'52"E, a distance of 9.92 feet; thence S02°37'17"E, a distance of 83.43 feet to a Point on a Non-Tangent Curve, Concave to the North, having a Radius of 1,155.00 feet and a Central Angle of 07°52'49"; thence run Easterly along the arc of said curve, a distance of 158.86 feet (Chord Bearing = N80°41'30"E, Chord = 158.73 feet) to a Point of Reverse Curve, Concave to the South, having a Radius of 745.00 feet and a Central Angle of 20°04'39"; thence Easterly along the arc, a distance of 261.06 feet, (Chord Bearing = N86°47'25"E, Chord = 259.73 feet) to a Point of Reverse Curve, Concave to the North, having a Radius of 555.00 feet and a Central Angle of 07°18'36"; thence Easterly along the arc, a distance of 70.81 feet, (Chord Bearing = S86°49'34"E, Chord = 70.76 feet) to a Point of Non Tangency; thence N88°49'39"E, a distance of 13.22 feet; thence N04°16'42"E, a distance of 100.53 feet; thence N44°53'56"E, a distance of 9.73 feet; thence N01°48'29"W, a distance of 8.98 feet; thence N87°44'22"E, a distance of 263.02 feet; thence S03°50'13"W, a distance of 123.94 feet; thence S17°09'02"W, a distance of 161.07 feet; thence S16°13'09"W, a distance of 116.24 feet; thence S02°16'58"E, a distance of 157.49 feet; thence S01°01'18"E, a distance of 139.70 feet; thence S18°05'27"W, a distance of 54.01 feet; thence S08°07'04"W, a distance of 191.03 feet; thence S09°35'46"W, a distance of 83.50 feet;

### NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 5

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 300'

REVISED/UPDATED 9/30/2025

SEC. 28 & 29, TWP. 25 S, RNG. 31 E

REVISED/UPDATED 10/30/2025

CAD FILE: TM MTG 1 S-L

JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744

(407) 847-2179 • Fax (407) 847-6140 LB 966



*[Signature]*

10/30/2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION (continued):

thence S00°30'12"W, a distance of 288.17 feet to the South line of the Southwest ¼ of Section 28, Township 25 South, Range 31 East; thence N89°57'09"W, along said South line, a distance of 1,455.90 feet to a point on the East Right of Way line of Twelve Oaks Road; thence the following four (4) courses and distances along said East Right of Way line: thence N00°02'33"E, a distance of 134.40 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 3,044.00 feet and a Central Angle of 11°17'38"; thence run Northerly along the Arc of said curve, a distance of 600.02 feet (Chord Bearing = N05°36'16"W, Chord = 599.04 feet) to a Point of Tangency; thence N11°15'05"W, a distance of 327.65 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 1,956.00 feet and a Central Angle of 04°27'58"; thence run Northerly along the Arc of said curve, a distance of 152.46 feet (Chord Bearing = N09°01'06"W, Chord = 152.43 feet) to the Point of Beginning.

Containing 44.39 acres, more or less.

### ABBREVIATIONS/LEGEND

SEC.	SECTION
O.R.B.	OFFICIAL RECORDS BOOK
P.T.	POINT OF TANGENCY
N.T.	NON TANGENCY
P.C.	POINT OF CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
●	DESCRIPTIVE POINT

TWP.	TOWNSHIP
RNG.	RANGE
±	PLUS/MINUS

**JOHNSTON'S  
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744  
(407) 847-2179 • Fax (407) 847-6140 LB 966





SHEET 4 OF 5



# SKETCH OF DESCRIPTION

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	5094.00'	6°00'43"	534.52'	S03°16'09"W	534.27'
C2	1956.00'	13°03'38"	445.87'	S00°15'18"E	444.90'
C3	1040.00'	18°41'05"	339.15'	N75°17'38"E	337.65'
C4	15.00'	104°08'33"	27.26'	S56°41'23"E	23.66'
C5	1155.00'	7°52'49"	158.86'	N80°41'30"E	158.73'
C6	745.00'	20°04'39"	261.06'	N86°47'25"E	259.73'
C7	555.00'	7°18'36"	70.81'	S86°49'34"E	70.76'
C8	3044.00'	11°17'38"	600.02'	N05°36'16"W	599.04'
C9	1956.00'	4°27'58"	152.46'	N09°01'06"W	152.43'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°44'13"E	113.07'
L2	S00°15'47"W	10.31'
L3	S06°16'30"W	479.81'
L4	N84°38'10"E	222.81'
L5	N65°57'05"E	212.44'
L6	S24°02'55"E	185.60'
L7	N67°07'12"E	69.92'
L8	N85°28'00"E	50.00'
L9	S04°27'08"E	21.60'
L10	S49°11'52"E	9.92'
L11	S02°37'17"E	83.43'
L12	N88°49'39"E	13.22'
L13	N04°16'42"E	100.53'
L14	N44°53'56"E	9.73'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L15	N01°48'29"W	8.98'
L16	N87°44'22"E	263.02'
L17	S03°50'13"W	123.94'
L18	S17°09'02"W	161.07'
L19	S16°13'09"W	116.24'
L20	S02°16'58"E	157.49'
L21	S01°01'18"E	139.70'
L22	S18°05'27"W	54.01'
L23	S08°07'04"W	191.03'
L24	S09°35'46"W	83.50'
L25	S00°30'12"W	288.17'
L26	N89°57'09"W	1455.90'
L27	N00°02'33"E	134.40'
L28	N11°15'05"W	327.65'

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida and a parcel of land being a portion of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida; thence S89°44'13"E, along the North line of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, a distance of 30.07 feet to a point on the West Right of Way line of Twelve Oaks Road; thence the following three (3) courses and distances along said West Right of Way line: thence departing said North line, run S00°15'47"W, a distance of 10.31 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 5,011.00 feet and a Central Angle of 06°00'43"; thence run Southerly along the Arc of said curve, a distance of 525.81 feet (Chord Bearing = S03°16'09"W, Chord = 525.57 feet) to a Point of Tangency; thence S06°16'30"W, a distance of 104.76 feet to a Point on a Non-Tangent Curve, Concave to the South, having a Radius of 785.00 feet and a Central Angle of 31°17'12"; thence departing said West Right of Way line, run Westerly along the arc of said curve, a distance of 428.66 feet (Chord Bearing = S80°42'13"W, Chord = 423.35 feet) to a Point of Tangency; thence S65°03'36"W, a distance of 450.95 feet; thence S79°57'10"W, a distance of 50.00 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 1,552.00 feet and a Central Angle of 01°41'13"; thence run Northerly along the arc of said curve, a distance of 45.69 feet (Chord Bearing = N09°12'14"W, Chord = 45.69 feet); thence N08°21'37"W, a distance of 359.38 feet; thence N08°18'48"E, a distance of 49.06 feet; thence N21°38'08"W, a distance of 147.00 feet to a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 630.00 feet and a Central Angle of 03°18'16"; thence run Northeasterly along the arc of said curve, a distance of 36.33 feet (Chord Bearing = N66°42'44"E, Chord = 36.33 feet) to a Point of Tangency; thence N65°03'36"E, a distance of 343.87 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 1,499.01 feet and a Central Angle of 03°43'50"; thence run Northeasterly along the arc of said curve, a distance of 97.60 feet (Chord Bearing = N66°55'33"E, Chord = 97.58 feet) to a Point of Non Tangency; thence N21°12'02"W, a distance of 125.45 feet to a point on the North line of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East; thence N89°25'07"E, along said North line, a distance of 604.43 feet to the Point of Beginning.

Containing 14.42 acres, more or less.

### ABBREVIATIONS/LEGEND

SEC.	SECTION	TWP	TOWNSHIP
O.R.B.	OFFICIAL RECORDS BOOK	RNG	RANGE
PG.	PAGE	PT	POINT OF TANGENCY
NT	NON TANGENCY		
PC	POINT OF CURVATURE		
R/W	RIGHT OF WAY		
P.B.	PLAT BOOK		
±	PLUS/MINUS		
●	DESCRIPTIVE POINT		

### NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 3

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 500'/300'

SEC. 28 & 29, TWP. 25 S, RNG. 31 E

CAD FILE: TM MTG 2A S-L

JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744  
(407) 817-2179 • Fax (407) 817-6140 LB 966



*R.D.B.*

10/01/2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL

70.00' R/W PER P.B. 2, PG. 220

21

22

23

24

NW CORNER OF THE SW 1/4 OF  
SEC. 28, TWP 25 S, RNG 31 E.  
NORTH LINE OF SE 1/4  
OF SEC. 29-25-31 11

2 NORTH LINE OF SW ¼  
OF SEC. 28-25-31  
1 2 3 4 5 6 7 8  
HARBOR GREEN TRAIL  
93 92 91 90 89

TRACT  
SW1-A

✓ IDLEWOOD DRIVE  
R/W WIDTH VARIES

TRACT M1

TRACT M2

TRACT M3

TRACT M4

TRACT SW1-B

103

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R/W

SPoonflower COURT

WATERS AT CENTER  
LAKE RANCH  
PHASE 1A  
PLAT BOOK 35, PGS. 36-40

**WATERS AT CENTER  
LAKE RANCH  
PHASE 1B**  
PLAT BOOK 35, PGS. 161-174

QUILLBACK LANE

STONE RIDGE PLACE

WATERS AT CENTER LAKE RANCH PHASE 1A

PUBLIC RIGHT OF WAY

PLAT BOOK 35, PGS. 38-40

57 58 59 60 61 62 63 64 65 66 67

56 55 54 53 52 51 50 49 48 47

38 39

**JOHNSTON'S**  
SURVEYING, LLC

900 Cross Prairie Parkway, Kissimmee, Florida 34744  
(407) 847-2179 • Fax (407) 847-6140 LB 966

SHEET 2 OF 3

# SKETCH OF DESCRIPTION

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°44'13"E	30.07'
L2	S00°15'47"W	10.31'
L3	S06°16'30"W	104.76'
L4	S65°03'36"W	450.95'
L5	S79°57'10"W	50.00'
L6	N08°21'37"W	359.38'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L7	N08°18'48"E	49.06'
L8	N21°38'08"W	147.00'
L9	N65°03'36"E	343.87'
L10	N21°12'02"W	125.45'
L11	N89°25'07"E	604.43'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	5011.00'	6°00'43"	525.81'	S03°16'09"W	525.57'
C2	785.00'	31°17'12"	428.66'	S80°42'13"W	423.35'
C3	1552.00'	1°41'13"	45.69'	N09°12'14"W	45.69'
C4	630.00'	3°18'16"	36.33'	N66°42'44"E	36.33'
C5	1499.01'	3°43'50"	97.60'	N66°55'33"E	97.58'



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# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida; thence S00°04'33"E, along West line of the Southeast  $\frac{1}{4}$  of said Section 29, a distance of 1267.21 feet to the Point of Beginning; thence departing said West line, run N89°55'24"E, a distance of 199.70 feet; thence N00°04'36"W, a distance of 33.63 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 15.00 feet and a Central Angle of 89°30'10"; thence run Northeasterly along the Arc of said curve, a distance of 23.43 feet (Chord Bearing = N44°40'29"E, Chord = 21.12 feet) to a Point of Tangency; thence N89°25'34"E, a distance of 665.29 feet; thence N88°54'11"E, a distance of 104.79 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 15.00 feet and a Central Angle of 91°34'38"; thence run Southeasterly along the arc of said curve, a distance of 23.97 feet (Chord Bearing = S46°21'45"E, Chord = 21.50 feet) to a Point of Non Tangency; thence S00°34'26"E, a distance of 71.16 feet; thence N89°25'34"E, a distance of 54.51 feet; thence S45°34'26"E, a distance of 3.52 feet; thence S00°34'26"E, a distance of 150.43 feet; thence S44°25'34"W, a distance of 9.90 feet; thence S00°34'26"E, a distance of 11.79 feet to the Point of Curvature of a curve concave to the Northeast, having a Radius of 15.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the Arc of said curve, a distance of 23.56 feet (Chord Bearing = S45°34'26"E, Chord = 21.21 feet) to a Point of Tangency; thence N89°25'34"E, a distance of 31.79 feet; thence N44°25'34"E, a distance of 9.90 feet; thence N89°25'34"E, a distance of 472.43 feet; thence S45°34'26"E, a distance of 11.01 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 74.99 feet and a Central Angle of 57°15'19"; thence run Southeasterly along the arc of said curve, a distance of 74.94 feet (Chord Bearing = S53°38'26"E, Chord = 71.86 feet) to a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 9.68 feet and a Central Angle of 56°29'44"; thence run Southeasterly along the arc of said curve, a distance of 9.54 feet (Chord Bearing = S65°03'41"E, Chord = 9.16 feet) to a Point of Non Tangency; thence N63°41'17"E, a distance of 278.30 feet; thence S26°13'11"E, a distance of 132.24 feet; thence S71°13'11"E, a distance of 9.90 feet; thence S26°13'11"E, a distance of 627.54 feet to a Point on a Non-Tangent Curve, Concave to the North, having a Radius of 1,547.00 feet and a Central

### ABBREVIATIONS/LEGEND

SEC.	SECTION	TWP	TOWNSHIP
O.R.B.	OFFICIAL RECORDS BOOK	RNG	RANGE
PG.	PAGE	PT	POINT OF TANGENCY
NT	NON TANGENCY		
PC	POINT OF CURVATURE		
R/W	RIGHT OF WAY		
P.B.	PLAT BOOK		
±	PLUS/MINUS		
●	DESCRIPTIVE POINT		

### NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 5

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 500'/300'

REVISED/UPDATED 10/1/2025

SEC. 29, TWP. 25 S, RNG. 31 E

CAD FILE: TM MTG 2B S-L

JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744  
(407) 847-2179 • Fax (407) 847-6140 LB 966



*R.D.B.* 10/01/2025  
RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION

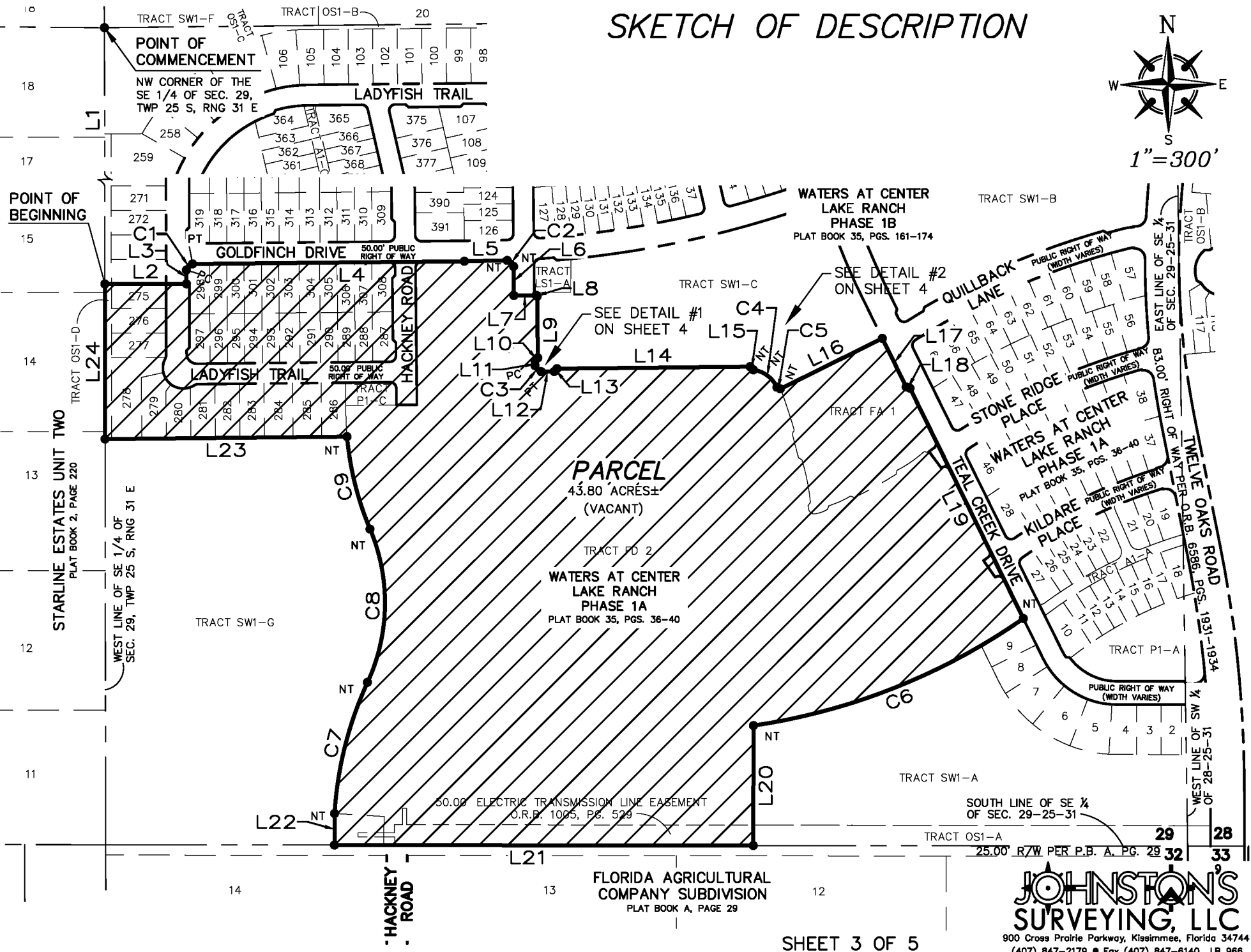
## LEGAL DESCRIPTION (continued)

Angle of 26°32'45"; thence run Westerly along the arc of said curve, a distance of 716.75 feet (Chord Bearing = S68°22'03"W, Chord = 710.35 feet) to a Point of Non Tangency; thence S00°04'34"W, a distance of 293.49 feet; thence N89°55'25"W, a distance of 1,024.80 feet; thence N00°04'30"E, a distance of 77.19 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 898.98 feet and a Central Angle of 21°11'32"; thence run Northerly along the arc of said curve, a distance of 332.51 feet (Chord Bearing = N14°07'08"E, Chord = 330.62 feet) to a Point on a Non-Tangent Curve, Concave to the West, having a Radius of 465.00 feet and a Central Angle of 47°31'32"; thence run Northerly along the arc of said curve, a distance of 385.71 feet (Chord Bearing = N00°57'07"E, Chord = 374.74 feet) to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 755.73 feet and a Central Angle of 17°44'04"; thence run Northerly along the arc of said curve, a distance of 233.92 feet (Chord Bearing = N13°57'45"W, Chord = 232.98 feet) to a Point of Non Tangency; thence S89°25'34"W, a distance of 592.12 feet; thence N00°04'33"W, a distance of 379.25 feet to the Point of Beginning.

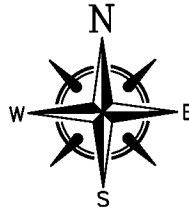
Containing 43.80 acres, more or less.



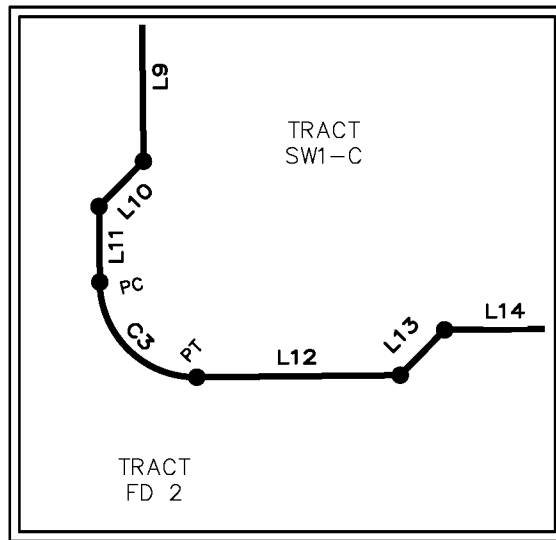
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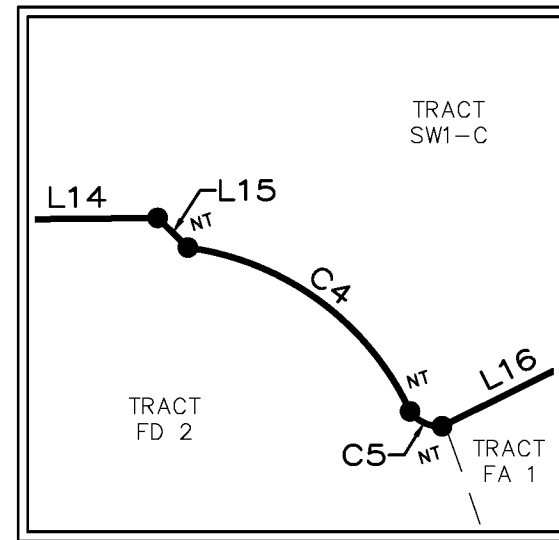
# SKETCH OF DESCRIPTION



DETAIL #1  
SCALE: 1" = 30'



DETAIL #2  
SCALE: 1" = 50'



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SHEET 4 OF 5



# SKETCH OF DESCRIPTION

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	15.00'	89°30'10"	23.43'	N44°40'29"E	21.12'
C2	15.00'	91°34'38"	23.97'	S46°21'45"E	21.50'
C3	15.00'	90°00'00"	23.56'	S45°34'26"E	21.21'
C4	74.99'	57°15'19"	74.94'	S53°38'26"E	71.86'
C5	9.68'	56°29'44"	9.54'	S65°03'41"E	9.16'
C6	1547.00'	26°32'45"	716.75'	S68°22'03"W	710.35'
C7	898.98'	21°11'32"	332.51'	N14°07'08"E	330.62'
C8	465.00'	47°31'32"	385.71'	N00°57'07"E	374.74'
C9	755.73'	17°44'04"	233.92'	N13°57'45"W	232.98'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°04'33"E	1267.21'
L2	N89°55'24"E	199.70'
L3	N00°04'36"W	33.63'
L4	N89°25'34"E	665.29'
L5	N88°54'11"E	104.79'
L6	S00°34'26"E	71.16'
L7	N89°25'34"E	54.51'
L8	S45°34'26"E	3.52'
L9	S00°34'26"E	150.43'
L10	S44°25'34"W	9.90'
L11	S00°34'26"E	11.79'
L12	N89°25'34"E	31.79'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	N44°25'34"E	9.90'
L14	N89°25'34"E	472.43'
L15	S45°34'26"E	11.01'
L16	N63°41'17"E	278.30'
L17	S26°13'11"E	132.24'
L18	S71°13'11"E	9.90'
L19	S26°13'11"E	627.54'
L20	S00°04'34"W	293.49'
L21	N89°55'25"W	1024.80'
L22	N00°04'30"E	77.19'
L23	S89°25'34"W	592.12'
L24	N00°04'33"W	379.25'

## **APPENDIX A**



Vicinity Map

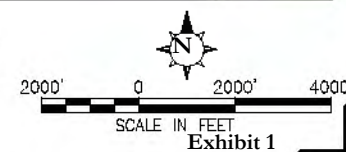
## Center Lake Ranch West CDD

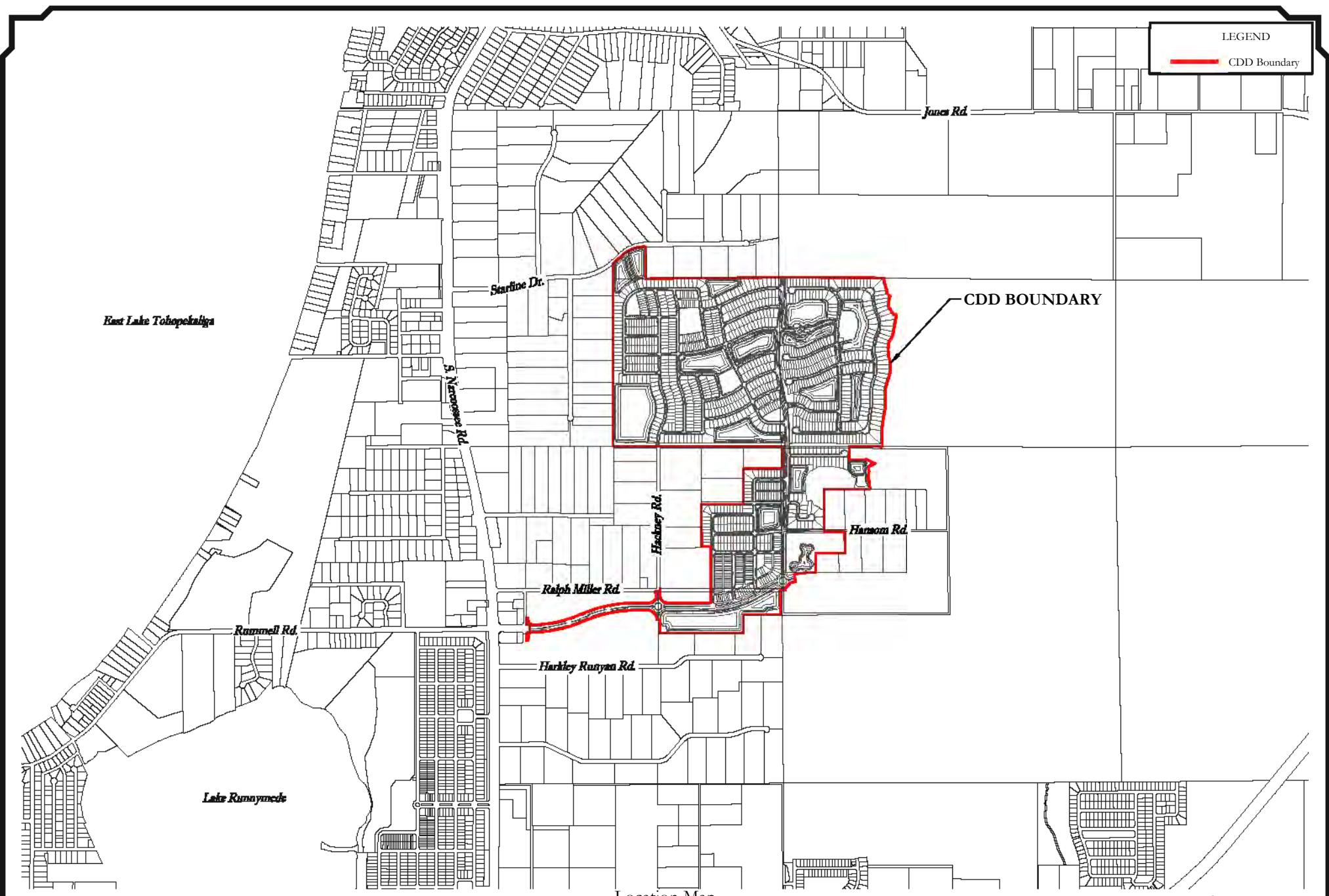
June 19, 2023  
P & B Job No.: 20-165

2602 E. Livingston St.  
Orlando, Florida 32803- 407.487.2594

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Certificate of Authorization No. 28567





Location Map

## Center Lake Ranch West CDD

June 19, 2023  
P & B Job No.: 20-165

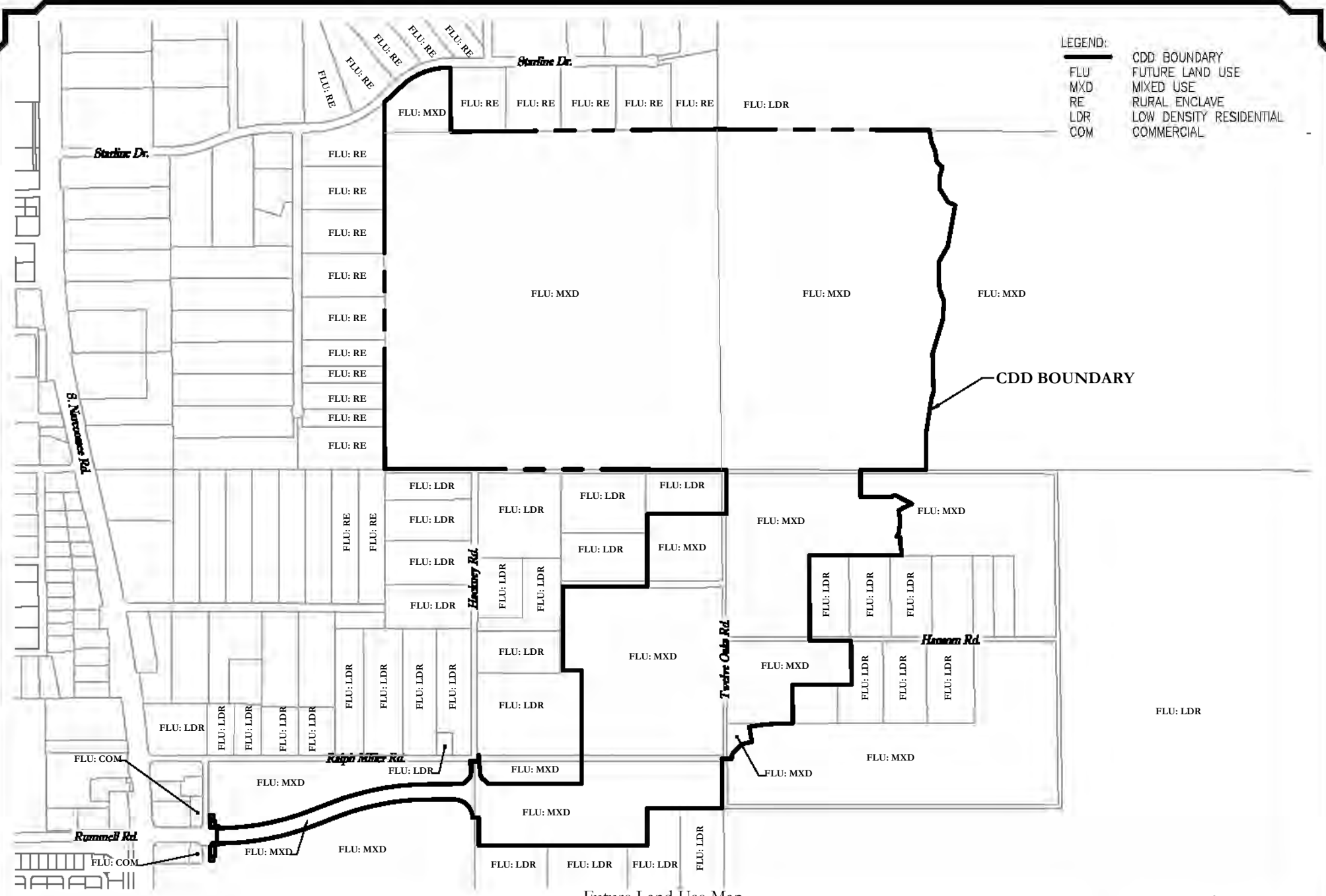
2602 E. Livingston St.  
Orlando, Florida 32803- 407.487.2594

**POULOS & BENNETT**

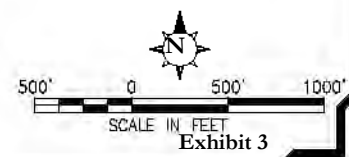
www.poulosandbennett.com  
Certificate of Authorization No. 28567



- LEGEND:
- FLU: CDD BOUNDARY
  - MXD: FUTURE LAND USE
  - RE: MIXED USE
  - LDR: RURAL ENCLAVE
  - COM: LOW DENSITY RESIDENTIAL
  - COM: COMMERCIAL



Future Land Use Map  
**Center Lake Ranch West CDD**



**POULOS & BENNETT**

June 19, 2023  
 P & B Job No.: 20-165

2602 E. Livingston St.  
 Orlando, Florida 32803-407.487.2594

www.poulosandbennett.com  
 Certificate of Authorization No. 28567

**LEGAL DESCRIPTION:**  
(-S WRITTEN BY THE SURVEYOR)

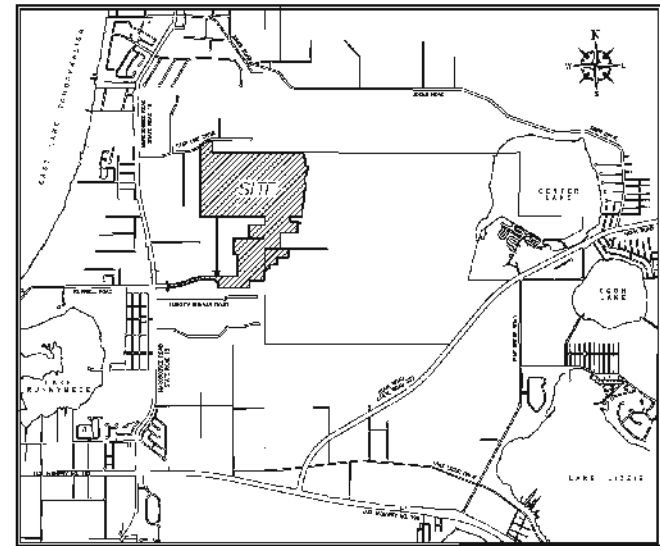
**CENTER LAKE RANCH CDD - PHASE 1**

A PARCEL OF LAND BEING LOT 19, STARLINE ESTATES UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 220 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND LOTS 6, 7, 8, 9, 10, 24, AND A PORTION OF LOTS 4, 5, 22, 23, 25, AND 26, AND A PORTION OF PLATTED 30.00 FOOT RIGHT OF WAYS, W.S. ALYEA'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGES 51 AND PLATTED BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND LOTS 17, 18, AND 19, AND A PORTION OF LOTS 4, 5, 6, 7, 8, 9, 20, 23, AND UN-NUMBERED LOT, AND PLATTED RIGHT OF WAYS, FLORIDA AGRICULTURAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 29 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND A PORTION OF PLATTED RIGHT OF WAY FOR RALPH MILLER ROAD AND TWELVE OAKS ROAD, AND THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 31 EAST, AND A PORTION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 25 SOUTH, RANGE 31 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ¼ CORNER OF SECTION 32, TOWNSHIP 25 SOUTH, RANGE 31 EAST, OSCEOLA COUNTY, FLORIDA; THENCE RUN S89°59'59"W ALONG THE NORTH LINE OF LOT 37, RUNNYMEDE RANCHLANDS UNIT III, PER PLAT BOOK 2, PAGES 260-261, A DISTANCE OF 22.37 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF LOTS 37, 38 39 AND 40 OF SAID RUNNYMEDE RANCHLANDS UNIT III, THE FOLLOWING THREE (3) COURSES AND DISTANCES; THENCE RUN S89°59'59"W, A DISTANCE OF 585.58 FEET; THENCE RUN S00°02'56"W, A DISTANCE OF 289.79 FEET; THENCE RUN S89°57'29"W, A DISTANCE OF 1,321.04 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N00°02'47"E, A DISTANCE OF 218.64 FEET; THENCE RUN N89°56'51"W, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 142.00 FEET AND A CENTRAL ANGLE OF 90°08'50", THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 223.42 FEET (CHORD BEARING = N45°01'37"W, CHORD = 201.08 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S89°53'58"W, A DISTANCE OF 195.02 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,019.00 FEET AND A CENTRAL ANGLE OF 21°22'12"; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 753.04 FEET (CHORD BEARING = S79°12'51"W, CHORD = 748.69 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S89°31'45"W, A DISTANCE OF 153.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,147.00 FEET AND A CENTRAL ANGLE OF 21°12'24", THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 749.91 FEET (CHORD BEARING = S79°08'09"W, CHORD = 790.38 FEET) THENCE RUN S00°18'33"W, A DISTANCE OF 10.04 FEET; THENCE RUN N89°53'20"W, A DISTANCE OF 24.84 FEET; THENCE RUN S00°00'00"E, A DISTANCE OF 89.23 FEET; THENCE RUN S89°02'43"W, A DISTANCE OF 15.11 FEET; THENCE RUN S00°00'00"E, A DISTANCE OF 34.32 FEET; THENCE RUN S89°02'43"W, A DISTANCE OF 23.12 FEET TO A POINT ON THE EAST LINE OF AN ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3863, PAGE 1183; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES; THENCE RUN N01°04'40"W, A DISTANCE OF 110.82 FEET; THENCE RUN N45°03'55"E, A DISTANCE OF 8.99 FEET TO A POINT ON THE EAST LINE OF RUMMELL ROAD EXTENSION AS RECORDED IN OFFICIAL RECORDS BOOK 4228, PAGE 2738; THENCE ALONG SAID EAST LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES; THENCE RUN N45°03'55"E, A DISTANCE OF 32.04 FEET; THENCE RUN S89°41'27"E, A DISTANCE OF 26.19 FEET; THENCE RUN N00°18'33"E, A DISTANCE OF 120.08 FEET; THENCE RUN N89°02'27"W, A DISTANCE OF 55.48 FEET TO A POINT ON THE EAST LINE OF NARCOOSSEE RUMMELL COMMERCIAL CENTER PHASE 1, PER PLAT BOOK 23, PAGE 28; THENCE RUN N00°00'12"W ALONG SAID EAST LINE, A DISTANCE OF 99.05 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°59'48"E, A DISTANCE OF 24.80 FEET; THENCE RUN S00°00'00"E, A DISTANCE OF 50.00 FEET; THENCE RUN N90°00'00"E, A DISTANCE OF 15.18 FEET; THENCE RUN S00°00'00"E, A DISTANCE OF 39.72 FEET; THENCE RUN S89°02'27"E, A DISTANCE OF 25.56 FEET; THENCE RUN S00°18'33"W, A DISTANCE OF 15.36 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 2,027.00 FEET AND A CENTRAL ANGLE OF 21°10'47"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 749.30 FEET (CHORD BEARING = N79°07'09"E, CHORD = 745.04 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N68°31'45"E, A DISTANCE OF 153.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,139.00 FEET AND A CENTRAL ANGLE OF 21°22'12"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 797.80 FEET (CHORD BEARING = N79°12'51"E, CHORD = 793.19 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N89°53'58"E, A DISTANCE OF 244.05 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 46.00 FEET AND A CENTRAL ANGLE OF 40°07'08"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.21 FEET (CHORD BEARING = N69°50'23"E, CHORD = 31.56 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 07°31'44"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.51 FEET (CHORD BEARING = N46°00'57"E, CHORD = 10.50 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 12°14'14"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.49 FEET (CHORD BEARING = N48°22'12"E, CHORD = 23.45 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 69.00 FEET AND A CENTRAL ANGLE OF 53°37'49"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.59 FEET (CHORD BEARING = N27°40'24"E, CHORD = 62.25 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N00°51'30"E, A DISTANCE OF 64.18 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 92°03'23"; THENCE RUN NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.03 FEET (CHORD BEARING = N45°10'11"W, CHORD = 7.20 FEET); THENCE RUN S88°48'07"W, A DISTANCE OF 7.00 FEET; THENCE RUN N01°11'53"W, A DISTANCE OF 21.07 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF RALPH MILLER ROAD; THENCE RUN N89°57'13"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 71.75 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HACKNEY ROAD; THENCE RUN N00°03'11"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 49.29 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN S03°49'27"E, A DISTANCE OF 137.95 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 49°14'42"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.76 FEET (CHORD BEARING = S28°28'48"E, CHORD = 66.66 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 12°08'10"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.30 FEET (CHORD BEARING = S47°00'04"E, CHORD = 23.26 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 46.00 FEET AND A CENTRAL ANGLE OF 49°10'04"; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.47 FEET (CHORD BEARING = S65°31'00"E, CHORD = 38.27 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N89°53'58"E, A DISTANCE OF 668.53 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,472.00 FEET AND A CENTRAL ANGLE OF 01°40'59"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.24 FEET (CHORD BEARING = N89°03'28"E, CHORD = 43.24 FEET); THENCE RUN N00°00'17"W, A DISTANCE OF 887.70 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 17, FLORIDA AGRICULTURAL COMPANY SUBDIVISION; THENCE ALONG THE SOUTH, WEST AND NORTH LINE OF SAID LOT 17 THE FOLLOWING THREE (3) COURSES AND DISTANCES; THENCE RUN S89°56'35"W, A DISTANCE OF 144.45 FEET; THENCE RUN N00°03'25"W, A DISTANCE OF 659.84 FEET; THENCE RUN N89°56'35"E, A DISTANCE OF 660.18 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 11, FLORIDA AGRICULTURAL COMPANY SUBDIVISION; THENCE RUN N00°00'23"W ALONG SAID WEST LINE, A DISTANCE OF 566.49 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°59'37"E, A DISTANCE OF 623.36 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF TWELVE OAKS ROAD; THENCE RUN N00°23'31"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 348.80 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN N89°57'27"W ALONG SAID SOUTH LINE, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE RUN N89°55'25"W ALONG THE SOUTH LINE OF THE SOUTHEAST OF SAID SECTION 29, A DISTANCE OF 2,647.49 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 29; THENCE RUN N00°04'33"W ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 29, A DISTANCE OF 2,638.40 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 29, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 19, STARLINE ESTATES UNIT TWO; THENCE ALONG THE WEST, NORTH AND EAST LINE OF SAID LOT 19 THE FOLLOWING SIX (6) COURSES AND DISTANCES; THENCE RUN N01°05'40"W, A DISTANCE OF 236.49 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 916.95 FEET AND A CENTRAL ANGLE OF 01°17'57"; THENCE RUN NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.79 FEET (CHORD BEARING = N47°25'09"E, CHORD = 20.79 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N46°46'11"E, A DISTANCE OF 164.45 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 538.69 FEET AND A CENTRAL ANGLE OF 42°38'55"; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 400.98 FEET (CHORD BEARING = N68°05'39"E, CHORD = 391.79 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN N89°25'07"E, A DISTANCE OF 19.62 FEET; THENCE RUN S00°34'53"E, A DISTANCE OF 504.28 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 29; THENCE RUN N89°25'07"E ALONG SAID NORTH LINE, A DISTANCE OF 2,088.44 FEET TO THE WEST ¼ CORNER OF SAID SECTION 28; THENCE RUN S89°44'13"E ALONG THE NORTH LINE OF THE SOUTHWEST ¼

OF SAID SECTION 28, A DISTANCE OF 1,662.69 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S09°40'08"E, A DISTANCE OF 91.87 FEET; THENCE RUN S21°49'36"E, A DISTANCE OF 81.64 FEET; THENCE RUN S07°39'35"E, A DISTANCE OF 80.26 FEET; THENCE RUN S46°09'03"E, A DISTANCE OF 62.33 FEET; THENCE RUN S16°01'31"W, A DISTANCE OF 81.22 FEET; THENCE RUN S01°18'41"E, A DISTANCE OF 96.14 FEET; THENCE RUN S32°20'36"E, A DISTANCE OF 121.74 FEET; THENCE RUN S68°49'05"E, A DISTANCE OF 59.24 FEET; THENCE RUN S10°17'47"W, A DISTANCE OF 327.78 FEET; THENCE RUN S28°36'51"W, A DISTANCE OF 137.82 FEET; THENCE RUN S01°48'19"W, A DISTANCE OF 115.83 FEET; THENCE RUN S03°48'05"E, A DISTANCE OF 100.66 FEET; THENCE RUN S20°06'53"E, A DISTANCE OF 101.53 FEET; THENCE RUN S03°50'13"W, A DISTANCE OF 147.56 FEET; THENCE RUN S16°45'36"W, A DISTANCE OF 277.30 FEET; THENCE RUN S01°41'24"E, A DISTANCE OF 297.17 FEET; THENCE RUN S18°05'27"W, A DISTANCE OF 54.01 FEET; THENCE RUN S08°34'03"W, A DISTANCE OF 274.52 FEET; THENCE RUN S00°30'12"W, A DISTANCE OF 288.16 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN N89°57'09"W ALONG SAID SOUTH LINE, A DISTANCE OF 511.23 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S00°02'27"W, A DISTANCE OF 213.20 FEET; THENCE RUN S89°57'33"E, A DISTANCE OF 243.69 FEET; THENCE RUN N55°58'25"E, A DISTANCE OF 28.51 FEET; THENCE RUN S62°44'49"E, A DISTANCE OF 152.56 FEET; THENCE RUN S65°02'20"W, A DISTANCE OF 78.20 FEET; THENCE RUN S61°02'40"W, A DISTANCE OF 38.88 FEET; THENCE RUN S09°08'09"E, A DISTANCE OF 65.89 FEET; THENCE RUN S02°59'32"W, A DISTANCE OF 63.38 FEET; THENCE RUN S08°38'42"W, A DISTANCE OF 49.71 FEET; THENCE RUN S27°20'52"W, A DISTANCE OF 30.63 FEET; THENCE RUN S75°55'51"E, A DISTANCE OF 29.68 FEET; THENCE RUN S01°40'09"W, A DISTANCE OF 54.17 FEET; THENCE RUN S09°24'28"E, A DISTANCE OF 52.03 FEET; THENCE RUN S04°20'22"E, A DISTANCE OF 35.21 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4, W.S. ALYEA'S SUBDIVISION; THENCE RUN N89°57'24"W THENCE ALONG THE SOUTH LINE OF SAID LOT 4, 5 AND 6 OF SAID W.S. ALYEA'S SUBDIVISION, A DISTANCE OF 724.55 FEET TO THE EAST LINE OF SAID LOT 10, W.S. ALYEA'S SUBDIVISION; THENCE RUN S00°23'27"E ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 671.84 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HANSON ROAD; THENCE RUN S89°58'07"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 323.47 FEET TO THE EAST LINE OF SAID LOT 22, W.S. ALYEA'S SUBDIVISION; THENCE RUN S00°20'50"E ALONG SAID EAST LINE, A DISTANCE OF 342.84 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°53'37"W, A DISTANCE OF 102.63 FEET; THENCE RUN N90°00'00"W, A DISTANCE OF 358.01 FEET; THENCE RUN S00°20'55"E, A DISTANCE OF 304.17 FEET; THENCE RUN N89°57'17"W, A DISTANCE OF 51.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,584.00 FEET AND A CENTRAL ANGLE OF 10°32'54"; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 291.62 FEET (CHORD BEARING = S84°46'16"W, CHORD = 291.21 FEET); THENCE RUN S10°30'11"E, A DISTANCE OF 120.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,464.00 FEET AND A CENTRAL ANGLE OF 02°45'07"; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.32 FEET (CHORD BEARING = S78°07'15"W, CHORD = 70.31 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 52.00 FEET AND A CENTRAL ANGLE OF 25°28'12"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.12 FEET (CHORD BEARING = S64°00'36"W, CHORD = 22.93 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 15°25'37"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.00 FEET (CHORD BEARING = S43°33'41"W, CHORD = 34.90 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 17°00'19"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.65 FEET (CHORD BEARING = S44°21'02"W, CHORD = 32.53 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 59.00 FEET AND A CENTRAL ANGLE OF 53°14'51"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.83 FEET (CHORD BEARING = S26°13'46"W, CHORD = 52.88 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S00°23'39"E, A DISTANCE OF 10.27 FEET; THENCE RUN S89°36'21"W, A DISTANCE OF 77.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 09°02'48"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.00 FEET (CHORD BEARING = S04°31'25"E, CHORD = 14.98 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S00°00'01"E, A DISTANCE OF 374.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,804,152 SQUARE FEET OR 385.77 ACRES, MORE OR LESS.

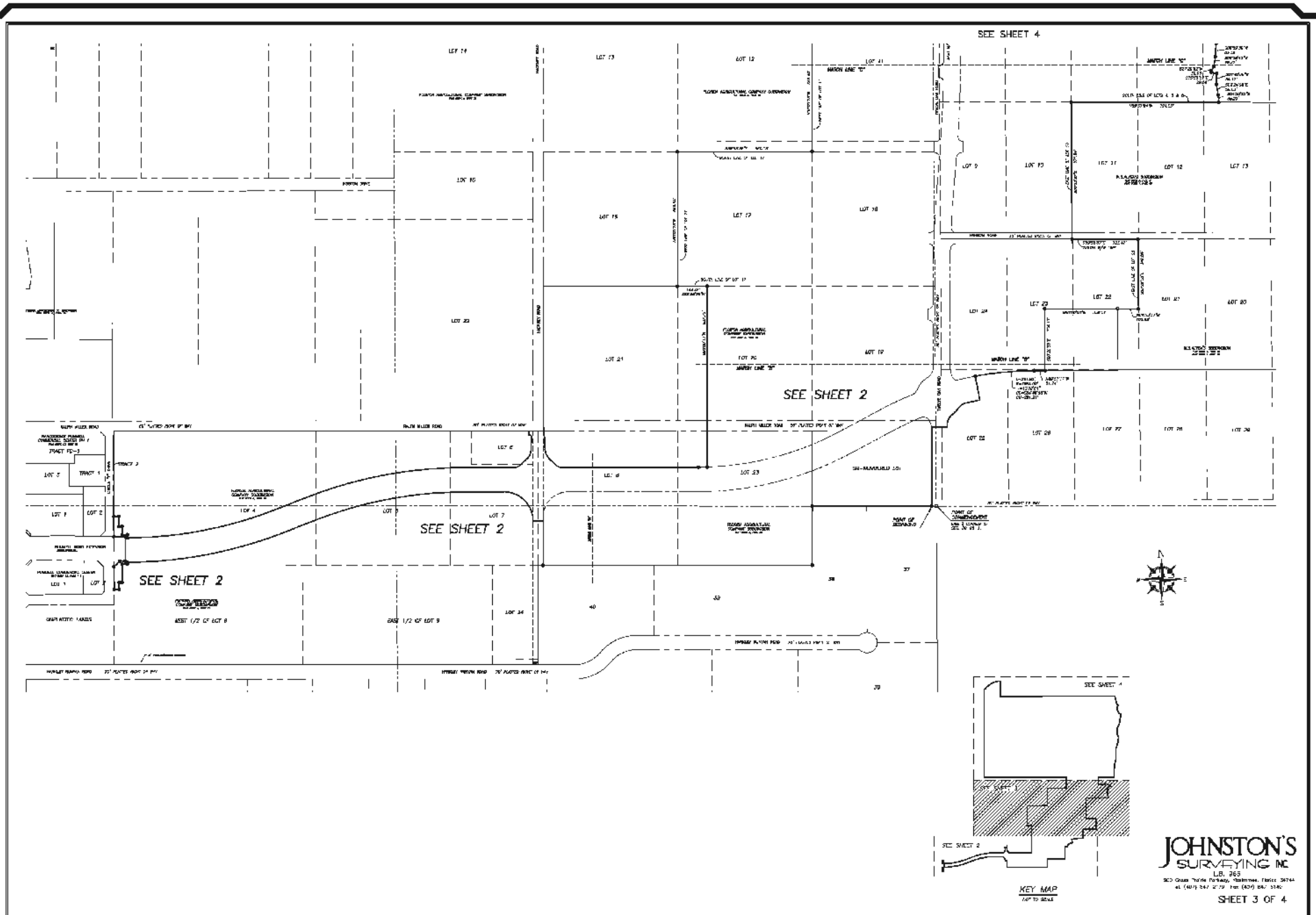


VICINITY MAP  
100' TO SCALE

District Boundary Map and Legal Description

Center Lake Ranch West CDD





District Boundary Map and Legal Description

**Center Lake Ranch West CDD**

June 19, 2023  
P & B Job No.: 20-165

2602 E. Livingston St.  
Orlando, Florida 32803- 407.487.2594

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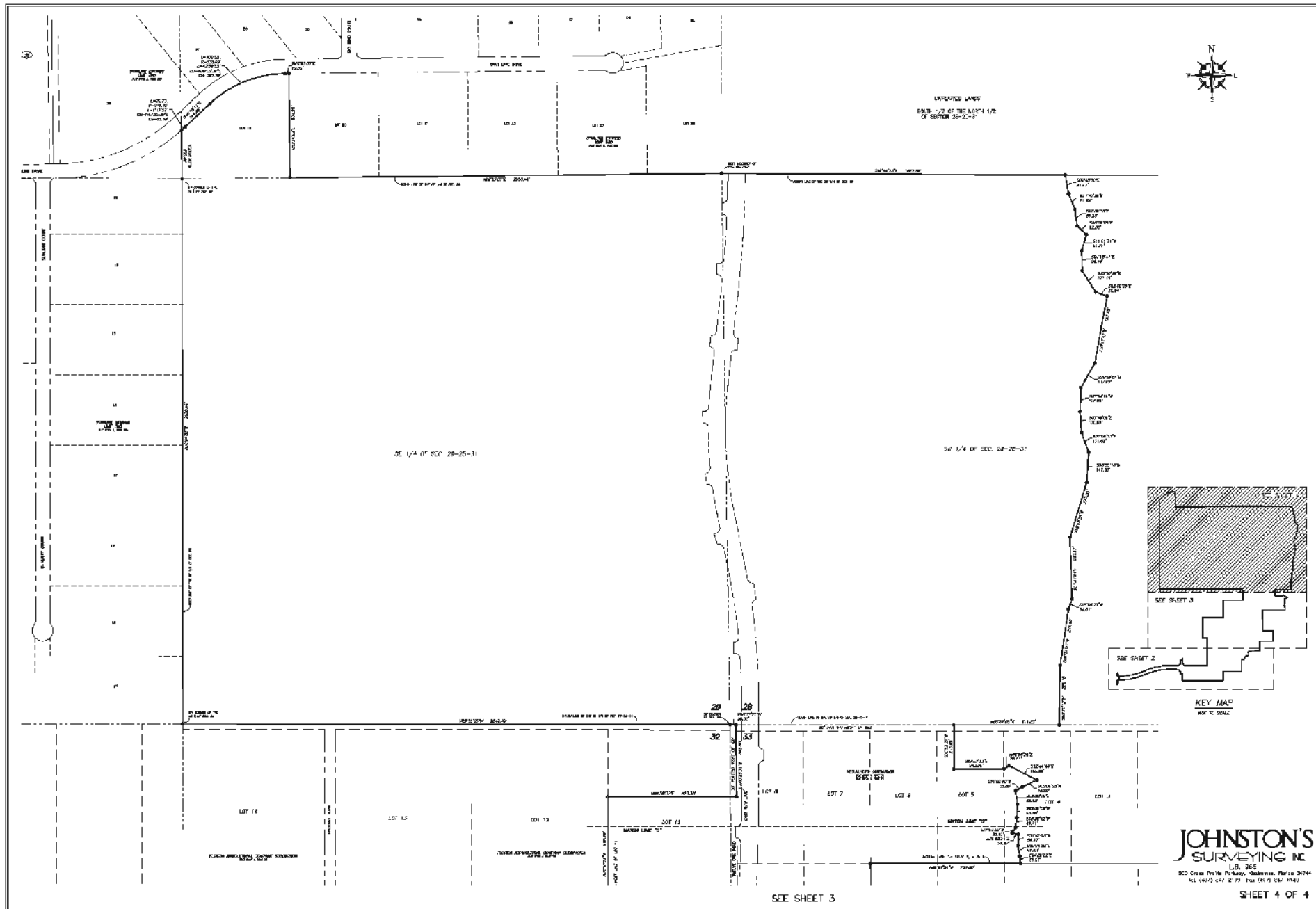
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Certificate of Authorization No. 28567

**JOHNSTON'S**  
SURVEYING INC.  
LB. 365  
300 Grand Thru Parkway, Gainesville, Florida 32644  
at (407) 247-2779 Fax (407) 247-2140

SHEET 3 OF 4

Exhibit 4C





District Boundary Map and Legal Description

## Center Lake Ranch West CDD

June 19, 2023  
P & B Job No.: 20-165

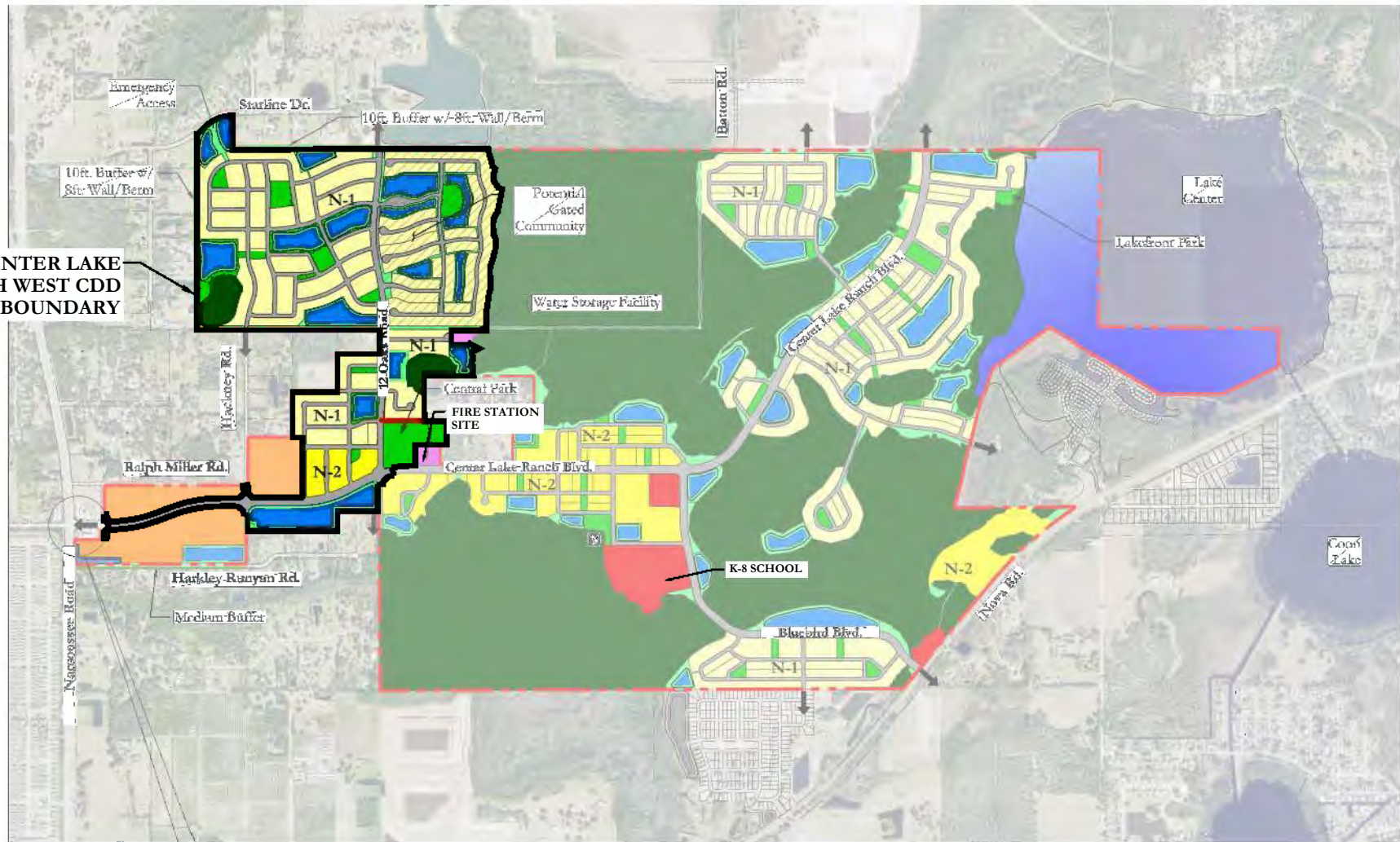
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Orlando, Florida 32803-407.487.2594

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Exhibit 4D

**CENTER LAKE RANCH WEST CDD BOUNDARY**



**NOTE:**

1. Stormwater ponds are subject to environmental, final design/engineering and floodplain constraints. The final size and location of stormwater ponds will be determined during the PSP and SCP reviews.

**LEGEND**

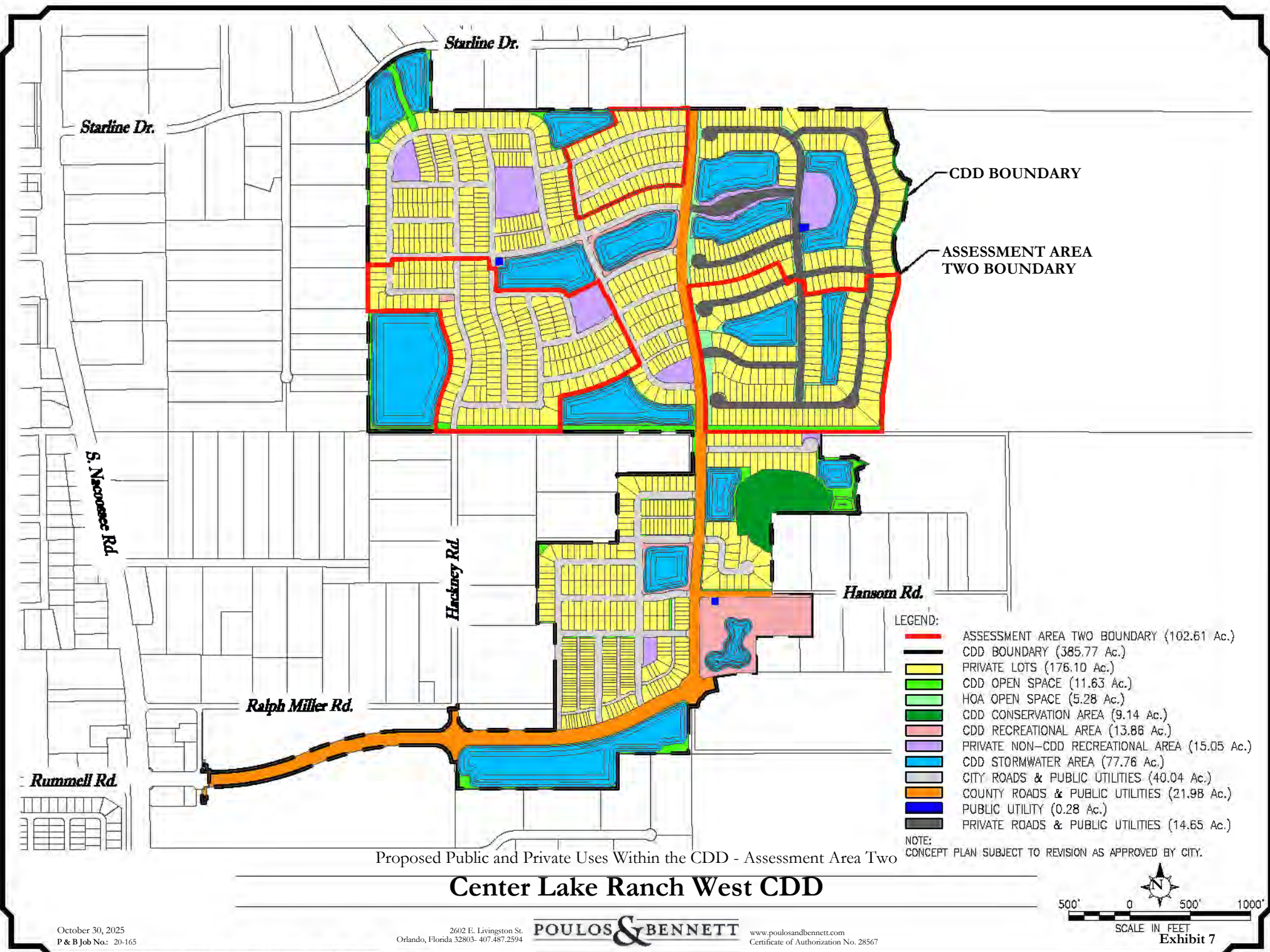
	CONSERVATION AREA		COMMUNITY CENTER
	OPEN SPACE		NEIGHBORHOOD 1 (NH1)
	NEIGHBORHOOD PARKS/SQUARES/CIVIC SPACES		NEIGHBORHOOD 2 (NH2)
	STORMWATER PONDS		NEIGHBORHOOD CENTER
	BACK BY CDDT		SPECIAL DISTRICT
	ACCESS POINTS		

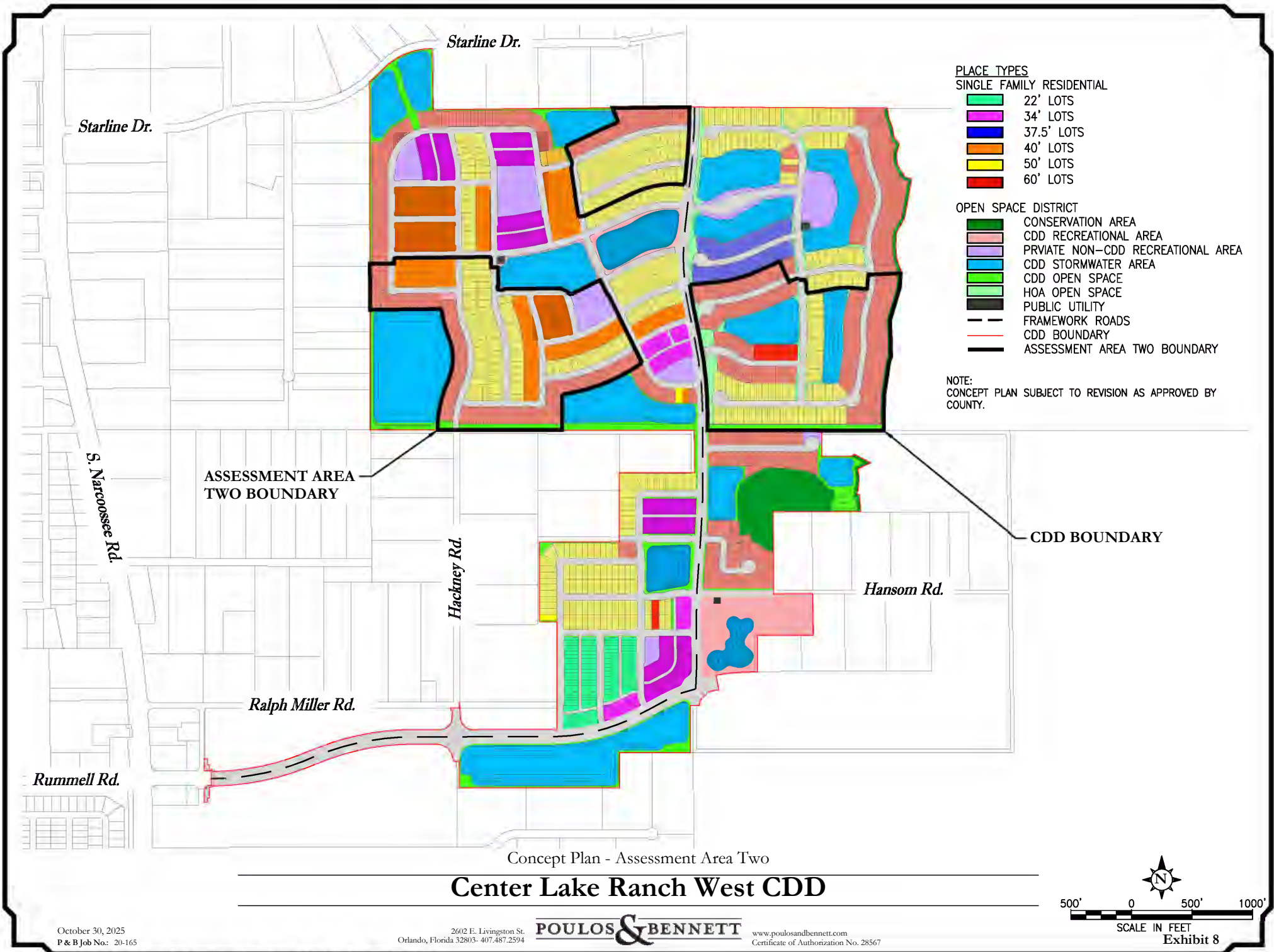
Center Lake Ranch MX CMP/CP  
**Center Lake Ranch West CDD**













ASSESSMENT AREA  
TWO BOUNDARY

CDD BOUNDARY

Starline Dr.

Hackney Rd.

Hansom Rd.

Ralph Miller Rd.

# Enhancement Plan - Assessment Area Two Center Lake Ranch West CDD

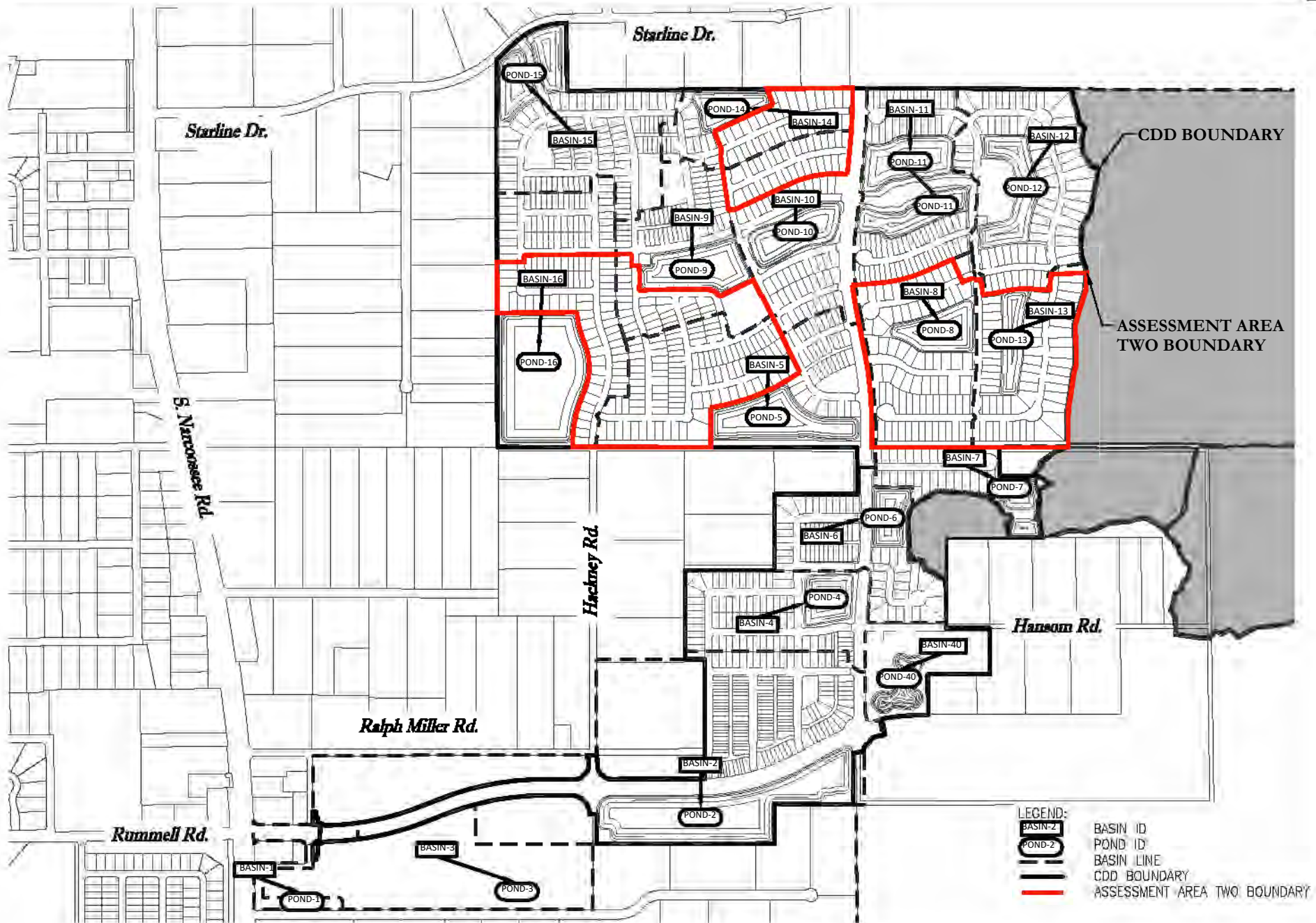
## LEGEND:

- ASSESSMENT AREA TWO BOUNDARY
- CDD BOUNDARY
- PRIVATE LOTS
- CDD OPEN SPACE
- HOA OPEN SPACE
- CDD CONSERVATION AREA
- CDD RECREATIONAL AREA
- PRIVATE NON-CDD RECREATIONAL AREA
- CDD STORMWATER AREA
- CITY ROADS & PUBLIC UTILITIES
- COUNTY ROADS & PUBLIC UTILITIES
- PRIVATE ROADS & PUBLIC UTILITIES
- PUBLIC UTILITY

## CDD ENHANCEMENTS:

- 1 LINEAR PARK WITH PEDESTRIAN PATHS AND BENCHES
- 2 BUTTERFLY PARK WITH PEDESTRIAN PATHS, BENCHES, AND INFORMATIONAL PLAQUE
- 3 COMMUNITY PARK WITH PAVILIONS, WALKING TRAILS, OBSERVATION DOCK OVERLOOKING POND, AND DOG PARK
- 4 10-FOOT WIDE SHARED USE PATH ON BOTH SIDES OF CENTER LAKE RANCH BOULEVARD
- 5 10-FOOT WIDE SHARED USE PATH ON THE EAST SIDE OF TWELVE OAKS ROAD
- 6 10-FOOT WIDE BUFFER WITH AN 8-FOOT HIGH WALL/BERM AND EVERY 100 LINEAR FEET WILL INCLUDE 8 ACCENT/PALM TREES AND 66 HEDGE SHRUBS
- 7 ADDITIONAL UNDERSTORY TREES AND SHRUBS WILL BE PROVIDED ALONG TWELVE OAKS ROAD AND CENTER LAKE RANCH BOULEVARD





Post-Development Basin Map - Assessment Area Two  
**Center Lake Ranch West CDD**









NOTE:  
IN THE EVENT THAT IMPACT FEE CREDITS ARE  
GENERATED FROM ANY UTILITIES, ANY SUCH CREDITS,  
IF ANY, WILL BE THE SUBJECT OF A SEPARATE  
AGREEMENT BETWEEN THE APPLICABLE DEVELOPER(S)  
AND THE DISTRICT.

Starline Dr.

Starline Dr.

CDD BOUNDARY

ASSESSMENT AREA  
TWO BOUNDARY

S. Narcoossee Rd.

Hackney Rd.

Hansom Rd.

Ralph Miller Rd.

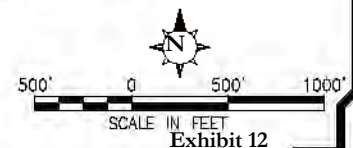
Rummell Rd.

LEGEND:

- ASSESSMENT AREA TWO BOUNDARY
- CDD BOUNDARY
- FM — FORCEMAIN
- 8" SANITARY MAIN (GRAVITY)
- LSX LIFT STATION ID

Wastewater System Map - Assessment Area Two

Center Lake Ranch West CDD



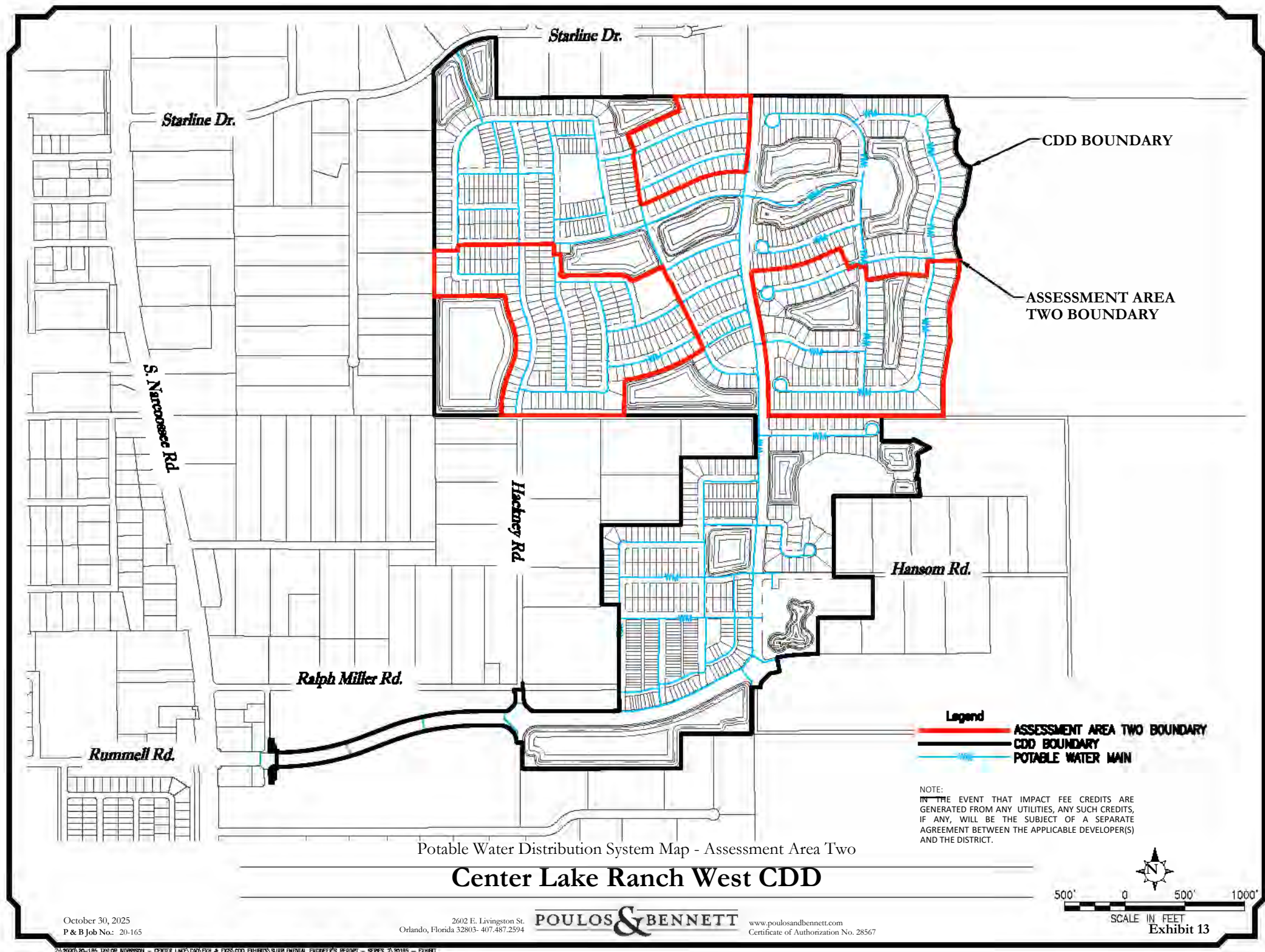
October 30, 2025  
P & B Job No.: 20-165

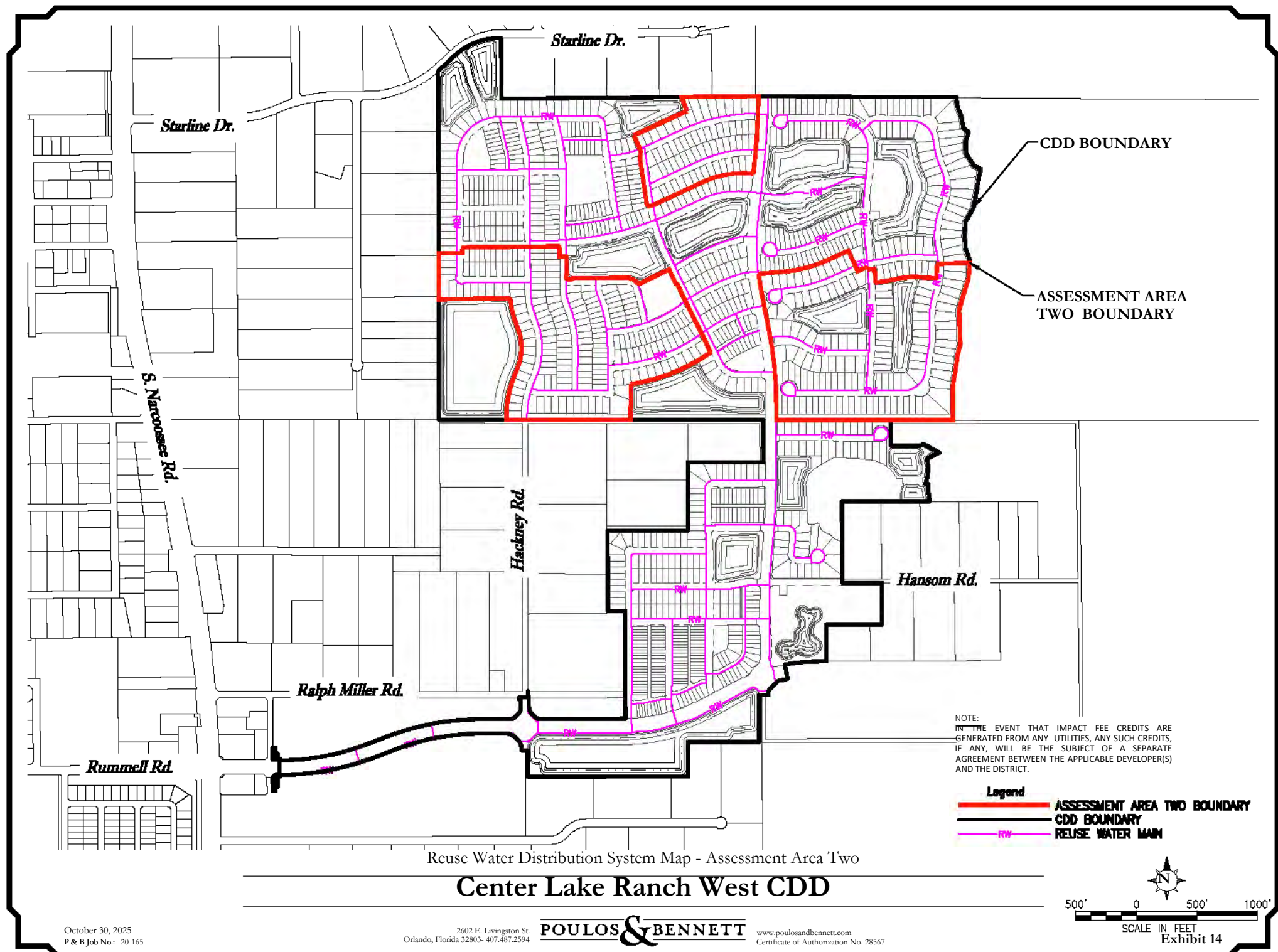
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Reuse Water Distribution System Map - Assessment Area Two

## Center Lake Ranch West CDD

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**LEGEND**

- CDD BOUNDARY
- OFFSITE UTILITY LINES
- POTABLE WATER MAIN
- REUSE WATER MAIN

**NOTE:**  
IN THE EVENT THAT IMPACT FEE CREDITS ARE GENERATED FROM ANY UTILITIES, ANY SUCH CREDITS, IF ANY, WILL BE THE SUBJECT OF A SEPARATE AGREEMENT BETWEEN THE APPLICABLE DEVELOPER(S) AND THE DISTRICT.

POINT OF CONNECTION  
TO EXISTING PW MAIN

2,825 LF  
12" PW MAIN

*Starline Dr.*

CDD BOUNDARY

*S. Narcoossee Rd.*

2,150 LF  
16" PW MAIN

POINT OF CONNECTION  
TO EXISTING PW MAIN

*Hanson Rd.*

*Rummell Rd.*

980 LF  
16" RW MAIN

2,415 LF  
24" RW MAIN

POINT OF CONNECTION  
TO EXISTING RW MAIN

Offsite Utilities Infrastructure

## Center Lake Ranch West CDD

October 30, 2025  
P & B Job No.: 20-165

2602 E. Livingston St.  
Orlando, Florida 32803- 407.487.2594

**POULOS & BENNETT**

www.poulosandbennett.com  
Certificate of Authorization No. 28567



# CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT

## Master Special Assessment Methodology Report (Assessment Area Two)

November 4, 2025



Provided by:

**Wrathell, Hunt & Associates, LLC**  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431  
Phone: 561-571-0010  
Fax: 561-571-0013  
Website: [www.whhassociates.com](http://www.whhassociates.com)

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## **1.0 Introduction**

### **1.1 Purpose**

This Master Special Assessment Methodology Report (Assessment Area Two) (the "Master Report") was developed to provide a financing plan and a special assessment methodology for the Center Lake Ranch West Community Development District (the "District"), located in the City of St. Cloud, Osceola County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan" or "Assessment Area Two Project") contemplated to be provided by the District. Please note that the District previously levied bonds on Assessment Area One within the District that comprises 735 residential dwelling units over 234.30 +/- acres. This Master Report addresses the 394 residential dwelling units that are envisioned to be developed over the 102.61 +/- acres ("Assessment Area Two").

### **1.2 Scope of the Master Report**

This Master Report presents the projections for financing the District's Capital Improvement Plan for Assessment Area Two (the "Assessment Area Two Project") as described in the Second Supplemental Engineer's Report (Assessment Area Two) developed by Poulos & Bennett, LLC (the "District Engineer") and dated October 2025 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding a portion of the Assessment Area Two Project.

### **1.3 Special Benefits and General Benefits**

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

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the Assessment Area Two Project. However, these benefits are only incidental since the Assessment Area Two Project is designed solely

to provide special benefits peculiar to property within Assessment Area Two within the District. Properties outside Assessment Area Two within the District are not directly served by the Assessment Area Two Project and do not depend upon the Assessment Area Two Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

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

#### **1.4 Organization of the Master Report**

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

*Section Three* provides a summary of the Assessment Area Two Project as determined by the District Engineer.

*Section Four* discusses the financing program for Assessment Area Two within the District.

*Section Five* introduces the special assessment methodology for Assessment Area Two within the District.

### **2.0 Development Program**

#### **2.1 Overview**

The District will serve the Center Lake Ranch West development, a master planned residential development located in the City of St. Cloud, Osceola County, Florida. The land within the District consists of approximately 385.77 +/- acres and is generally located south of Starline Drive, west of undeveloped lands, north of Harkley Runyan



Road and east of South Narcoossee Road. Assessment Area Two is anticipated to account for 102.61 +/- acres.

## **2.2 The Development Program**

The development of Center Lake Ranch West is anticipated to be conducted by Taylor Morrison of Florida, Inc. or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 1,157 residential dwelling units consisting of townhomes, villas and single-family units developed over a multi-year period in one or more development phases, although unit numbers, land use types and phasing may change throughout the development period. Of the aforementioned residential dwelling units, Assessment Area Two is anticipated to account for 394 residential dwelling units. Table 1 in the *Appendix* illustrates the development plan for Center Lake Ranch West.

## **3.0 The Capital Improvement Plan**

### **3.1 Overview**

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

### **3.2 The Assessment Area Two Project**

The public infrastructure improvements which are part of the Assessment Area Two Project and are needed to serve the Development are projected to consist of improvements which will serve all of the lands in Assessment Area Two within the District. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The Assessment Area Two Project will consist of Neighborhood Roadways (Pavement & Drainage), Master Roadways (Center Lake Ranch Boulevard & Twelve Oaks Road), Stormwater Improvements (Ponds Only), Utilities (Water, Sewer, Reclaim), Underground Electrical Distribution/ Lighting, Hardscape/ Landscape/ Irrigation, Public Passive Amenities, and Conservation/ Mitigation, the costs of which, along with contingencies and professional services, were estimated by the District Engineer at \$29,040,000.

The public infrastructure improvements that comprise the Assessment Area Two Project will serve and provide benefit to all land uses in Assessment Area Two within the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the Assessment Area Two Project.

## **4.0 Financing Program**

### **4.1 Overview**

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

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Assessment Area Two Project as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$40,065,000 in par amount of special assessment bonds (the "Bonds").

**Please note that the purpose of this Master Report is to allocate the benefit of the Assessment Area Two Project to the various land uses in Assessment Area Two within the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Assessment Area Two Project. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.**

### **4.2 Types of Bonds Proposed**

The proposed financing plan for Assessment Area Two within the District provides for the issuance of the Bonds in the approximate principal amount of \$40,065,000 to finance approximately

\$29,040,000 in Assessment Area Two Project costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$40,065,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

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

## **5.0 Assessment Methodology**

### **5.1 Overview**

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

### **5.2 Benefit Allocation**

The District's most current development plan envisions the development of 1,157 residential dwelling units consisting of

townhomes, villas and single-family units, although unit numbers and land use types may change throughout the development period. Of the aforementioned residential dwelling units, Assessment Area Two is anticipated to account for 394 residential dwelling units.

The public infrastructure improvements that comprise the Assessment Area Two Project will serve and provide benefit to all land uses in Assessment Area Two within the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in Assessment Area Two within the District to be developable, both the public infrastructure improvements that comprise the Assessment Area Two Project and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within Assessment Area Two within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within Assessment Area Two within the District and benefit all land within the District as an integrated system of improvements.

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

The benefit associated with the Assessment Area Two Project of the District is proposed to be allocated to the different unit types within Assessment Area Two within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within Assessment Area Two within the District based on

the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units, such as townhomes, will use and benefit from Assessment Area Two within the District's improvements less than larger units, such as single-family units, as for instance, generally and on average smaller units or units produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. As the exact amount of the benefit is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's Assessment Area Two Project (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

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

**Government Property.** Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.

### 5.3 Assigning Debt

The Bond Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in Assessment Area Two within the District. Consequently, the Bond Assessments will initially be levied on approximately 102.61 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$40,065,000 will be preliminarily levied on approximately 102.61 +/- gross acres at a rate of \$390,459.02 per acre.

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

***Transferred Property.*** In the event unplatted land is sold to a third party (the “Transferred Property”), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs (as herein defined) assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Master Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Bond Assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per gross acre until platting).

### 5.4 Lienability Test: Special and Peculiar Benefit to the Property

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

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

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

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

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

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

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

#### **5.6 True-Up Mechanism**

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

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

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

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

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



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

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

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

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

## **5.7 Additional Items Regarding Bond Assessment Imposition and Allocation**

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

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

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessment will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

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

## **6.0 Additional Stipulations**

### **6.1 Overview**

Wrathell, Hunt & Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt & Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

## 7.0 Appendix

Table 1

### Center Lake Ranch West

#### Community Development District

##### Development Plan - Assessment Area Two Project

Product Type	Total Number of Units
<b><u>Taylor Morrison AA2 Parcel</u></b>	
N-1A West - SF 34'	-
N-1A West - SF 40'	73
N-1A West - SF 50'	127
N-1A West - SF 60'	68
N-1A East - Villa 37.5'	-
N-1A East - SF 50'	53
N-1A East - SF 60'	73
<b>Total</b>	<b>394</b>

Table 2

### Center Lake Ranch West

#### Community Development District

##### Project Costs - Assessment Area Two Project

Improvement	Total Costs
Neighborhood Roadways (Pavement & Drainage)	\$4,450,000.00
Master Roadways (Center Lake Ranch Boulevard & Twelve Oaks Road)	\$14,000,000.00
Stormwater Improvements (Ponds Only)	\$200,000.00
Utilities (Water, Sewer, Reclaim)	\$4,750,000.00
Underground Electrical Distribution/ Lighting	\$450,000.00
Hardscape/ Landscape/ Irrigation	\$350,000.00
Public Passive Amenities	-
Conservation/ Mitigation	-
Professional Services	\$2,420,000.00
Contingency	\$2,420,000.00
<b>Total</b>	<b>\$29,040,000.00</b>

Table 3

## Center Lake Ranch West

### Community Development District

#### Preliminary Sources and Uses of Funds

##### Sources

Bond Proceeds:	
Par Amount	\$40,065,000.00
<b>Total Sources</b>	<b>\$40,065,000.00</b>

##### Uses

Project Fund Deposits:	
Project Fund	\$29,040,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$3,558,871.12
Capitalized Interest Fund	\$6,410,400.00
Delivery Date Expenses:	
Costs of Issuance	\$1,051,300.00
Rounding	\$4,428.88
<b>Total Uses</b>	<b>\$40,065,000.00</b>

##### Financing Assumptions

*Coupon Rate: 8%*  
*Capitalized Interest Period: 24 months*  
*Term: 30 Years*  
*Underwriter's Discount: 2%*  
*Cost of Issuance: \$250,000*

Table 4

## Center Lake Ranch West

### Community Development District

#### Benefit Allocation - Assessment Area Two Project

Product Type	Total Number of Units	ERU Weight	Total ERU
<b><u>Taylor Morrison AA2 Parcel</u></b>			
N-1A West - SF 34'	-	0.85	-
N-1A West - SF 40'	73	1.00	73.00
N-1A West - SF 50'	127	1.25	158.75
N-1A West - SF 60'	68	1.50	102.00
N-1A East - Villa 37.5'	-	0.94	-
N-1A East - SF 50'	53	1.25	66.25
N-1A East - SF 60'	73	1.50	109.50
<b>Total</b>	<b>394</b>		<b>509.50</b>

Table 5

# Center Lake Ranch West

## Community Development District

### Bond Assessments Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service Payment per Unit**
<b><u>Taylor Morrison AA2 Parcel</u></b>					
N-1A West - SF 34'	-	-	-	-	-
N-1A West - SF 40'	73	\$4,160,785.08	\$5,740,421.98	\$78,635.92	\$7,430.88
N-1A West - SF 50'	127	\$9,048,282.63	\$12,483,451.91	\$98,294.90	\$9,288.60
N-1A West - SF 60'	68	\$5,813,699.71	\$8,020,863.59	\$117,953.88	\$11,146.32
N-1A East - Villa 37.5'	-	-	-	-	-
N-1A East - SF 50'	53	\$3,776,054.96	\$5,209,629.54	\$98,294.90	\$9,288.60
N-1A East - SF 60'	73	\$6,241,177.63	\$8,610,632.97	\$117,953.88	\$11,146.32
<b>Total</b>	<b>394</b>	<b>\$29,040,000.00</b>	<b>\$40,065,000.00</b>		

\* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

\*\* Includes county collection costs estimated at 2% (subject to change) and an early collection discount allowance estimated at 4% (subject to

## **Exhibit “A”**

Bond Assessments is the total amount of \$40,065,000 are proposed to be levied over the area as described below:

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida and a parcel of land being a portion of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida; thence S89°44'13"E, along the North line of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, a distance of 30.07 feet to a point on the West Right of Way line of Twelve Oaks Road; thence the following three (3) courses and distances along said West Right of Way line: thence departing said North line, run S00°15'47"W, a distance of 10.31 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 5,011.00 feet and a Central Angle of 06°00'43"; thence run Southerly along the Arc of said curve, a distance of 525.81 feet (Chord Bearing = S03°16'09"W, Chord = 525.57 feet) to a Point of Tangency; thence S06°16'30"W, a distance of 104.76 feet to a Point on a Non-Tangent Curve, Concave to the South, having a Radius of 785.00 feet and a Central Angle of 31°17'12"; thence departing said West Right of Way line, run Westerly along the arc of said curve, a distance of 428.66 feet (Chord Bearing = S80°42'13"W, Chord = 423.35 feet) to a Point of Tangency; thence S65°03'36"W, a distance of 450.95 feet; thence S79°57'10"W, a distance of 50.00 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 1,552.00 feet and a Central Angle of 01°41'13"; thence run Northerly along the arc of said curve, a distance of 45.69 feet (Chord Bearing = N09°12'14"W, Chord = 45.69 feet); thence N08°21'37"W, a distance of 359.38 feet; thence N08°18'48"E, a distance of 49.06 feet; thence N21°38'08"W, a distance of 147.00 feet to a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 630.00 feet and a Central Angle of 03°18'16"; thence run Northeasterly along the arc of said curve, a distance of 36.33 feet (Chord Bearing = N66°42'44"E, Chord = 36.33 feet) to a Point of Tangency; thence N65°03'36"E, a distance of 343.87 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 1,499.01 feet and a Central Angle of 03°43'50"; thence run Northeasterly along the arc of said curve, a distance of 97.60 feet (Chord Bearing = N66°55'33"E, Chord = 97.58 feet) to a Point of Non Tangency; thence N21°12'02"W, a distance of 125.45 feet to a point on the North line of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East; thence N89°25'07"E, along said North line, a distance of 604.43 feet to the Point of Beginning.

Containing 14.42 acres, more or less.

### ABBREVIATIONS/LEGEND

SEC.	SECTION	TWP	TOWNSHIP
O.R.B.	OFFICIAL RECORDS BOOK	RNG	RANGE
PG.	PAGE	PT	POINT OF TANGENCY
NT	NON TANGENCY		
PC	POINT OF CURVATURE		
R/W	RIGHT OF WAY		
P.B.	PLAT BOOK		
±	PLUS/MINUS		
●	DESCRIPTIVE POINT		

### NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 3

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 500'/300'

SEC. 28 & 29, TWP. 25 S, RNG. 31 E

CAD FILE: TM MTG 2A S-L

JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744  
(407) 847-2179 • Fax (407) 847-6140 LB 966



*Richard D. Brown*

10/01/2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.



# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida; thence S00°04'33"E, along West line of the Southeast  $\frac{1}{4}$  of said Section 29, a distance of 1267.21 feet to the Point of Beginning; thence departing said West line, run N89°55'24"E, a distance of 199.70 feet; thence N00°04'36"W, a distance of 33.63 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 15.00 feet and a Central Angle of 89°30'10"; thence run Northeasterly along the Arc of said curve, a distance of 23.43 feet (Chord Bearing = N44°40'29"E, Chord = 21.12 feet) to a Point of Tangency; thence N89°25'34"E, a distance of 665.29 feet; thence N88°54'11"E, a distance of 104.79 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 15.00 feet and a Central Angle of 91°34'38"; thence run Southeasterly along the arc of said curve, a distance of 23.97 feet (Chord Bearing = S46°21'45"E, Chord = 21.50 feet) to a Point of Non Tangency; thence S00°34'26"E, a distance of 71.16 feet; thence N89°25'34"E, a distance of 54.51 feet; thence S45°34'26"E, a distance of 3.52 feet; thence S00°34'26"E, a distance of 150.43 feet; thence S44°25'34"W, a distance of 9.90 feet; thence S00°34'26"E, a distance of 11.79 feet to the Point of Curvature of a curve concave to the Northeast, having a Radius of 15.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the Arc of said curve, a distance of 23.56 feet (Chord Bearing = S45°34'26"E, Chord = 21.21 feet) to a Point of Tangency; thence N89°25'34"E, a distance of 31.79 feet; thence N44°25'34"E, a distance of 9.90 feet; thence N89°25'34"E, a distance of 472.43 feet; thence S45°34'26"E, a distance of 11.01 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 74.99 feet and a Central Angle of 57°15'19"; thence run Southeasterly along the arc of said curve, a distance of 74.94 feet (Chord Bearing = S53°38'26"E, Chord = 71.86 feet) to a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 9.68 feet and a Central Angle of 56°29'44"; thence run Southeasterly along the arc of said curve, a distance of 9.54 feet (Chord Bearing = S65°03'41"E, Chord = 9.16 feet) to a Point of Non Tangency; thence N63°41'17"E, a distance of 278.30 feet; thence S26°13'11"E, a distance of 132.24 feet; thence S71°13'11"E, a distance of 9.90 feet; thence S26°13'11"E, a distance of 627.54 feet to a Point on a Non-Tangent Curve, Concave to the North, having a Radius of 1,547.00 feet and a Central

### ABBREVIATIONS/LEGEND

SEC.	SECTION	TWP	TOWNSHIP
O.R.B.	OFFICIAL RECORDS BOOK	RNG	RANGE
PG.	PAGE	PT	POINT OF TANGENCY
NT	NON TANGENCY		
PC	POINT OF CURVATURE		
R/W	RIGHT OF WAY		
P.B.	PLAT BOOK		
±	PLUS/MINUS		
●	DESCRIPTIVE POINT		

### NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 5

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 500'/300'

REVISED/UPDATED 10/1/2025

SEC. 29, TWP. 25 S, RNG. 31 E

CAD FILE: TM MTG 2B S-L

JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744

(407) 847-2179 • Fax (407) 847-6140 LB 966



*R.D.B.*

10/01/2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION (continued)

Angle of  $26^{\circ}32'45''$ ; thence run Westerly along the arc of said curve, a distance of 716.75 feet (Chord Bearing =  $S68^{\circ}22'03''W$ , Chord = 710.35 feet) to a Point of Non Tangency; thence  $S00^{\circ}04'34''W$ , a distance of 293.49 feet; thence  $N89^{\circ}55'25''W$ , a distance of 1,024.80 feet; thence  $N00^{\circ}04'30''E$ , a distance of 77.19 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 898.98 feet and a Central Angle of  $21^{\circ}11'32''$ ; thence run Northerly along the arc of said curve, a distance of 332.51 feet (Chord Bearing =  $N14^{\circ}07'08''E$ , Chord = 330.62 feet) to a Point on a Non-Tangent Curve, Concave to the West, having a Radius of 465.00 feet and a Central Angle of  $47^{\circ}31'32''$ ; thence run Northerly along the arc of said curve, a distance of 385.71 feet (Chord Bearing =  $N00^{\circ}57'07''E$ , Chord = 374.74 feet) to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 755.73 feet and a Central Angle of  $17^{\circ}44'04''$ ; thence run Northerly along the arc of said curve, a distance of 233.92 feet (Chord Bearing =  $N13^{\circ}57'45''W$ , Chord = 232.98 feet) to a Point of Non Tangency; thence  $S89^{\circ}25'34''W$ , a distance of 592.12 feet; thence  $N00^{\circ}04'33''W$ , a distance of 379.25 feet to the Point of Beginning.

Containing 43.80 acres, more or less.



900 Cross Prairie Parkway, Kissimmee, Florida 34744  
(407) 847-2179 • Fax (407) 847-6140 LB 966

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida; thence S89°44'13"E, along the North line of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, a distance of 113.07 feet to a point on the East Right of Way line of Twelve Oaks Road; thence the following four (4) courses and distances along said East Right of Way line: thence departing said North line, run S00°15'47"W, a distance of 10.31 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 5,094.00 feet and a Central Angle of 06°00'43"; thence run Southerly along the Arc of said curve, a distance of 534.52 feet (Chord Bearing = S03°16'09"W, Chord = 534.27 feet) to a Point of Tangency; thence S06°16'30"W, a distance of 479.81 feet to the Point of Curvature of a curve concave to the East, having a Radius of 1,956.00 feet and a Central Angle of 13°03'38"; thence run Southerly along the Arc of said curve, a distance of 445.87 feet (Chord Bearing = S00°15'18"E, Chord = 444.90 feet) to a Point of Non Tangency, said point also being the Point of Beginning; thence departing said East Right of Way line, run N84°38'10"E, a distance of 222.81 feet to the Point of Curvature of a curve concave to the North, having a Radius of 1,040.00 feet and a Central Angle of 18°41'05"; thence run Easterly along the Arc of said curve, a distance of 339.15 feet (Chord Bearing = N75°17'38"E, Chord = 337.65 feet) to a Point of Tangency; thence N65°57'05"E, a distance of 212.44 feet; thence S24°02'55"E, a distance of 185.60 feet; thence N67°07'12"E, a distance of 69.92 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 15.00 feet and a Central Angle of 104°08'33"; thence run Southeasterly along the arc of said curve, a distance of 27.26 feet (Chord Bearing = S56°41'23"E, Chord = 23.66 feet) to a Point of Non Tangency; thence N85°28'00"E, a distance of 50.00 feet; thence S04°27'08"E, a distance of 21.60 feet; thence S49°11'52"E, a distance of 9.92 feet; thence S02°37'17"E, a distance of 83.43 feet to a Point on a Non-Tangent Curve, Concave to the North, having a Radius of 1,155.00 feet and a Central Angle of 07°52'49"; thence run Easterly along the arc of said curve, a distance of 158.86 feet (Chord Bearing = N80°41'30"E, Chord = 158.73 feet) to a Point of Reverse Curve, Concave to the South, having a Radius of 745.00 feet and a Central Angle of 20°04'39"; thence Easterly along the arc, a distance of 261.06 feet, (Chord Bearing = N86°47'25"E, Chord = 259.73 feet) to a Point of Reverse Curve, Concave to the North, having a Radius of 555.00 feet and a Central Angle of 07°18'36"; thence Easterly along the arc, a distance of 70.81 feet, (Chord Bearing = S86°49'34"E, Chord = 70.76 feet) to a Point of Non Tangency; thence N88°49'39"E, a distance of 13.22 feet; thence N04°16'42"E, a distance of 100.53 feet; thence N44°53'56"E, a distance of 9.73 feet; thence N01°48'29"W, a distance of 8.98 feet; thence N87°44'22"E, a distance of 263.02 feet; thence S03°50'13"W, a distance of 123.94 feet; thence S17°09'02"W, a distance of 161.07 feet; thence S16°13'09"W, a distance of 116.24 feet; thence S02°16'58"E, a distance of 157.49 feet; thence S01°01'18"E, a distance of 139.70 feet; thence S18°05'27"W, a distance of 54.01 feet; thence S08°07'04"W, a distance of 191.03 feet; thence S09°35'46"W, a distance of 83.50 feet;

### NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 5

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 300'

REVISED/UPDATED 9/30/2025

SEC. 28 & 29, TWP. 25 S, RNG. 31 E

REVISED/UPDATED 10/30/2025

CAD FILE: TM MTG 1 S-L

JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

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*R.D.B.*

10/30/2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION (continued):

thence S00°30'12"W, a distance of 288.17 feet to the South line of the Southwest ¼ of Section 28, Township 25 South, Range 31 East; thence N89°57'09"W, along said South line, a distance of 1,455.90 feet to a point on the East Right of Way line of Twelve Oaks Road; thence the following four (4) courses and distances along said East Right of Way line: thence N00°02'33"E, a distance of 134.40 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 3,044.00 feet and a Central Angle of 11°17'38"; thence run Northerly along the Arc of said curve, a distance of 600.02 feet (Chord Bearing = N05°36'16"W, Chord = 599.04 feet) to a Point of Tangency; thence N11°15'05"W, a distance of 327.65 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 1,956.00 feet and a Central Angle of 04°27'58"; thence run Northerly along the Arc of said curve, a distance of 152.46 feet (Chord Bearing = N09°01'06"W, Chord = 152.43 feet) to the Point of Beginning.

Containing 44.39 acres, more or less.

### ABBREVIATIONS/LEGEND

SEC.	SECTION
O.R.B.	OFFICIAL RECORDS BOOK
P.T.	POINT OF TANGENCY
N.T.	NON TANGENCY
P.C.	POINT OF CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
●	DESCRIPTIVE POINT

TWP.	TOWNSHIP
RNG.	RANGE
±	PLUS/MINUS

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

**5C**

SECOND SUPPLEMENTAL ENGINEER'S REPORT  
(ASSESSMENT AREA TWO)

PREPARED FOR:

BOARD OF SUPERVISORS  
CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

**POULOS & BENNETT**  
a Pape-Dawson company

OCTOBER 2025

**SECOND SUPPLEMENTAL ENGINEER'S REPORT  
(ASSESSMENT AREA TWO)  
CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT**

**1. PURPOSE**

This report supplements the District's *Master Engineer's Report*, dated June 2023 ("**Master Report**") for the purpose of describing the second part of the District's CIP<sup>1</sup> to be known as the "**Assessment Area Two Project.**" All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Master Report, and the descriptions of the CIP improvements and other provisions of the Master Report are incorporated herein.

**2. THE ASSESSMENT AREA TWO PROJECT**

The District's Assessment Area Two Project includes the portion of the CIP that is necessary for the development of neighborhood improvements for portions of Neighborhoods N-1A West Phase 1B-1, N-1A West Phase 2, N-1A West Phase 3, and N-1A East Phase 2 (together, "**Taylor Morrison AA2 Parcel**"), which areas are owned by Taylor Morrison of Florida, Inc. or an affiliate ("**Taylor Morrison**"). The Assessment Area Two legal descriptions are shown in **Exhibit A**.

**Product Mix**

The table below shows the product types that will be part of the Assessment Area Two Project:

<b><u>Product Types</u></b>	
<b>Product Type</b>	<b>Assessment Area Two Project Units</b>
<b>TAYLOR MORRISON AA2 PARCEL</b>	
<b>N-1A West Phase 1B-1</b>	
SF 50'	51
SF 60'	16
<b>N-1A West Phase 2</b>	
SF 40'	73
SF 50'	76
SF 60'	52
<b>N-1A East Phase 2</b>	
SF 50'	53
SF 60'	73
<b>TOTAL</b>	<b>394</b>

**List of Assessment Area Two Project Improvements**

The various improvements that are part of the overall CIP – including those that are part of the Assessment Area Two Project – are described in detail in the Master Report, and those descriptions are incorporated herein. The Assessment Area Two Project improvements include:

- Assessment Area Two stormwater management improvements,

---

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



- Assessment Area Two neighborhood roadways,
- Assessment Area Two water, sewer and reclaim utilities,
- Assessment Area Two hardscape, landscape and irrigation improvements,
- Assessment Area Two undergrounding of electrical conduit,
- Assessment Area Two public passive amenities such as pond overlooks and boardwalks,
- Assessment Area Two conservation/mitigation,
- Assessment Area Two professional work product, and
- Previously unfunded, non-creditable portions of the master roadways known as Center Lake Ranch Boulevard and Twelve Oaks Road.

Note that the stormwater management improvements were previously constructed as part of the overall development and the Assessment Area Two Project includes an allocation of those costs on a pro-rated basis.

### **Permits**

All applicable permits for the Assessment Area Two Project have been obtained or are reasonably expected to be obtained in the ordinary course of development.

### **Estimated Costs / Benefits**

The following table shows the estimated costs for the Assessment Area Two Project.

**ESTIMATED COSTS FOR ASSESSMENT AREA TWO PROJECT**

DESCRIPTION	ASSESSMENT AREA TWO PROJECT COST	O&M ENTITY
Neighborhood Roadways (Pavement & Drainage) <sup>(2)</sup>	\$4,450,00.00	City
Master Roadways <sup>(5)</sup> (Center Lake Ranch Boulevard & Twelve Oaks Road)	\$14,000,000.00	County
Stormwater Improvements (Ponds Only)	\$200,000.00	CDD
Utilities (Water, Sewer, Reclaim) <sup>(5)</sup>	\$4,750,000.00	TWA
Underground Electrical Distribution/Lighting	\$450,000.00	OUC
Hardscape/Landscape/Irrigation <sup>(2)</sup>	\$350,000.00	HOA
Public Passive Amenities <sup>(2)</sup>	-	HOA
Conservation/Mitigation	-	CDD
Professional Services	\$2,420,000.00	N/A
Contingency	\$2,420,000.00	As Above
<b>TOTAL</b>	<b>\$29,040,000.00</b>	

1. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
2. Roadway, landscape/hardscape/irrigation, and amenities improvements, if behind hard-gates, will not be part of the Assessment Area Two Project.
3. The developer(s) reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association (in which case such items would not be part of the Assessment Area Two Project), the District or a third-party.
4. A third-party, or an applicable property owner's or homeowner's association may elect to maintain any District-owned improvements, subject to the terms of an agreement with the District.
5. Roadway, stormwater and potable/reuse/sewer improvements and associated professional fees subject to mobility fee credits or reimbursement by local agencies will not be part of the estimated probable CIP costs.

### 3. CONCLUSION

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

It is further our opinion that:

- the estimated cost of the Assessment Area Two Project as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- all of the improvements comprising the Assessment Area Two Project are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the Assessment Area Two Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the Assessment Area Two Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within Assessment Area Two of the District will receive a special benefit from the Assessment Area Two Project that is at least equal to the costs of the Assessment Area Two Project.

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

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

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

it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Jeffrey Trimble  Digitally signed by Jeffrey Trimble  
DN: CN=Jeffrey Trimble,  
o=Qualifier=A01410C0000019A7A43653700006B45,  
C=US  
Date: 2025.11.25 14:19:05-05'00'

---

Jeffrey M. Trimble, P.E.

Date: 11/25/2025

**EXHIBIT A:** Legal Descriptions and sketches for Assessment Area Two

## Exhibit A

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida; thence S89°44'13"E, along the North line of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, a distance of 113.07 feet to a point on the East Right of Way line of Twelve Oaks Road; thence the following four (4) courses and distances along said East Right of Way line: thence departing said North line, run S00°15'47"W, a distance of 10.31 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 5,094.00 feet and a Central Angle of 06°00'43"; thence run Southerly along the Arc of said curve, a distance of 534.52 feet (Chord Bearing = S03°16'09"W, Chord = 534.27 feet) to a Point of Tangency; thence S06°16'30"W, a distance of 479.81 feet to the Point of Curvature of a curve concave to the East, having a Radius of 1,956.00 feet and a Central Angle of 13°03'38"; thence run Southerly along the Arc of said curve, a distance of 445.87 feet (Chord Bearing = S00°15'18"E, Chord = 444.90 feet) to a Point of Non Tangency, said point also being the Point of Beginning; thence departing said East Right of Way line, run N84°38'10"E, a distance of 222.81 feet to the Point of Curvature of a curve concave to the North, having a Radius of 1,040.00 feet and a Central Angle of 18°41'05"; thence run Easterly along the Arc of said curve, a distance of 339.15 feet (Chord Bearing = N75°17'38"E, Chord = 337.65 feet) to a Point of Tangency; thence N65°57'05"E, a distance of 212.44 feet; thence S24°02'55"E, a distance of 185.60 feet; thence N67°07'12"E, a distance of 69.92 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 15.00 feet and a Central Angle of 104°08'33"; thence run Southeasterly along the arc of said curve, a distance of 27.26 feet (Chord Bearing = S56°41'23"E, Chord = 23.66 feet) to a Point of Non Tangency; thence N85°28'00"E, a distance of 50.00 feet; thence S04°27'08"E, a distance of 21.60 feet; thence S49°11'52"E, a distance of 9.92 feet; thence S02°37'17"E, a distance of 83.43 feet to a Point on a Non-Tangent Curve, Concave to the North, having a Radius of 1,155.00 feet and a Central Angle of 07°52'49"; thence run Easterly along the arc of said curve, a distance of 158.86 feet (Chord Bearing = N80°41'30"E, Chord = 158.73 feet) to a Point of Reverse Curve, Concave to the South, having a Radius of 745.00 feet and a Central Angle of 20°04'39"; thence Easterly along the arc, a distance of 261.06 feet, (Chord Bearing = N86°47'25"E, Chord = 259.73 feet) to a Point of Reverse Curve, Concave to the North, having a Radius of 555.00 feet and a Central Angle of 07°18'36"; thence Easterly along the arc, a distance of 70.81 feet, (Chord Bearing = S86°49'34"E, Chord = 70.76 feet) to a Point of Non Tangency; thence N88°49'39"E, a distance of 13.22 feet; thence N04°16'42"E, a distance of 100.53 feet; thence N44°53'56"E, a distance of 9.73 feet; thence N01°48'29"W, a distance of 8.98 feet; thence N87°44'22"E, a distance of 263.02 feet; thence S03°50'13"W, a distance of 123.94 feet; thence S17°09'02"W, a distance of 161.07 feet; thence S16°13'09"W, a distance of 116.24 feet; thence S02°16'58"E, a distance of 157.49 feet; thence S01°01'18"E, a distance of 139.70 feet; thence S18°05'27"W, a distance of 54.01 feet; thence S08°07'04"W, a distance of 191.03 feet; thence S09°35'46"W, a distance of 83.50 feet;

### NOTES:

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SHEET 1 OF 5

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 300'

REVISED/UPDATED 9/30/2025

SEC. 28 & 29, TWP. 25 S, RNG. 31 E

REVISED/UPDATED 10/30/2025

CAD FILE: TM MTG 1 S-L

JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

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(407) 847-2179 • Fax (407) 847-6140 LB 966



*R.D.B.* 10/30/2025  
RICHARD D. BROWN, P.S.M #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION (continued):

thence S00°30'12"W, a distance of 288.17 feet to the South line of the Southwest ¼ of Section 28, Township 25 South, Range 31 East; thence N89°57'09"W, along said South line, a distance of 1,455.90 feet to a point on the East Right of Way line of Twelve Oaks Road; thence the following four (4) courses and distances along said East Right of Way line: thence N00°02'33"E, a distance of 134.40 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 3,044.00 feet and a Central Angle of 11°17'38"; thence run Northerly along the Arc of said curve, a distance of 600.02 feet (Chord Bearing = N05°36'16"W, Chord = 599.04 feet) to a Point of Tangency; thence N11°15'05"W, a distance of 327.65 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 1,956.00 feet and a Central Angle of 04°27'58"; thence run Northerly along the Arc of said curve, a distance of 152.46 feet (Chord Bearing = N09°01'06"W, Chord = 152.43 feet) to the Point of Beginning.

Containing 44.39 acres, more or less.

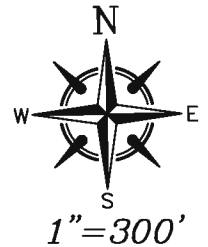
### ABBREVIATIONS/LEGEND

SEC.	SECTION
O.R.B.	OFFICIAL RECORDS BOOK
P.T.	POINT OF TANGENCY
N.T.	NON TANGENCY
P.C.	POINT OF CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
●	DESCRIPTIVE POINT

TWP.	TOWNSHIP
RNG.	RANGE
±	PLUS/MINUS

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SURVEYING, LLC**  
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# SKETCH OF DESCRIPTION



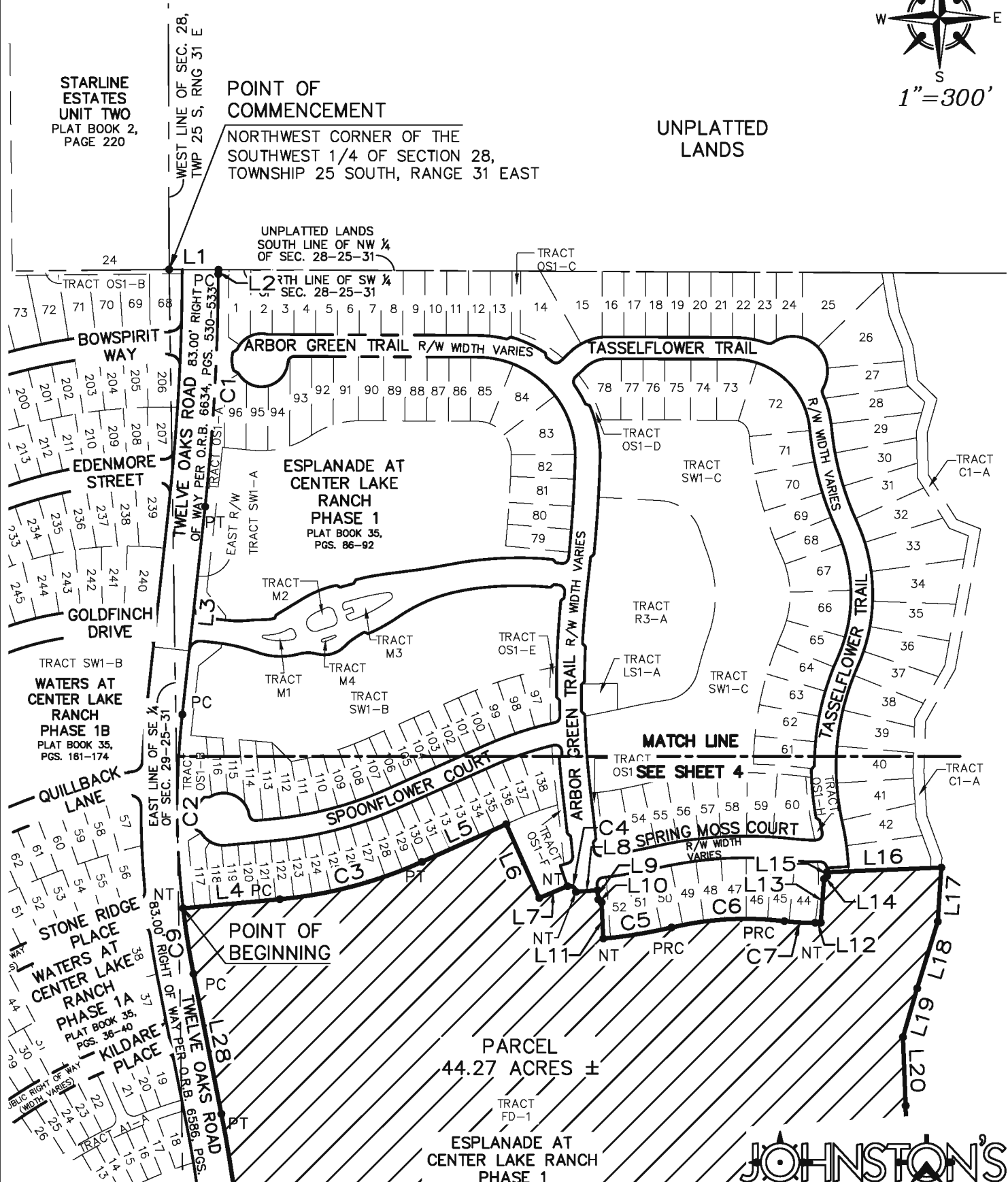
STARLINE  
ESTATES  
UNIT TWO  
PLAT BOOK 2,  
PAGE 220

POINT OF  
COMMENCEMENT

NORTHWEST CORNER OF THE  
SOUTHWEST 1/4 OF SECTION 28,  
TOWNSHIP 25 SOUTH, RANGE 31 EAST

UNPLATTED  
LANDS

UNPLATTED LANDS  
SOUTH LINE OF NW 1/4  
OF SEC. 28-25-31



MATCH LINE

SEE SHEET 4

POINT OF  
BEGINNING

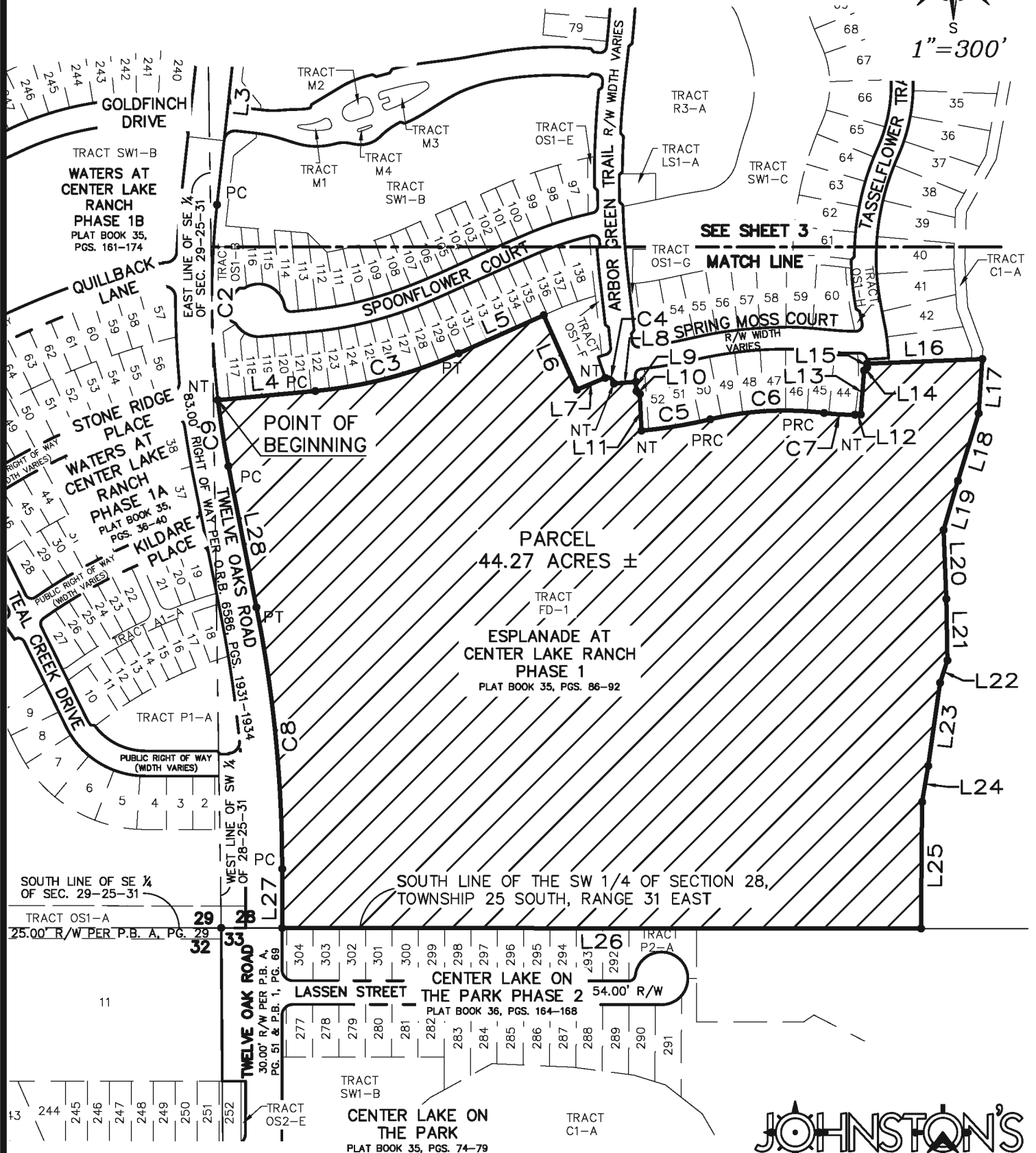
PARCEL  
44.27 ACRES ±

ESPLANADE AT  
CENTER LAKE RANCH  
PHASE 1

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# SKETCH OF DESCRIPTION



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# SKETCH OF DESCRIPTION

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	5094.00'	6°00'43"	534.52'	S03°16'09"W	534.27'
C2	1956.00'	13°03'38"	445.87'	S00°15'18"E	444.90'
C3	1040.00'	18°41'05"	339.15'	N75°17'38"E	337.65'
C4	15.00'	104°08'33"	27.26'	S56°41'23"E	23.66'
C5	1155.00'	7°52'49"	158.86'	N80°41'30"E	158.73'
C6	745.00'	20°04'39"	261.06'	N86°47'25"E	259.73'
C7	555.00'	7°18'36"	70.81'	S86°49'34"E	70.76'
C8	3044.00'	11°17'38"	600.02'	N05°36'16"W	599.04'
C9	1956.00'	4°27'58"	152.46'	N09°01'06"W	152.43'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°44'13"E	113.07'
L2	S00°15'47"W	10.31'
L3	S06°16'30"W	479.81'
L4	N84°38'10"E	222.81'
L5	N65°57'05"E	212.44'
L6	S24°02'55"E	185.60'
L7	N67°07'12"E	69.92'
L8	N85°28'00"E	50.00'
L9	S04°27'08"E	21.60'
L10	S49°11'52"E	9.92'
L11	S02°37'17"E	83.43'
L12	N88°49'39"E	13.22'
L13	N04°16'42"E	100.53'
L14	N44°53'56"E	9.73'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L15	N01°48'29"W	8.98'
L16	N87°44'22"E	263.02'
L17	S03°50'13"W	123.94'
L18	S17°09'02"W	161.07'
L19	S16°13'09"W	116.24'
L20	S02°16'58"E	157.49'
L21	S01°01'18"E	139.70'
L22	S18°05'27"W	54.01'
L23	S08°07'04"W	191.03'
L24	S09°35'46"W	83.50'
L25	S00°30'12"W	288.17'
L26	N89°57'09"W	1455.90'
L27	N00°02'33"E	134.40'
L28	N11°15'05"W	327.65'

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida and a parcel of land being a portion of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida; thence S89°44'13"E, along the North line of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, a distance of 30.07 feet to a point on the West Right of Way line of Twelve Oaks Road; thence the following three (3) courses and distances along said West Right of Way line: thence departing said North line, run S00°15'47"W, a distance of 10.31 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 5,011.00 feet and a Central Angle of 06°00'43"; thence run Southerly along the Arc of said curve, a distance of 525.81 feet (Chord Bearing = S03°16'09"W, Chord = 525.57 feet) to a Point of Tangency; thence S06°16'30"W, a distance of 104.76 feet to a Point on a Non-Tangent Curve, Concave to the South, having a Radius of 785.00 feet and a Central Angle of 31°17'12"; thence departing said West Right of Way line, run Westerly along the arc of said curve, a distance of 428.66 feet (Chord Bearing = S80°42'13"W, Chord = 423.35 feet) to a Point of Tangency; thence S65°03'36"W, a distance of 450.95 feet; thence S79°57'10"W, a distance of 50.00 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 1,552.00 feet and a Central Angle of 01°41'13"; thence run Northerly along the arc of said curve, a distance of 45.69 feet (Chord Bearing = N09°12'14"W, Chord = 45.69 feet); thence N08°21'37"W, a distance of 359.38 feet; thence N08°18'48"E, a distance of 49.06 feet; thence N21°38'08"W, a distance of 147.00 feet to a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 630.00 feet and a Central Angle of 03°18'16"; thence run Northeasterly along the arc of said curve, a distance of 36.33 feet (Chord Bearing = N66°42'44"E, Chord = 36.33 feet) to a Point of Tangency; thence N65°03'36"E, a distance of 343.87 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 1,499.01 feet and a Central Angle of 03°43'50"; thence run Northeasterly along the arc of said curve, a distance of 97.60 feet (Chord Bearing = N66°55'33"E, Chord = 97.58 feet) to a Point of Non Tangency; thence N21°12'02"W, a distance of 125.45 feet to a point on the North line of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East; thence N89°25'07"E, along said North line, a distance of 604.43 feet to the Point of Beginning.

Containing 14.42 acres, more or less.

### ABBREVIATIONS/LEGEND

SEC.	SECTION	TWP	TOWNSHIP
O.R.B.	OFFICIAL RECORDS BOOK	RNG	RANGE
PG.	PAGE	PT	POINT OF TANGENCY
NT	NON TANGENCY		
PC	POINT OF CURVATURE		
R/W	RIGHT OF WAY		
P.B.	PLAT BOOK		
±	PLUS/MINUS		
●	DESCRIPTIVE POINT		

### NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 3

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 500'/300'

SEC. 28 & 29, TWP. 25 S, RNG. 31 E

CAD FILE: TM MTG 2A S-L

JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

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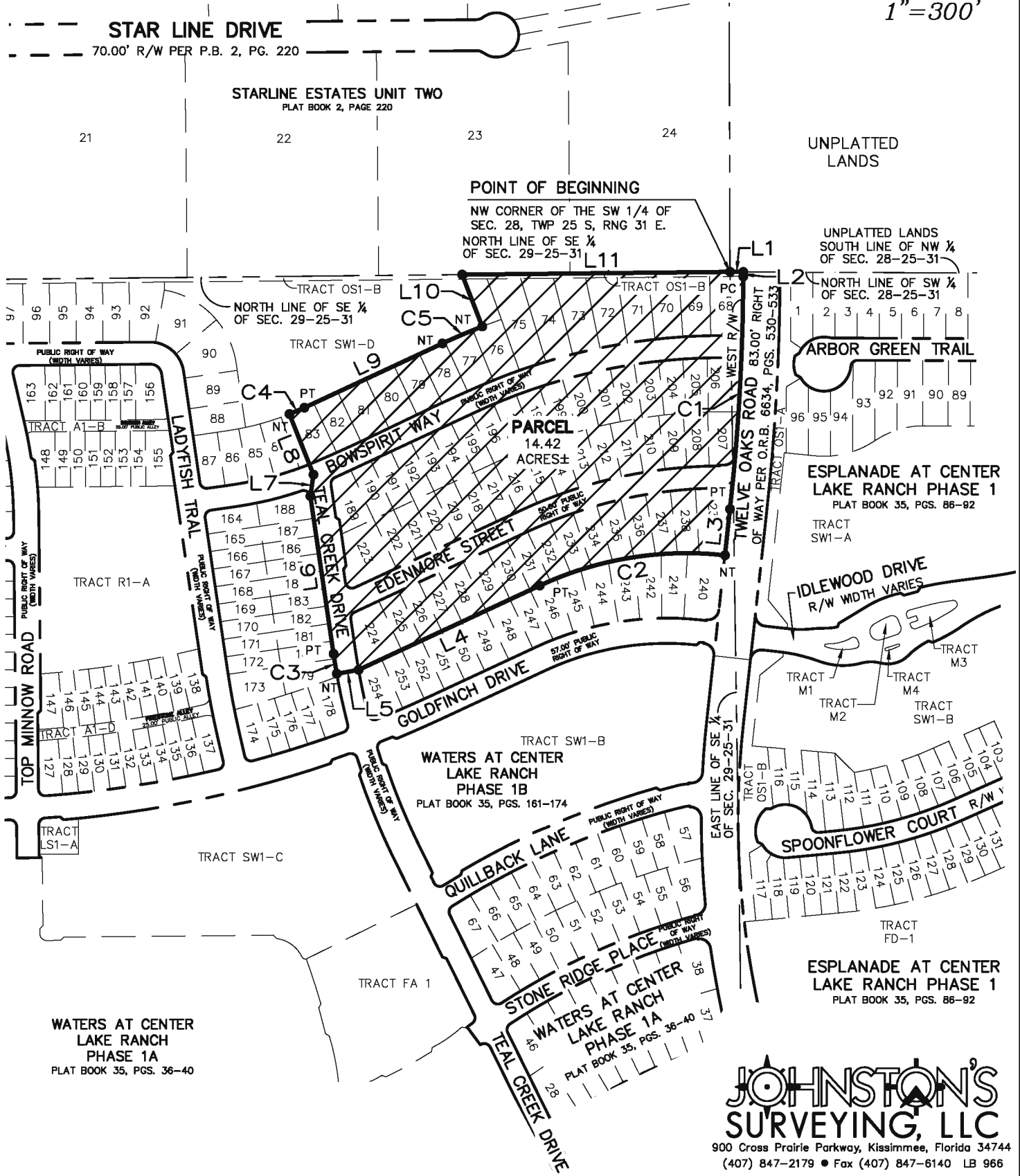
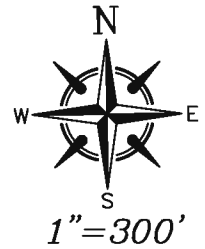
*[Signature]*

10/01/2025

RICHARD D. BROWN, P.S.M #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION



**JOHNSTON'S  
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744  
(407) 847-2179 • Fax (407) 847-6140 LB 966

# SKETCH OF DESCRIPTION

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°44'13"E	30.07'
L2	S00°15'47"W	10.31'
L3	S06°16'30"W	104.76'
L4	S65°03'36"W	450.95'
L5	S79°57'10"W	50.00'
L6	N08°21'37"W	359.38'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L7	N08°18'48"E	49.06'
L8	N21°38'08"W	147.00'
L9	N65°03'36"E	343.87'
L10	N21°12'02"W	125.45'
L11	N89°25'07"E	604.43'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	5011.00'	6°00'43"	525.81'	S03°16'09"W	525.57'
C2	785.00'	31°17'12"	428.66'	S80°42'13"W	423.35'
C3	1552.00'	1°41'13"	45.69'	N09°12'14"W	45.69'
C4	630.00'	3°18'16"	36.33'	N66°42'44"E	36.33'
C5	1499.01'	3°43'50"	97.60'	N66°55'33"E	97.58'

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida; thence S00°04'33"E, along West line of the Southeast  $\frac{1}{4}$  of said Section 29, a distance of 1267.21 feet to the Point of Beginning; thence departing said West line, run N89°55'24"E, a distance of 199.70 feet; thence N00°04'36"W, a distance of 33.63 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 15.00 feet and a Central Angle of 89°30'10"; thence run Northeasterly along the Arc of said curve, a distance of 23.43 feet (Chord Bearing = N44°40'29"E, Chord = 21.12 feet) to a Point of Tangency; thence N89°25'34"E, a distance of 665.29 feet; thence N88°54'11"E, a distance of 104.79 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 15.00 feet and a Central Angle of 91°34'38"; thence run Southeasterly along the arc of said curve, a distance of 23.97 feet (Chord Bearing = S46°21'45"E, Chord = 21.50 feet) to a Point of Non Tangency; thence S00°34'26"E, a distance of 71.16 feet; thence N89°25'34"E, a distance of 54.51 feet; thence S45°34'26"E, a distance of 3.52 feet; thence S00°34'26"E, a distance of 150.43 feet; thence S44°25'34"W, a distance of 9.90 feet; thence S00°34'26"E, a distance of 11.79 feet to the Point of Curvature of a curve concave to the Northeast, having a Radius of 15.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the Arc of said curve, a distance of 23.56 feet (Chord Bearing = S45°34'26"E, Chord = 21.21 feet) to a Point of Tangency; thence N89°25'34"E, a distance of 31.79 feet; thence N44°25'34"E, a distance of 9.90 feet; thence N89°25'34"E, a distance of 472.43 feet; thence S45°34'26"E, a distance of 11.01 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 74.99 feet and a Central Angle of 57°15'19"; thence run Southeasterly along the arc of said curve, a distance of 74.94 feet (Chord Bearing = S53°38'26"E, Chord = 71.86 feet) to a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 9.68 feet and a Central Angle of 56°29'44"; thence run Southeasterly along the arc of said curve, a distance of 9.54 feet (Chord Bearing = S65°03'41"E, Chord = 9.16 feet) to a Point of Non Tangency; thence N63°41'17"E, a distance of 278.30 feet; thence S26°13'11"E, a distance of 132.24 feet; thence S71°13'11"E, a distance of 9.90 feet; thence S26°13'11"E, a distance of 627.54 feet to a Point on a Non-Tangent Curve, Concave to the North, having a Radius of 1,547.00 feet and a Central

### ABBREVIATIONS/LEGEND

SEC.	SECTION	TWP	TOWNSHIP
O.R.B.	OFFICIAL RECORDS BOOK	RNG	RANGE
PG.	PAGE	PT	POINT OF TANGENCY
NT	NON TANGENCY		
PC	POINT OF CURVATURE		
R/W	RIGHT OF WAY		
P.B.	PLAT BOOK		
±	PLUS/MINUS		
●	DESCRIPTIVE POINT		

### NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 5

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 500'/300'

REVISED/UPDATED 10/1/2025

SEC. 29, TWP. 25 S, RNG. 31 E

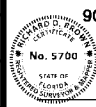
CAD FILE: TM MTG 2B S-L

JOB NO.: 20-119B

DRAWN BY: ELW

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*R.D.B.* 10/01/2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION

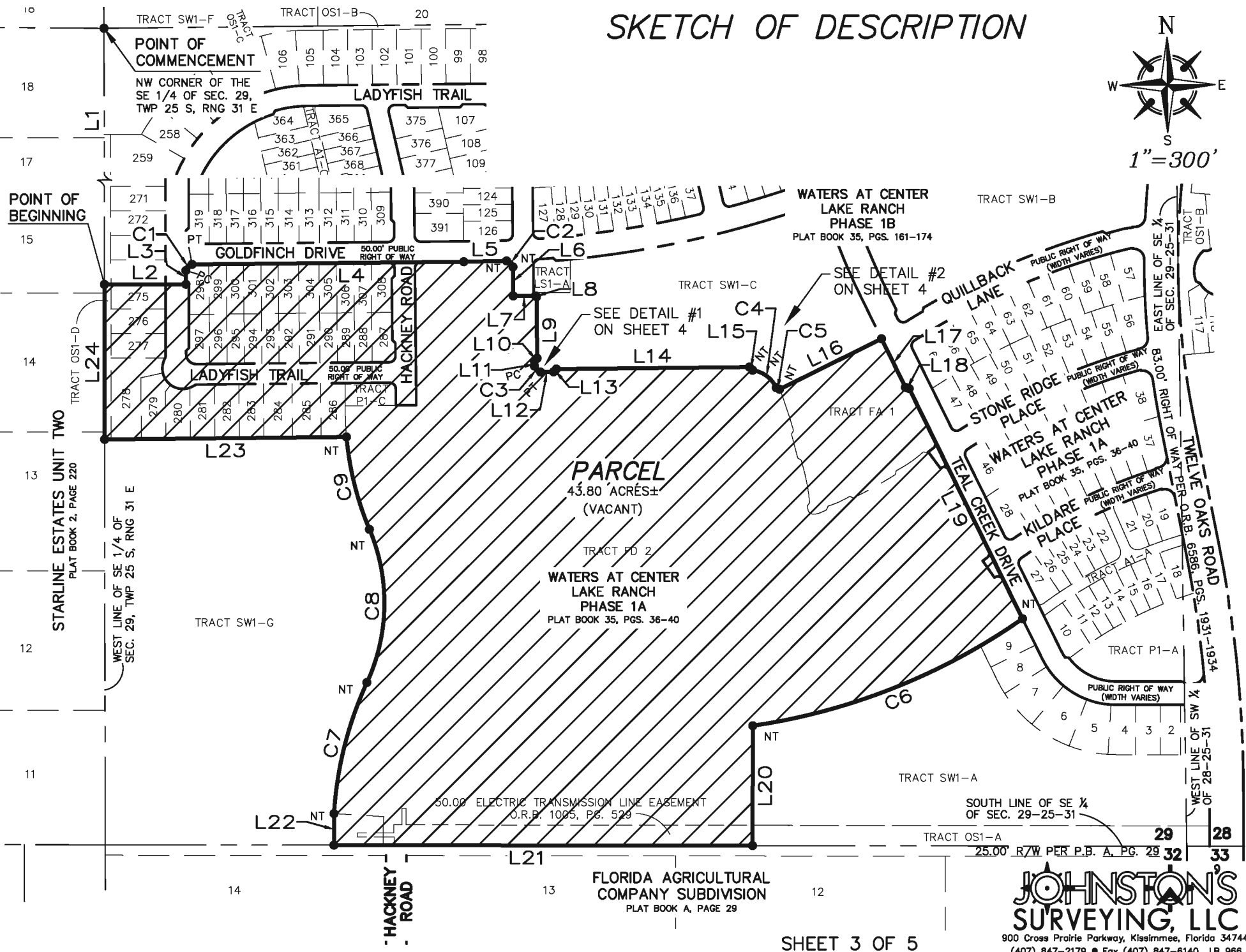
## LEGAL DESCRIPTION (continued)

Angle of 26°32'45"; thence run Westerly along the arc of said curve, a distance of 716.75 feet (Chord Bearing = S68°22'03"W, Chord = 710.35 feet) to a Point of Non Tangency; thence S00°04'34"W, a distance of 293.49 feet; thence N89°55'25"W, a distance of 1,024.80 feet; thence N00°04'30"E, a distance of 77.19 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 898.98 feet and a Central Angle of 21°11'32"; thence run Northerly along the arc of said curve, a distance of 332.51 feet (Chord Bearing = N14°07'08"E, Chord = 330.62 feet) to a Point on a Non-Tangent Curve, Concave to the West, having a Radius of 465.00 feet and a Central Angle of 47°31'32"; thence run Northerly along the arc of said curve, a distance of 385.71 feet (Chord Bearing = N00°57'07"E, Chord = 374.74 feet) to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 755.73 feet and a Central Angle of 17°44'04"; thence run Northerly along the arc of said curve, a distance of 233.92 feet (Chord Bearing = N13°57'45"W, Chord = 232.98 feet) to a Point of Non Tangency; thence S89°25'34"W, a distance of 592.12 feet; thence N00°04'33"W, a distance of 379.25 feet to the Point of Beginning.

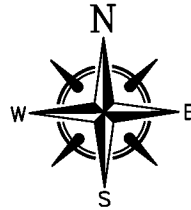
Containing 43.80 acres, more or less.



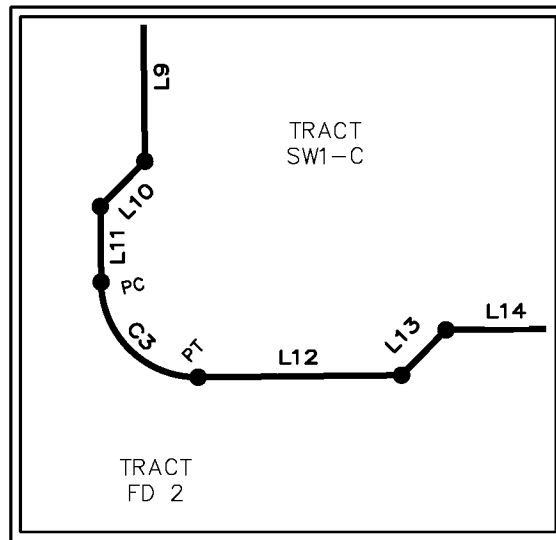
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
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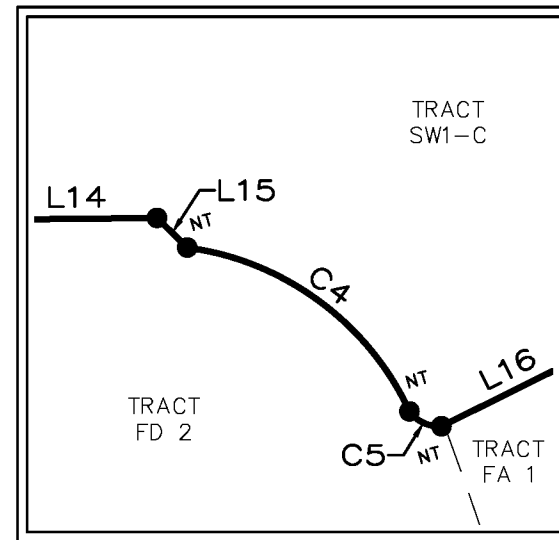
# SKETCH OF DESCRIPTION



DETAIL #1  
SCALE: 1" = 30'



DETAIL #2  
SCALE: 1" = 50'



**JOHNSTON'S**  
**SURVEYING, LLC**

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# SKETCH OF DESCRIPTION

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHD. BEARING	CHORD LENGTH
C1	15.00'	89°30'10"	23.43'	N44°40'29"E	21.12'
C2	15.00'	91°34'38"	23.97'	S46°21'45"E	21.50'
C3	15.00'	90°00'00"	23.56'	S45°34'26"E	21.21'
C4	74.99'	57°15'19"	74.94'	S53°38'26"E	71.86'
C5	9.68'	56°29'44"	9.54'	S65°03'41"E	9.16'
C6	1547.00'	26°32'45"	716.75'	S68°22'03"W	710.35'
C7	898.98'	21°11'32"	332.51'	N14°07'08"E	330.62'
C8	465.00'	47°31'32"	385.71'	N00°57'07"E	374.74'
C9	755.73'	17°44'04"	233.92'	N13°57'45"W	232.98'

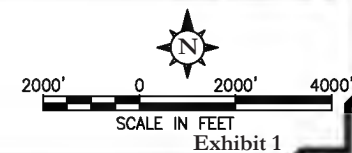
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°04'33"E	1267.21'
L2	N89°55'24"E	199.70'
L3	N00°04'36"W	33.63'
L4	N89°25'34"E	665.29'
L5	N88°54'11"E	104.79'
L6	S00°34'26"E	71.16'
L7	N89°25'34"E	54.51'
L8	S45°34'26"E	3.52'
L9	S00°34'26"E	150.43'
L10	S44°25'34"W	9.90'
L11	S00°34'26"E	11.79'
L12	N89°25'34"E	31.79'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	N44°25'34"E	9.90'
L14	N89°25'34"E	472.43'
L15	S45°34'26"E	11.01'
L16	N63°41'17"E	278.30'
L17	S26°13'11"E	132.24'
L18	S71°13'11"E	9.90'
L19	S26°13'11"E	627.54'
L20	S00°04'34"W	293.49'
L21	N89°55'25"W	1024.80'
L22	N00°04'30"E	77.19'
L23	S89°25'34"W	592.12'
L24	N00°04'33"W	379.25'

## APPENDIX A



Vicinity Map  
**Center Lake Ranch West CDD**

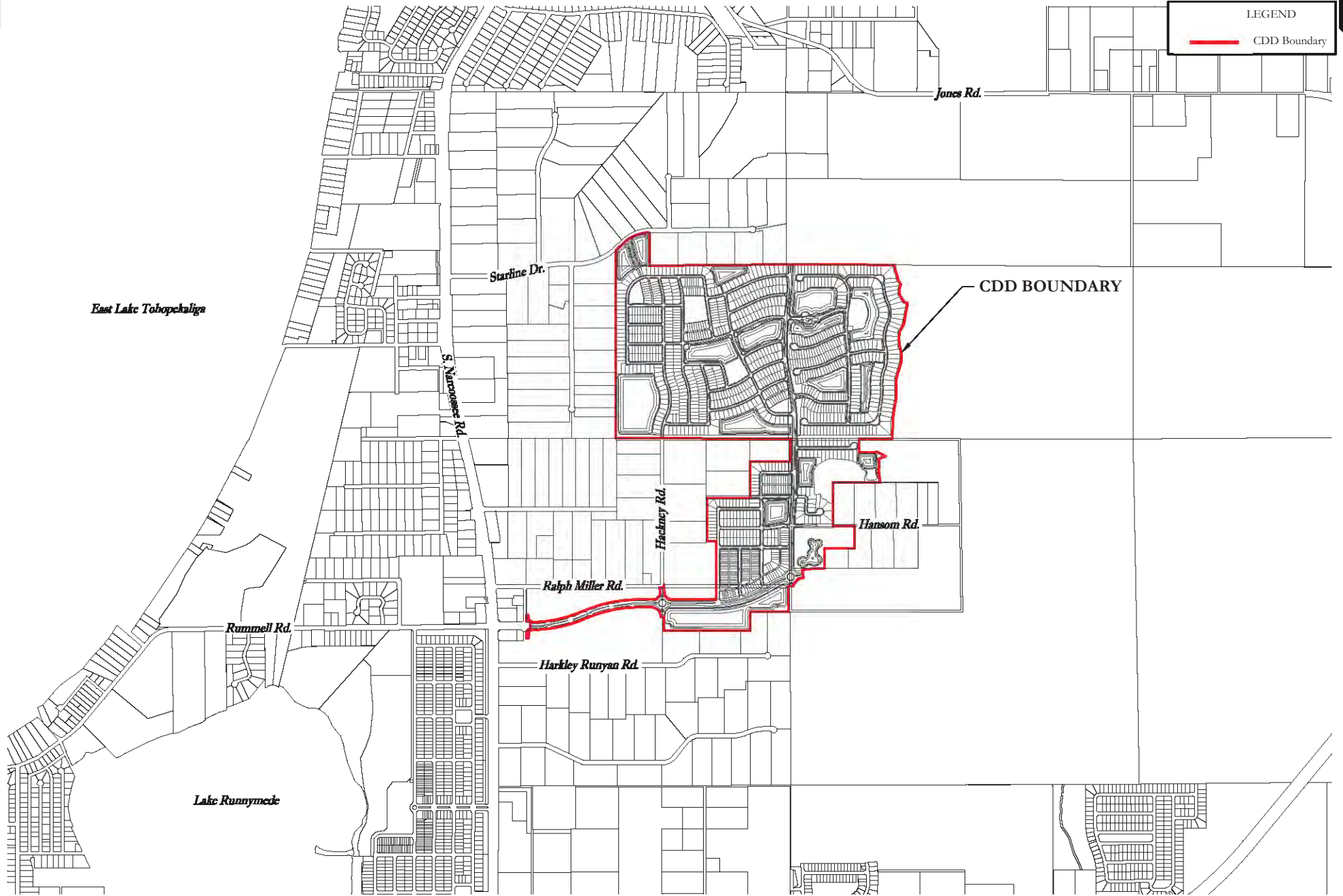


June 19, 2023  
P & B Job No.: 20-165

2602 E. Livingston St.  
Orlando, Florida 32803- 407.487.2594

**POULOS & BENNETT**

www.poulosandbennett.com  
Certificate of Authorization No. 28567



Location Map

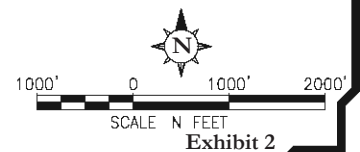
## Center Lake Ranch West CDD

June 19, 2023  
P & B Job No.: 20-165

2602 E. Livingston St.  
Orlando, Florida 32803- 407.487.2594

**POULOS & BENNETT**

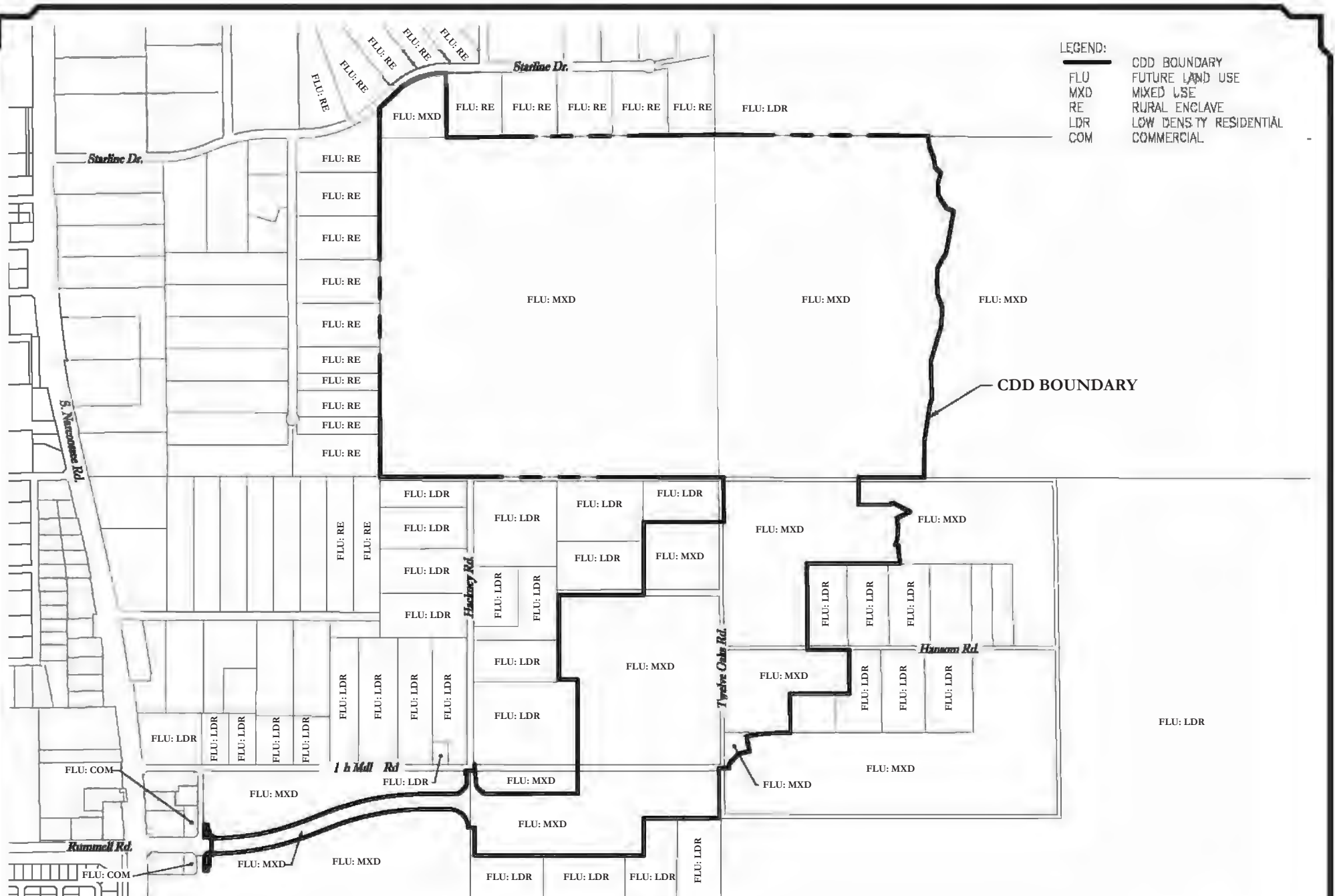
www.poulosandbennett.com  
Certificate of Authorization No. 28567



LEGEND:

FLU  
MXD  
RE  
LDR  
COM

CDD BOUNDARY  
FUTURE LAND USE  
MIXED USE  
RURAL ENCLAVE  
LOW DENSITY RESIDENTIAL  
COMMERCIAL



Future Land Use Map

# Center Lake Ranch West CDD



**LEGAL DESCRIPTION:**  
( AS WRITTEN BY THE SURVEYOR )

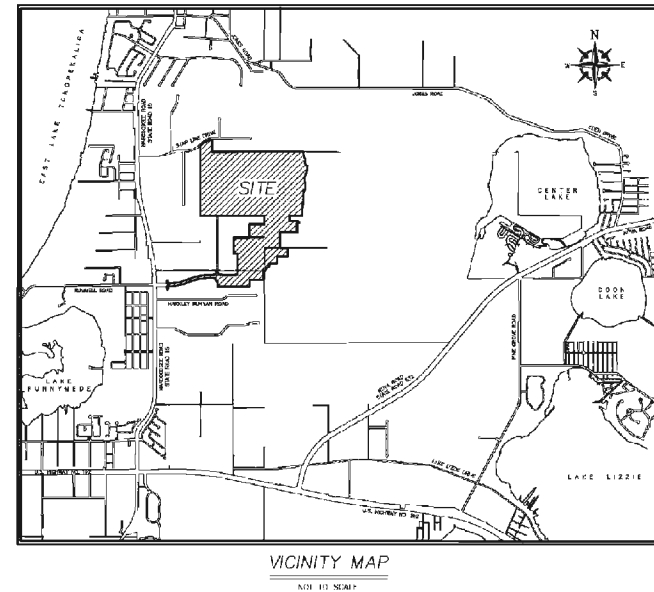
CENTER LAKE RANCH CDD - PHASE 1

A PARCEL OF LAND BEING LOT 19, STARLINE ESTATES UNIT TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 220 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND LOTS 6, 7, 8, 9, 10, 24, AND A PORTION OF LOTS 4, 5, 22, 23, 25, AND 26, AND A PORTION OF PLATTED 30.00 FOOT RIGHT OF WAYS, W.S. ALYEA'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGES 511 AND 512, AND PLAT BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND LOTS 17, 18, AND 19, AND A PORTION OF LOTS 4, 5, 6, 7, 8, 9, 20, 23, AND UN-NUMBERED LOT, AND PLATTED RIGHT OF WAYS, FLORIDA AGRICULTURAL COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 29 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AND A PORTION OF PLATTED RIGHT OF WAY FOR RALPH MILLER ROAD AND TWELVE OAKS ROAD, AND THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 25 SOUTH, RANGE 31 EAST, AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 25 SOUTH, RANGE 31 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

OF SAID SECTION 28, A DISTANCE OF 1,682.69 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S09°40'08"E, A DISTANCE OF 91.87 FEET; THENCE RUN S21°49'36"E, A DISTANCE OF 81.64 FEET; THENCE RUN S07°39'35"E, A DISTANCE OF 80.26 FEET; THENCE RUN S46°09'03"E, A DISTANCE OF 62.33 FEET; THENCE RUN S16°01'31"W, A DISTANCE OF 81.22 FEET; THENCE RUN S01°18'41"E, A DISTANCE OF 96.14 FEET; THENCE RUN S32°20'36"E, A DISTANCE OF 121.74 FEET; THENCE RUN S68°49'05"E, A DISTANCE OF 59.24 FEET; THENCE RUN S10°17'47"W, A DISTANCE OF 327.78 FEET; THENCE RUN S29°36'51"W, A DISTANCE OF 137.82 FEET; THENCE RUN S01°48'19"W, A DISTANCE OF 115.83 FEET; THENCE RUN S03°48'05"E, A DISTANCE OF 100.66 FEET; THENCE RUN S20°06'53"E, A DISTANCE OF 101.53 FEET; THENCE RUN S03°50'13"W, A DISTANCE OF 147.56 FEET; THENCE RUN S16°45'38"E, A DISTANCE OF 277.30 FEET; THENCE RUN S01°41'24"E, A DISTANCE OF 297.17 FEET; THENCE RUN S18°05'27"W, A DISTANCE OF 54.01 FEET; THENCE RUN S08°34'03"W, A DISTANCE OF 274.52 FEET; THENCE RUN S00°30'12"E, A DISTANCE OF 288.16 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN N89°57'09"W ALONG SAID SOUTH LINE, A DISTANCE OF 511.23 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN S00°02'27"W, A DISTANCE OF 213.20 FEET; THENCE RUN S89°57'33"E, A DISTANCE OF 243.69 FEET; THENCE RUN N55°58'25"E, A DISTANCE OF 156.51 FEET; THENCE RUN S62°44'49"E, A DISTANCE OF 152.56 FEET; THENCE RUN S65°02'20"W, A DISTANCE OF 78.20 FEET; THENCE RUN S68°07'00"E, A DISTANCE OF 48.88 FEET; THENCE RUN S08°08'09"E, A DISTANCE OF 65.59 FEET; THENCE RUN S02°59'32"W, A DISTANCE OF 63.38 FEET; THENCE RUN S08°38'42"W, A DISTANCE OF 69.17 FEET; THENCE RUN S27°50'24"E, A DISTANCE OF 30.63 FEET; THENCE RUN S75°55'51"E, A DISTANCE OF 29.68 FEET; THENCE RUN S01°40'09"W, A DISTANCE OF 54.17 FEET; THENCE RUN S09°24'28"E, A DISTANCE OF 52.03 FEET; THENCE RUN S04°20'22"E, A DISTANCE OF 35.21 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4, W.S. ALYEA'S SUBDIVISION; THENCE RUN N89°57'24"W THENCE ALONG THE SOUTH LINE OF SAID LOT 4, 5 AND 6 OF SAID W.S. ALYEA'S SUBDIVISION, A DISTANCE OF 724.55 FEET TO THE EAST LINE OF SAID LOT 10, W.S. ALYEA'S SUBDIVISION; THENCE RUN S00°23'27"E ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 671.84 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HANSON ROAD; THENCE RUN S89°58'07"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 323.47 FEET TO THE EAST LINE OF SAID LOT 22, W.S. ALYEA'S SUBDIVISION; THENCE RUN S00°20'50"E ALONG SAID EAST LINE, A DISTANCE OF 342.84 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°53'37"W, A DISTANCE OF 102.63 FEET; THENCE RUN N90°00'00"W, A DISTANCE OF 358.01 FEET; THENCE RUN S00°20'55"E, A DISTANCE OF 304.17 FEET; THENCE RUN N89°57'17"W, A DISTANCE OF 51.74 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,584.00 FEET AND A CENTRAL ANGLE OF 10°32'54"; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 291.62 FEET (CHORD BEARING = S84°46'16"W, CHORD = 291.21 FEET); THENCE RUN S10°30'11"E, A DISTANCE OF 120.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1,464.00 FEET AND A CENTRAL ANGLE OF 02°45'07"; THENCE RUN WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.32 FEET (CHORD BEARING = S78°07'15"W, CHORD = 70.31 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 52.00 FEET AND A CENTRAL ANGLE OF 25°28'12"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.12 FEET (CHORD BEARING = S64°00'36"W, CHORD = 22.93 FEET) TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 52.00 FEET AND A CENTRAL ANGLE OF 25°28'12"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.00 FEET (CHORD BEARING = S43°33'41"W, CHORD = 34.49 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 17°09'19"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.65 FEET (CHORD BEARING = S44°21'02"W, CHORD = 32.53 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 59.00 FEET AND A CENTRAL ANGLE OF 53°14'51"; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.83 FEET (CHORD BEARING = S26°13'46"W, CHORD = 52.88 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S00°23'39"E, A DISTANCE OF 10.27 FEET; THENCE RUN S89°36'21"W, A DISTANCE OF 77.89 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 95.00 FEET AND A CENTRAL ANGLE OF 09°02'48"; THENCE RUN SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.00 FEET (CHORD BEARING = S04°31'25"E, CHORD = 14.98 FEET) TO THE POINT OF TANGENCY THEREOF; THENCE RUN S00°00'01"E, A DISTANCE OF 374.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 16,804,152 SQUARE FEET OR 385.77 ACRES, MORE OR LESS



District Boundary Map and Legal Description

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**Center Lake Ranch West CDD**

June 19, 2023  
P & B Job No.: 20-165

2602 E. Livingston St.  
Orlando, Florida 32803- 407.487.2594

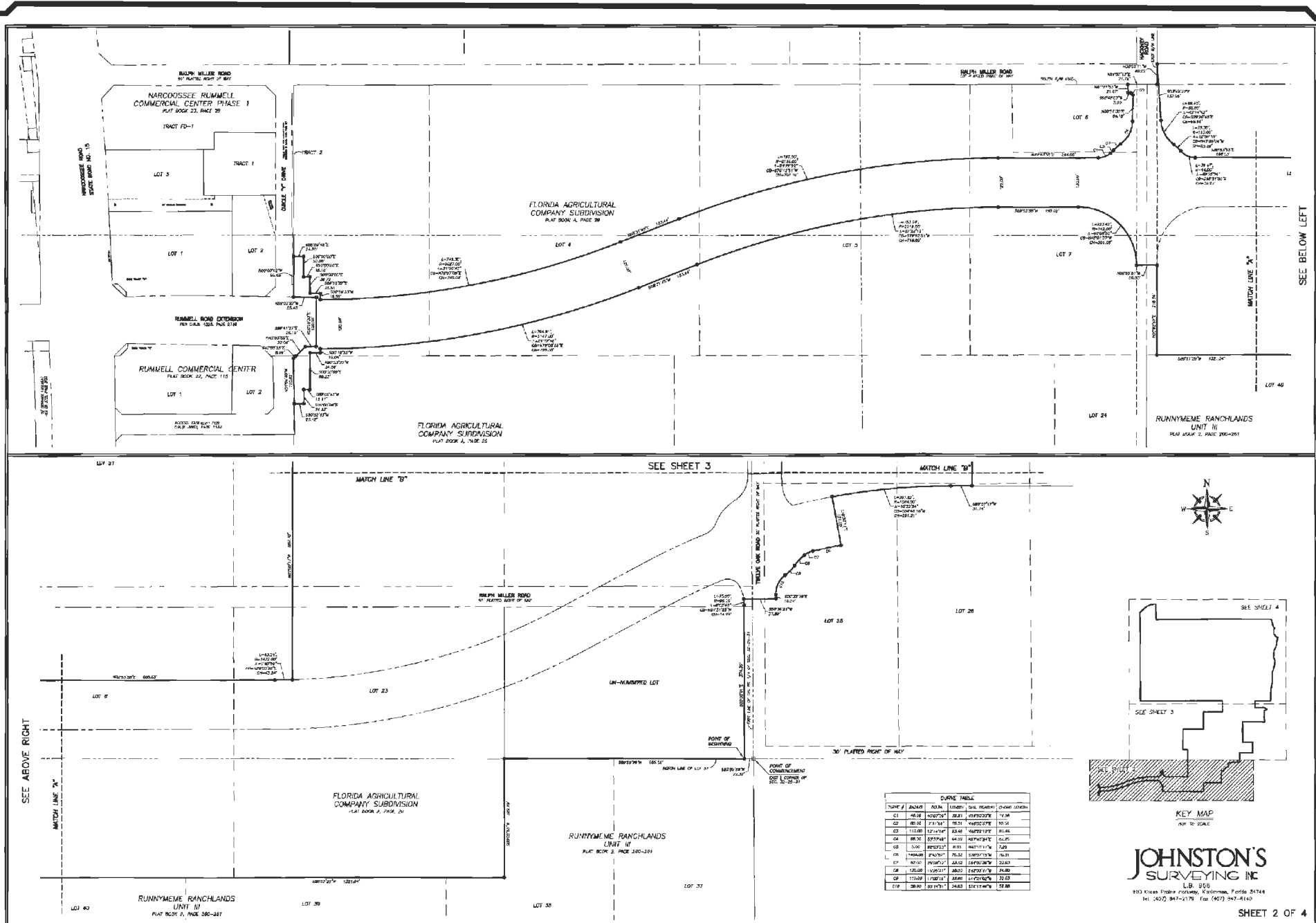
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Exhibit 4A



# District Boundary Map and Legal Description Center Lake Ranch West CDD

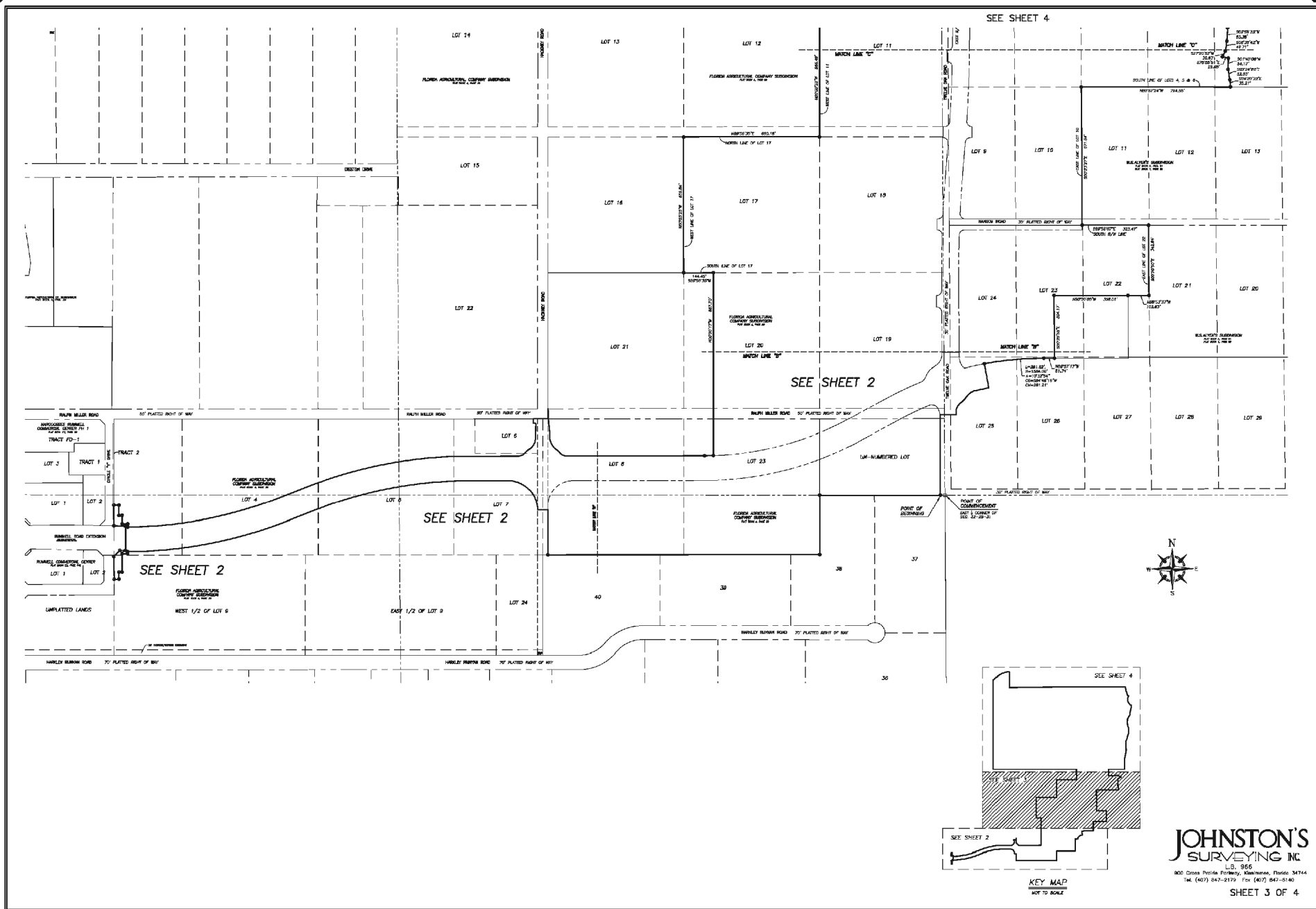
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Exhibit 4B



District Boundary Map and Legal Description

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**Center Lake Ranch West CDD**

June 19, 2023  
P & B Job No.: 20-165

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**JOHNSTON'S**  
SURVEYING INC.

L.B. 966  
900 Cross Profile Parkway, Kissimmee, Florida 34744  
Tel. (407) 847-2179 Fax (407) 847-8140

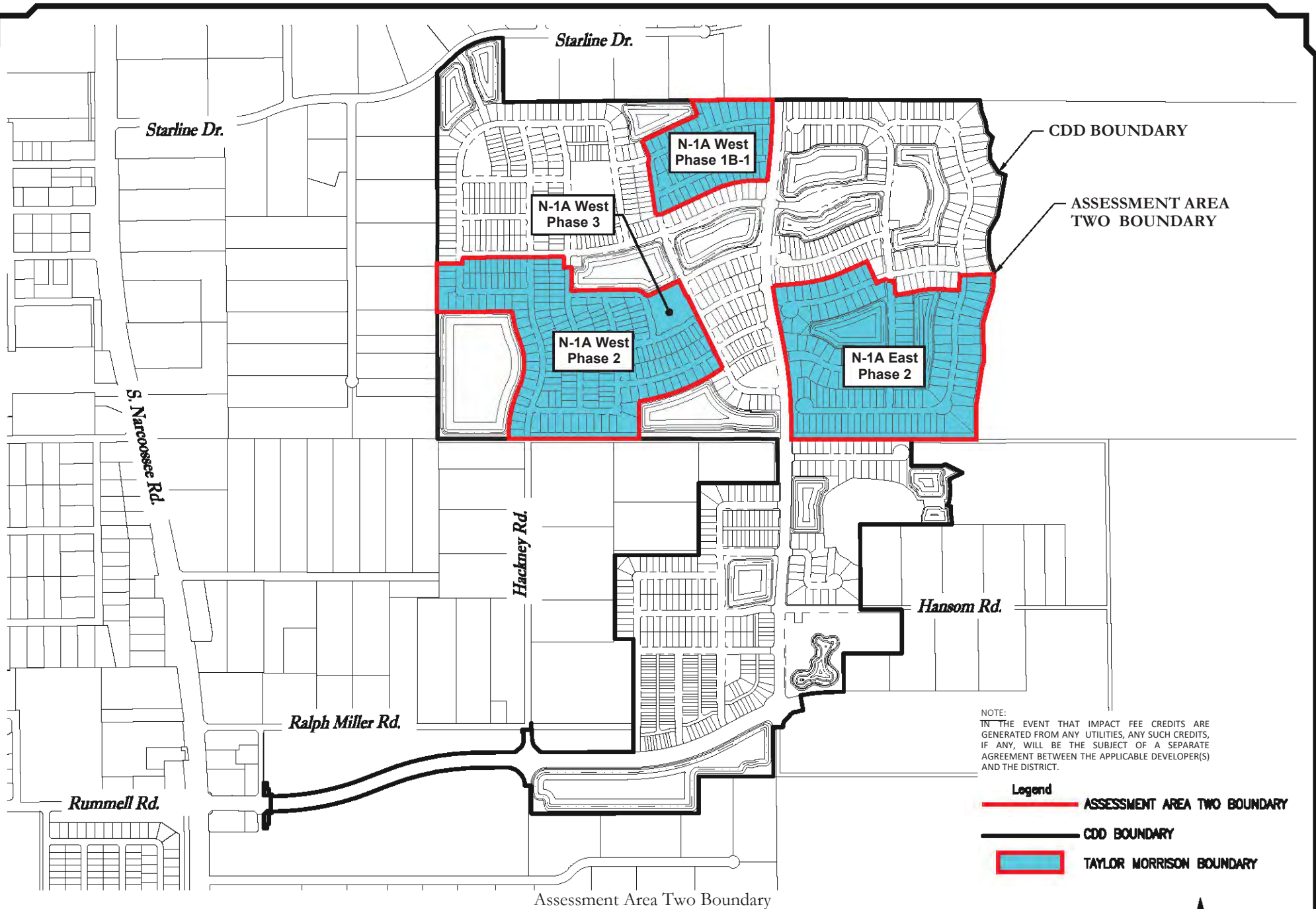
SHEET 3 OF 4

Exhibit 4C



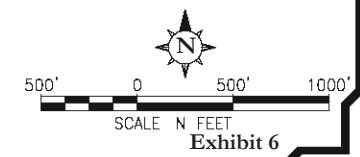






NOTE:  
IN THE EVENT THAT IMPACT FEE CREDITS ARE  
GENERATED FROM ANY UTILITIES, ANY SUCH CREDITS,  
IF ANY, WILL BE THE SUBJECT OF A SEPARATE  
AGREEMENT BETWEEN THE APPLICABLE DEVELOPER(S)  
AND THE DISTRICT.

- Legend**
- ASSESSMENT AREA TWO BOUNDARY
  - CDD BOUNDARY
  - TAYLOR MORRISON BOUNDARY



# Center Lake Ranch West CDD

**POULOS & BENNETT**

October 30, 2025  
P & B Job No.: 20-165

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Concept Plan - Assessment Area Two

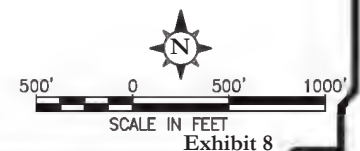
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October 30, 2025  
P & B Job No.: 20-165

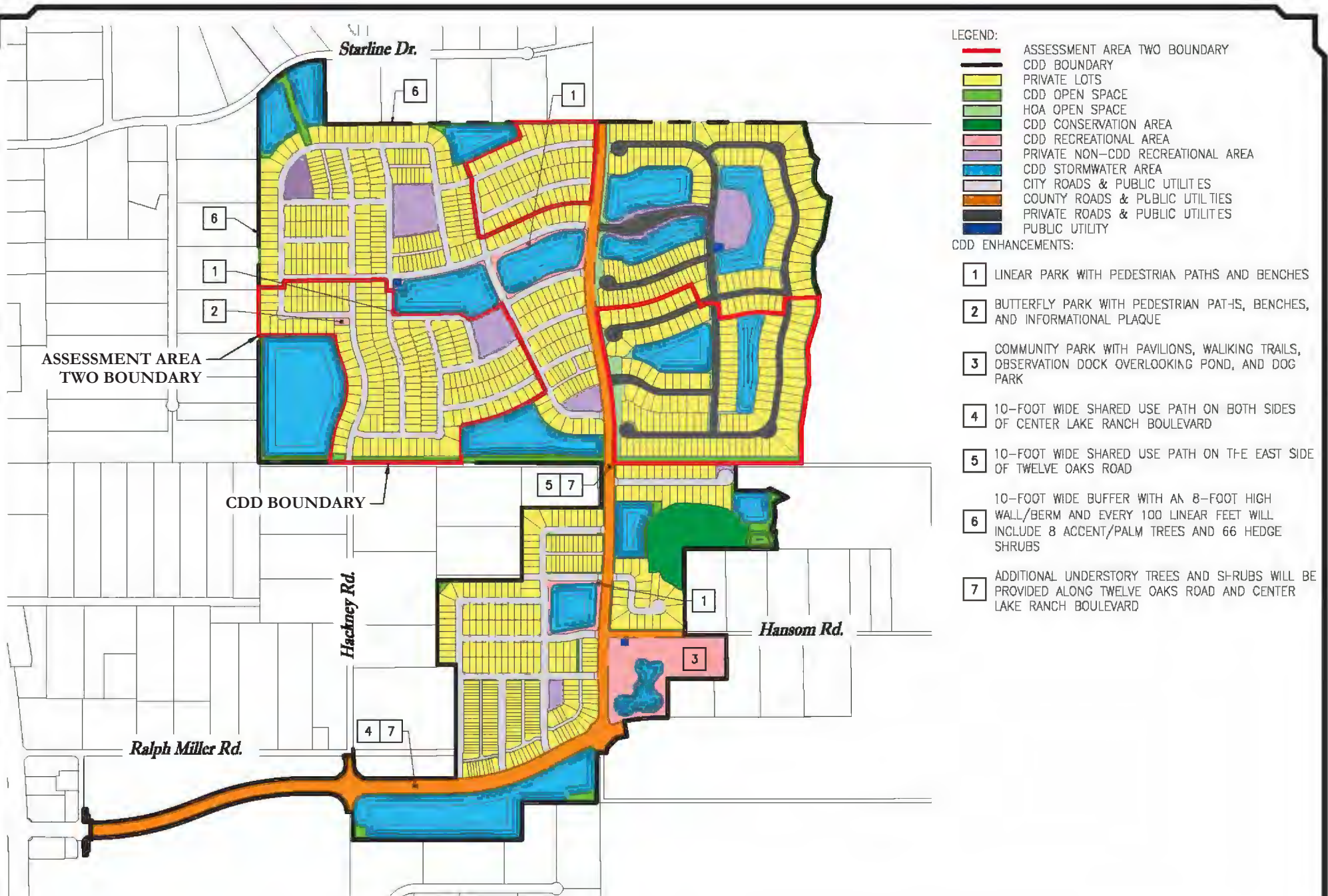
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LEGEND:

- ASSESSMENT AREA TWO BOUNDARY
- CDD BOUNDARY
- PRIVATE LOTS
- CDD OPEN SPACE
- HOA OPEN SPACE
- CDD CONSERVATION AREA
- CDD RECREATIONAL AREA
- PRIVATE NON-CDD RECREATIONAL AREA
- CDD STORMWATER AREA
- CITY ROADS & PUBLIC UTILITIES
- COUNTY ROADS & PUBLIC UTILITIES
- PRIVATE ROADS & PUBLIC UTILITIES
- PUBLIC UTILITY

CDD ENHANCEMENTS:

- 1 LINEAR PARK WITH PEDESTRIAN PATHS AND BENCHES
- 2 BUTTERFLY PARK WITH PEDESTRIAN PATHS, BENCHES, AND INFORMATIONAL PLAQUE
- 3 COMMUNITY PARK WITH PAVILIONS, WALKING TRAILS, OBSERVATION DOCK OVERLOOKING POND, AND DOG PARK
- 4 10-FOOT WIDE SHARED USE PATH ON BOTH SIDES OF CENTER LAKE RANCH BOULEVARD
- 5 10-FOOT WIDE SHARED USE PATH ON THE EAST SIDE OF TWELVE OAKS ROAD
- 6 10-FOOT WIDE BUFFER WITH AN 8-FOOT HIGH WALL/BERM AND EVERY 100 LINEAR FEET WILL INCLUDE 8 ACACIA/PALM TREES AND 66 HEDGE SHRUBS
- 7 ADDITIONAL UNDERSTORY TREES AND SHRUBS WILL BE PROVIDED ALONG TWELVE OAKS ROAD AND CENTER LAKE RANCH BOULEVARD

Enhancement Plan - Assessment Area Two  
**Center Lake Ranch West CDD**

October 30, 2025  
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Orlando, Florida 32803-407.487.2594

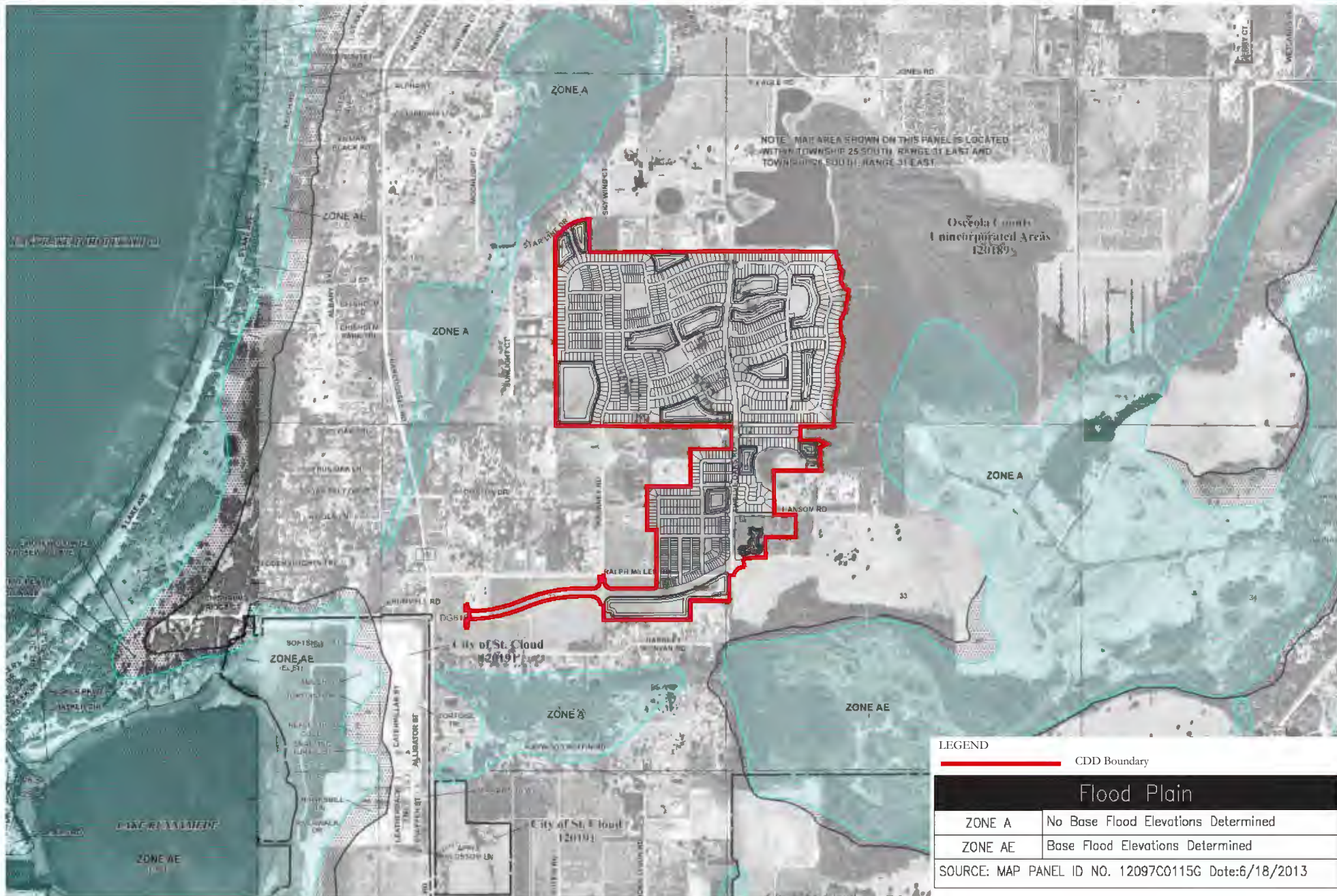
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100 - Year Floodplain Map

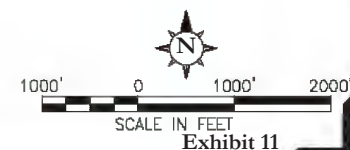
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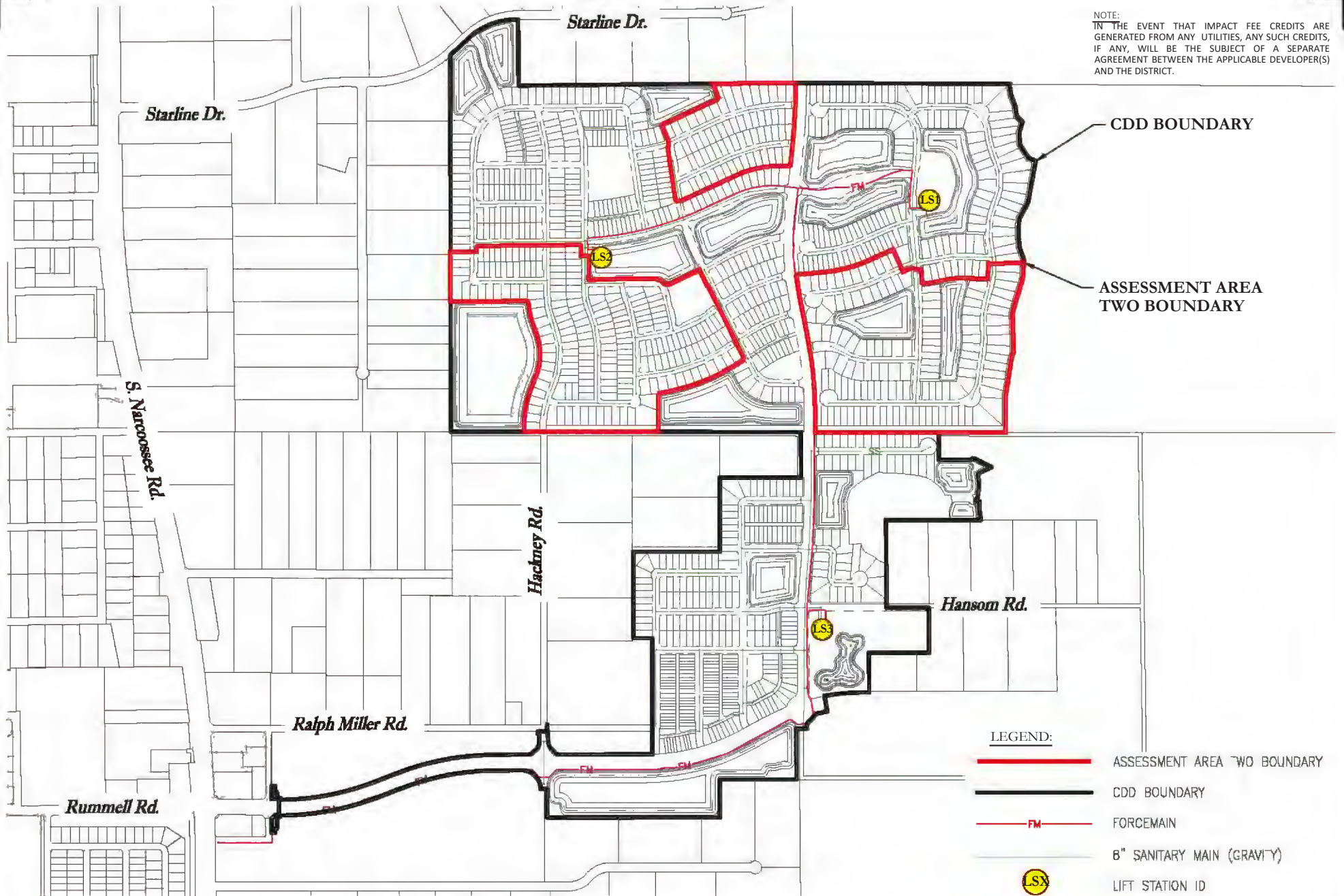
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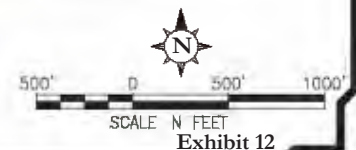




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AGREEMENT BETWEEN THE APPLICABLE DEVELOPER(S)  
AND THE DISTRICT.



# Wastewater System Map - Assessment Area Two Center Lake Ranch West CDD

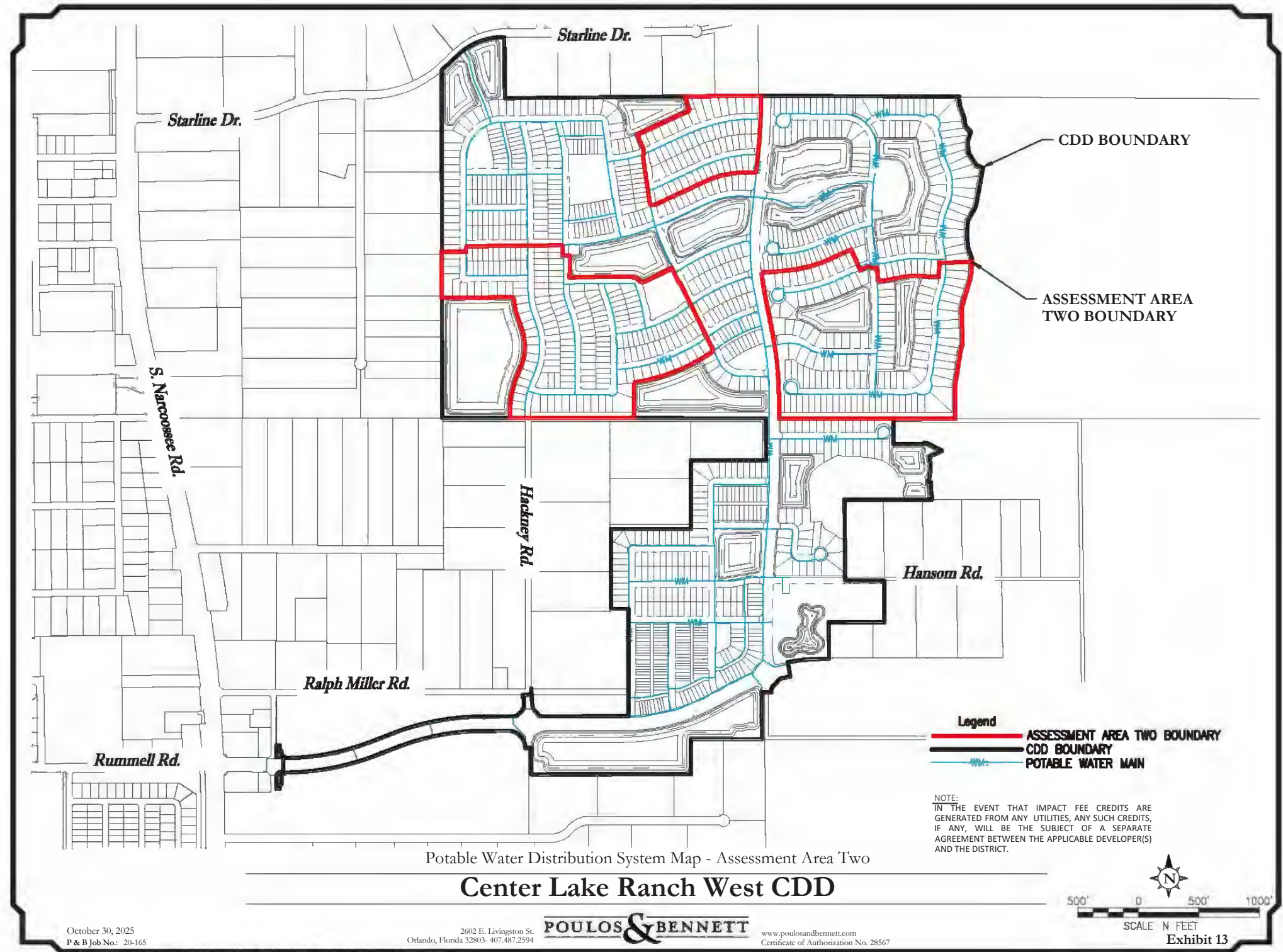


October 30, 2025  
P & B Job No.: 20-165

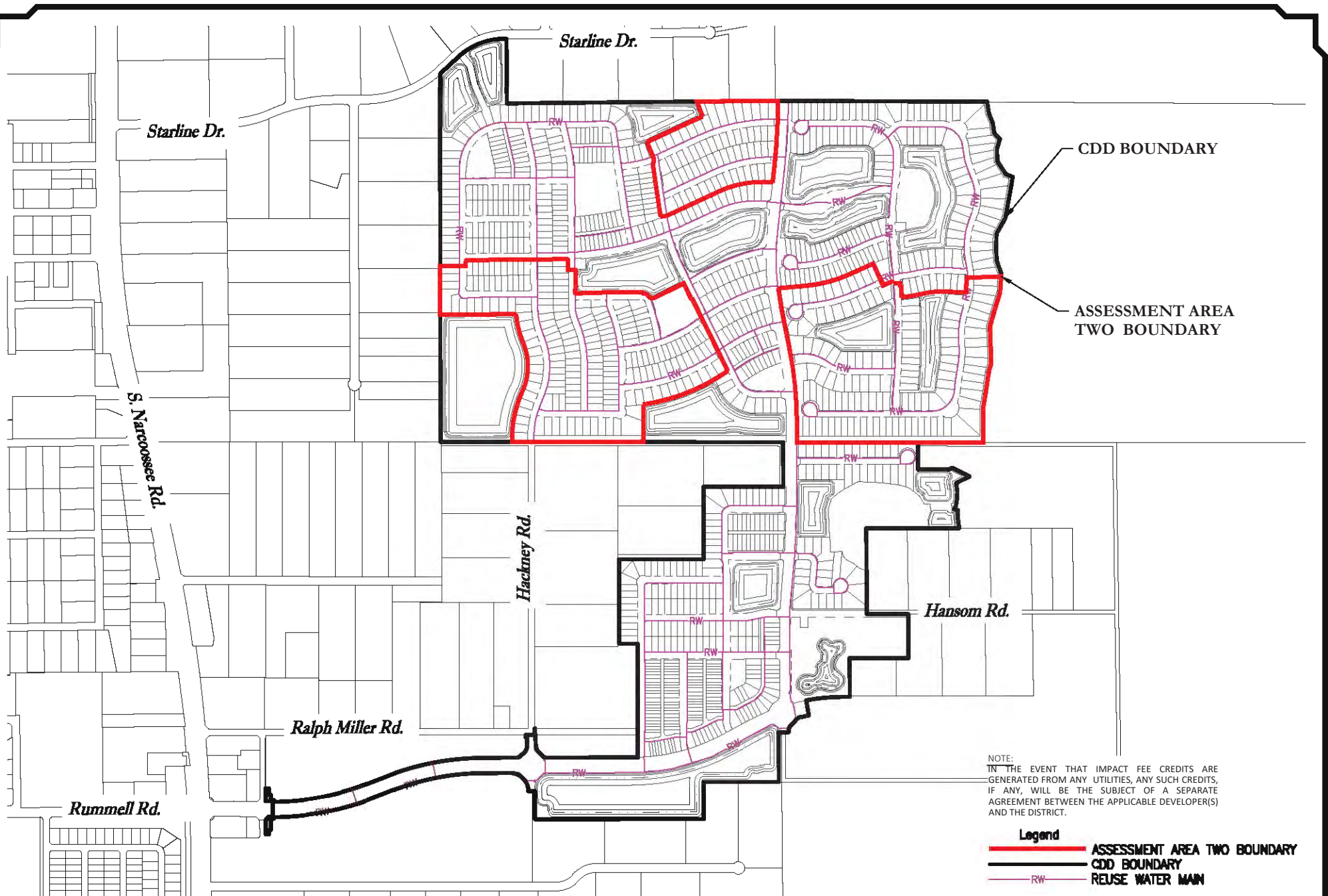
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Reuse Water Distribution System Map - Assessment Area Two

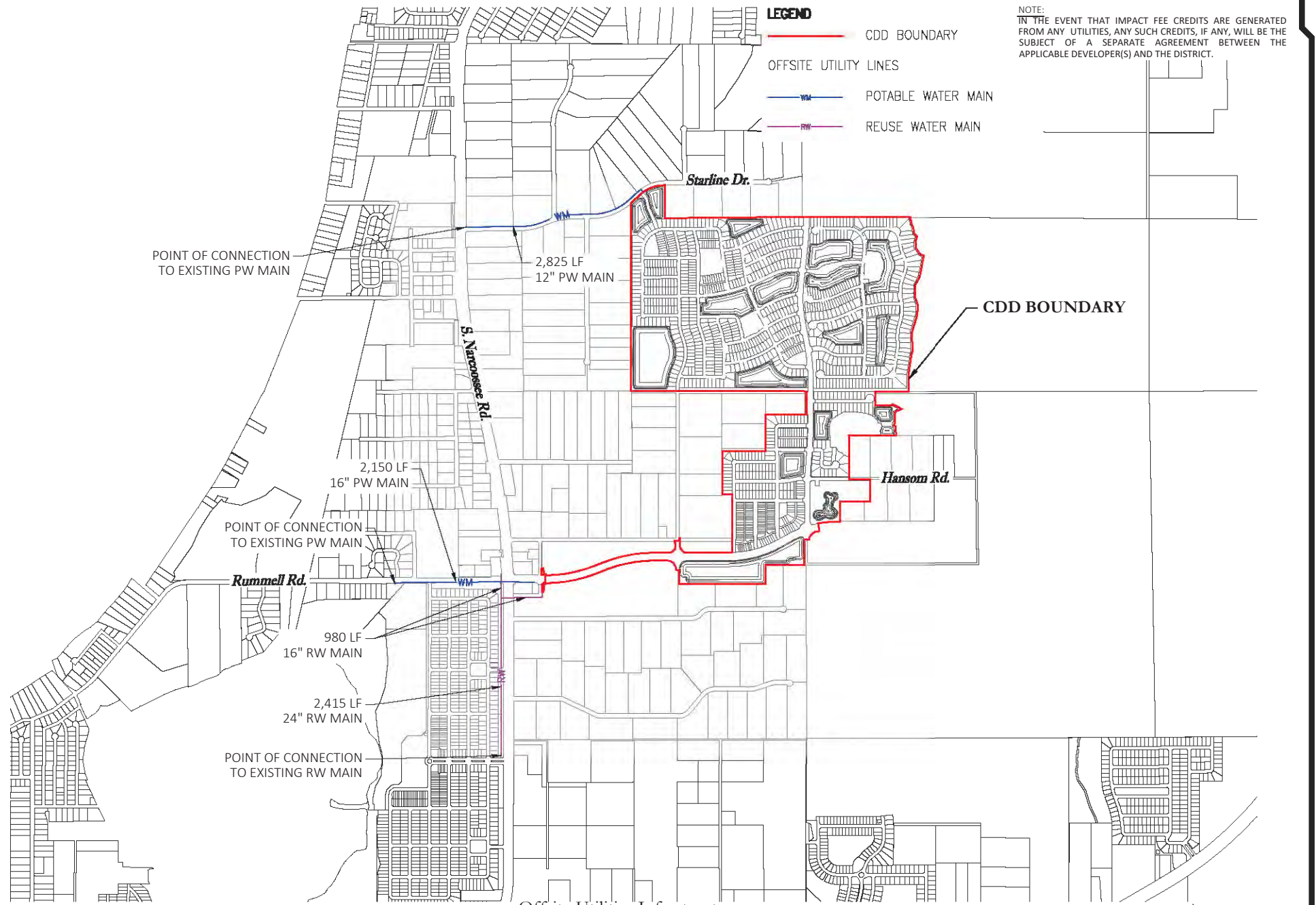
## Center Lake Ranch West CDD

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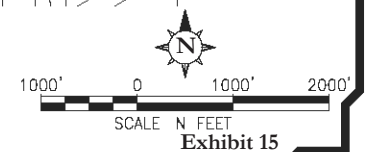
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**CENTER LAKE RANCH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5D**

# CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT

## Master Special Assessment Methodology Report (Assessment Area Two)

November 4, 2025



Provided by:

**Wrathell, Hunt & Associates, LLC**  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431  
Phone: 561-571-0010  
Fax: 561-571-0013  
Website: [www.whhassociates.com](http://www.whhassociates.com)

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## **1.0 Introduction**

### **1.1 Purpose**

This Master Special Assessment Methodology Report (Assessment Area Two) (the "Master Report") was developed to provide a financing plan and a special assessment methodology for the Center Lake Ranch West Community Development District (the "District"), located in the City of St. Cloud, Osceola County, Florida, as related to funding the costs of public infrastructure improvements (the "Capital Improvement Plan" or "Assessment Area Two Project") contemplated to be provided by the District. Please note that the District previously levied bonds on Assessment Area One within the District that comprises 735 residential dwelling units over 234.30 +/- acres. This Master Report addresses the 394 residential dwelling units that are envisioned to be developed over the 102.61 +/- acres ("Assessment Area Two").

### **1.2 Scope of the Master Report**

This Master Report presents the projections for financing the District's Capital Improvement Plan for Assessment Area Two (the "Assessment Area Two Project") as described in the Second Supplemental Engineer's Report (Assessment Area Two) developed by Poulos & Bennett, LLC (the "District Engineer") and dated October 2025 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding a portion of the Assessment Area Two Project.

### **1.3 Special Benefits and General Benefits**

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

There is no doubt that the general public and property owners of property outside the District will benefit from the provision of the Assessment Area Two Project. However, these benefits are only incidental since the Assessment Area Two Project is designed solely

to provide special benefits peculiar to property within Assessment Area Two within the District. Properties outside Assessment Area Two within the District are not directly served by the Assessment Area Two Project and do not depend upon the Assessment Area Two Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of the District's boundaries.

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

#### **1.4 Organization of the Master Report**

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

*Section Three* provides a summary of the Assessment Area Two Project as determined by the District Engineer.

*Section Four* discusses the financing program for Assessment Area Two within the District.

*Section Five* introduces the special assessment methodology for Assessment Area Two within the District.

### **2.0 Development Program**

#### **2.1 Overview**

The District will serve the Center Lake Ranch West development, a master planned residential development located in the City of St. Cloud, Osceola County, Florida. The land within the District consists of approximately 385.77 +/- acres and is generally located south of Starline Drive, west of undeveloped lands, north of Harkley Runyan

Road and east of South Narcoossee Road. Assessment Area Two is anticipated to account for 102.61 +/- acres.

## **2.2 The Development Program**

The development of Center Lake Ranch West is anticipated to be conducted by Taylor Morrison of Florida, Inc. or an affiliated entity (the "Developer"). Based upon the information provided by the Developer and the District Engineer, the current development plan envisions a total of 1,157 residential dwelling units consisting of townhomes, villas and single-family units developed over a multi-year period in one or more development phases, although unit numbers, land use types and phasing may change throughout the development period. Of the aforementioned residential dwelling units, Assessment Area Two is anticipated to account for 394 residential dwelling units. Table 1 in the *Appendix* illustrates the development plan for Center Lake Ranch West.

## **3.0 The Capital Improvement Plan**

### **3.1 Overview**

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

### **3.2 The Assessment Area Two Project**

The public infrastructure improvements which are part of the Assessment Area Two Project and are needed to serve the Development are projected to consist of improvements which will serve all of the lands in Assessment Area Two within the District. The District, however, reserves the right to create distinct assessment areas to coincide with the phases of development. The Assessment Area Two Project will consist of Neighborhood Roadways (Pavement & Drainage), Master Roadways (Center Lake Ranch Boulevard & Twelve Oaks Road), Stormwater Improvements (Ponds Only), Utilities (Water, Sewer, Reclaim), Underground Electrical Distribution/ Lighting, Hardscape/ Landscape/ Irrigation, Public Passive Amenities, and Conservation/ Mitigation, the costs of which, along with contingencies and professional services, were estimated by the District Engineer at \$29,040,000.

The public infrastructure improvements that comprise the Assessment Area Two Project will serve and provide benefit to all land uses in Assessment Area Two within the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components of the Assessment Area Two Project.

## **4.0 Financing Program**

### **4.1 Overview**

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

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Assessment Area Two Project as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$40,065,000 in par amount of special assessment bonds (the "Bonds").

**Please note that the purpose of this Master Report is to allocate the benefit of the Assessment Area Two Project to the various land uses in Assessment Area Two within the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Assessment Area Two Project. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.**

### **4.2 Types of Bonds Proposed**

The proposed financing plan for Assessment Area Two within the District provides for the issuance of the Bonds in the approximate principal amount of \$40,065,000 to finance approximately

\$29,040,000 in Assessment Area Two Project costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvement and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$40,065,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

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

## **5.0 Assessment Methodology**

### **5.1 Overview**

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

### **5.2 Benefit Allocation**

The District's most current development plan envisions the development of 1,157 residential dwelling units consisting of

townhomes, villas and single-family units, although unit numbers and land use types may change throughout the development period. Of the aforementioned residential dwelling units, Assessment Area Two is anticipated to account for 394 residential dwelling units.

The public infrastructure improvements that comprise the Assessment Area Two Project will serve and provide benefit to all land uses in Assessment Area Two within the District and will comprise an interrelated system of improvements, which means all of improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

By allowing for the land in Assessment Area Two within the District to be developable, both the public infrastructure improvements that comprise the Assessment Area Two Project and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within Assessment Area Two within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within Assessment Area Two within the District and benefit all land within the District as an integrated system of improvements.

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

The benefit associated with the Assessment Area Two Project of the District is proposed to be allocated to the different unit types within Assessment Area Two within the District in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within Assessment Area Two within the District based on

the relative density of development and the intensity of use of master infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units, such as townhomes, will use and benefit from Assessment Area Two within the District's improvements less than larger units, such as single-family units, as for instance, generally and on average smaller units or units produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. As the exact amount of the benefit is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's improvements.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's Assessment Area Two Project (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

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

**Government Property.** Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Bond Assessments without specific consent thereto. If at any time, any real property on which Bond Assessments are imposed is sold or otherwise transferred to a unit of local, state, or federal government, or similarly exempt entity, all future unpaid Bond Assessments for such tax parcel shall become due and payable immediately prior to such transfer by way of a mandatory true-up payment without any further action of the District.



### 5.3 Assigning Debt

The Bond Assessments associated with repayment of the Bonds will initially be levied on all of the gross acres of land in Assessment Area Two within the District. Consequently, the Bond Assessments will initially be levied on approximately 102.61 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$40,065,000 will be preliminarily levied on approximately 102.61 +/- gross acres at a rate of \$390,459.02 per acre.

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

***Transferred Property.*** In the event unplatted land is sold to a third party (the “Transferred Property”), the Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs (as herein defined) assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Master Report. The owner of the Transferred Property will be responsible for the total Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Bond Assessment is allocated to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total Bond Assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per gross acre until platting).

### 5.4 Lienability Test: Special and Peculiar Benefit to the Property

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

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

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

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

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

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

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

#### **5.6 True-Up Mechanism**

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

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

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

c. If a Proposed Plat results in a lower amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a “True-Up Payment” equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

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

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

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

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

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

## **5.7 Additional Items Regarding Bond Assessment Imposition and Allocation**

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

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

As set forth in any supplemental report, and for any particular bond issuance, the Developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond Assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the Developer to pay down Bond Assessment will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

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

## **6.0 Additional Stipulations**

### **6.1 Overview**

Wrathell, Hunt & Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District’s Capital Improvement Plan. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation methodology described herein was based on information provided by those professionals. Wrathell, Hunt & Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

## 7.0 Appendix

Table 1

### Center Lake Ranch West

#### Community Development District

##### Development Plan - Assessment Area Two Project

Product Type	Total Number of Units
<b><u>Taylor Morrison AA2 Parcel</u></b>	
N-1A West - SF 34'	-
N-1A West - SF 40'	73
N-1A West - SF 50'	127
N-1A West - SF 60'	68
N-1A East - Villa 37.5'	-
N-1A East - SF 50'	53
N-1A East - SF 60'	73
<b>Total</b>	<b>394</b>

Table 2

### Center Lake Ranch West

#### Community Development District

##### Project Costs - Assessment Area Two Project

Improvement	Total Costs
Neighborhood Roadways (Pavement & Drainage)	\$4,450,000.00
Master Roadways (Center Lake Ranch Boulevard & Twelve Oaks Road)	\$14,000,000.00
Stormwater Improvements (Ponds Only)	\$200,000.00
Utilities (Water, Sewer, Reclaim)	\$4,750,000.00
Underground Electrical Distribution/ Lighting	\$450,000.00
Hardscape/ Landscape/ Irrigation	\$350,000.00
Public Passive Amenities	-
Conservation/ Mitigation	-
Professional Services	\$2,420,000.00
Contingency	\$2,420,000.00
<b>Total</b>	<b>\$29,040,000.00</b>



Table 3

## Center Lake Ranch West

### Community Development District

#### Preliminary Sources and Uses of Funds

##### Sources

Bond Proceeds:	
Par Amount	\$40,065,000.00
<b>Total Sources</b>	<b>\$40,065,000.00</b>

##### Uses

Project Fund Deposits:	
Project Fund	\$29,040,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$3,558,871.12
Capitalized Interest Fund	\$6,410,400.00
Delivery Date Expenses:	
Costs of Issuance	\$1,051,300.00
Rounding	\$4,428.88
<b>Total Uses</b>	<b>\$40,065,000.00</b>

##### Financing Assumptions

*Coupon Rate: 8%*  
*Capitalized Interest Period: 24 months*  
*Term: 30 Years*  
*Underwriter's Discount: 2%*  
*Cost of Issuance: \$250,000*

Table 4

## Center Lake Ranch West

### Community Development District

#### Benefit Allocation - Assessment Area Two Project

Product Type	Total Number of Units	ERU Weight	Total ERU
<b><u>Taylor Morrison AA2 Parcel</u></b>			
N-1A West - SF 34'	-	0.85	-
N-1A West - SF 40'	73	1.00	73.00
N-1A West - SF 50'	127	1.25	158.75
N-1A West - SF 60'	68	1.50	102.00
N-1A East - Villa 37.5'	-	0.94	-
N-1A East - SF 50'	53	1.25	66.25
N-1A East - SF 60'	73	1.50	109.50
<b>Total</b>	<b>394</b>		<b>509.50</b>

Table 5

# Center Lake Ranch West

## Community Development District

### Bond Assessments Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Bond Assessments Apportionment	Bond Assessments Apportionment per Unit	Annual Debt Service Payment per Unit**
<b><u>Taylor Morrison AA2 Parcel</u></b>					
N-1A West - SF 34'	-	-	-	-	-
N-1A West - SF 40'	73	\$4,160,785.08	\$5,740,421.98	\$78,635.92	\$7,430.88
N-1A West - SF 50'	127	\$9,048,282.63	\$12,483,451.91	\$98,294.90	\$9,288.60
N-1A West - SF 60'	68	\$5,813,699.71	\$8,020,863.59	\$117,953.88	\$11,146.32
N-1A East - Villa 37.5'	-	-	-	-	-
N-1A East - SF 50'	53	\$3,776,054.96	\$5,209,629.54	\$98,294.90	\$9,288.60
N-1A East - SF 60'	73	\$6,241,177.63	\$8,610,632.97	\$117,953.88	\$11,146.32
<b>Total</b>	<b>394</b>	<b>\$29,040,000.00</b>	<b>\$40,065,000.00</b>		

\* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

\*\* Includes county collection costs estimated at 2% (subject to change) and an early collection discount allowance estimated at 4% (subject to

## **Exhibit “A”**

Bond Assessments is the total amount of \$40,065,000 are proposed to be levied over the area as described below:

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida and a parcel of land being a portion of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida; thence S89°44'13"E, along the North line of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, a distance of 30.07 feet to a point on the West Right of Way line of Twelve Oaks Road; thence the following three (3) courses and distances along said West Right of Way line: thence departing said North line, run S00°15'47"W, a distance of 10.31 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 5,011.00 feet and a Central Angle of 06°00'43"; thence run Southerly along the Arc of said curve, a distance of 525.81 feet (Chord Bearing = S03°16'09"W, Chord = 525.57 feet) to a Point of Tangency; thence S06°16'30"W, a distance of 104.76 feet to a Point on a Non-Tangent Curve, Concave to the South, having a Radius of 785.00 feet and a Central Angle of 31°17'12"; thence departing said West Right of Way line, run Westerly along the arc of said curve, a distance of 428.66 feet (Chord Bearing = S80°42'13"W, Chord = 423.35 feet) to a Point of Tangency; thence S65°03'36"W, a distance of 450.95 feet; thence S79°57'10"W, a distance of 50.00 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 1,552.00 feet and a Central Angle of 01°41'13"; thence run Northerly along the arc of said curve, a distance of 45.69 feet (Chord Bearing = N09°12'14"W, Chord = 45.69 feet); thence N08°21'37"W, a distance of 359.38 feet; thence N08°18'48"E, a distance of 49.06 feet; thence N21°38'08"W, a distance of 147.00 feet to a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 630.00 feet and a Central Angle of 03°18'16"; thence run Northeasterly along the arc of said curve, a distance of 36.33 feet (Chord Bearing = N66°42'44"E, Chord = 36.33 feet) to a Point of Tangency; thence N65°03'36"E, a distance of 343.87 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 1,499.01 feet and a Central Angle of 03°43'50"; thence run Northeasterly along the arc of said curve, a distance of 97.60 feet (Chord Bearing = N66°55'33"E, Chord = 97.58 feet) to a Point of Non Tangency; thence N21°12'02"W, a distance of 125.45 feet to a point on the North line of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East; thence N89°25'07"E, along said North line, a distance of 604.43 feet to the Point of Beginning.

Containing 14.42 acres, more or less.

### ABBREVIATIONS/LEGEND

SEC.	SECTION	TWP	TOWNSHIP
O.R.B.	OFFICIAL RECORDS BOOK	RNG	RANGE
PG.	PAGE	PT	POINT OF TANGENCY
NT	NON TANGENCY		
PC	POINT OF CURVATURE		
R/W	RIGHT OF WAY		
P.B.	PLAT BOOK		
±	PLUS/MINUS		
●	DESCRIPTIVE POINT		

### NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 3

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 500'/300'

SEC. 28 & 29, TWP. 25 S, RNG. 31 E

CAD FILE: TM MTG 2A S-L

JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744

(407) 847-2179 • Fax (407) 847-6140 LB 966



*Richard D. Brown*

10/01/2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida; thence S00°04'33"E, along West line of the Southeast  $\frac{1}{4}$  of said Section 29, a distance of 1267.21 feet to the Point of Beginning; thence departing said West line, run N89°55'24"E, a distance of 199.70 feet; thence N00°04'36"W, a distance of 33.63 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 15.00 feet and a Central Angle of 89°30'10"; thence run Northeasterly along the Arc of said curve, a distance of 23.43 feet (Chord Bearing = N44°40'29"E, Chord = 21.12 feet) to a Point of Tangency; thence N89°25'34"E, a distance of 665.29 feet; thence N88°54'11"E, a distance of 104.79 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 15.00 feet and a Central Angle of 91°34'38"; thence run Southeasterly along the arc of said curve, a distance of 23.97 feet (Chord Bearing = S46°21'45"E, Chord = 21.50 feet) to a Point of Non Tangency; thence S00°34'26"E, a distance of 71.16 feet; thence N89°25'34"E, a distance of 54.51 feet; thence S45°34'26"E, a distance of 3.52 feet; thence S00°34'26"E, a distance of 150.43 feet; thence S44°25'34"W, a distance of 9.90 feet; thence S00°34'26"E, a distance of 11.79 feet to the Point of Curvature of a curve concave to the Northeast, having a Radius of 15.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the Arc of said curve, a distance of 23.56 feet (Chord Bearing = S45°34'26"E, Chord = 21.21 feet) to a Point of Tangency; thence N89°25'34"E, a distance of 31.79 feet; thence N44°25'34"E, a distance of 9.90 feet; thence N89°25'34"E, a distance of 472.43 feet; thence S45°34'26"E, a distance of 11.01 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 74.99 feet and a Central Angle of 57°15'19"; thence run Southeasterly along the arc of said curve, a distance of 74.94 feet (Chord Bearing = S53°38'26"E, Chord = 71.86 feet) to a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 9.68 feet and a Central Angle of 56°29'44"; thence run Southeasterly along the arc of said curve, a distance of 9.54 feet (Chord Bearing = S65°03'41"E, Chord = 9.16 feet) to a Point of Non Tangency; thence N63°41'17"E, a distance of 278.30 feet; thence S26°13'11"E, a distance of 132.24 feet; thence S71°13'11"E, a distance of 9.90 feet; thence S26°13'11"E, a distance of 627.54 feet to a Point on a Non-Tangent Curve, Concave to the North, having a Radius of 1,547.00 feet and a Central

### ABBREVIATIONS/LEGEND

SEC.	SECTION	TWP	TOWNSHIP
O.R.B.	OFFICIAL RECORDS BOOK	RNG	RANGE
PG.	PAGE	PT	POINT OF TANGENCY
NT	NON TANGENCY		
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●	DESCRIPTIVE POINT		

### NOTES:

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SHEET 1 OF 5

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 500'/300'

REVISED/UPDATED 10/1/2025

SEC. 29, TWP. 25 S, RNG. 31 E

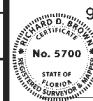
CAD FILE: TM MTG 2B S-L

JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744  
(407) 847-2179 • Fax (407) 847-6140 LB 966



*R.D.B.* 10/01/2025  
RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION (continued)

Angle of 26°32'45"; thence run Westerly along the arc of said curve, a distance of 716.75 feet (Chord Bearing = S68°22'03"W, Chord = 710.35 feet) to a Point of Non Tangency; thence S00°04'34"W, a distance of 293.49 feet; thence N89°55'25"W, a distance of 1,024.80 feet; thence N00°04'30"E, a distance of 77.19 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 898.98 feet and a Central Angle of 21°11'32"; thence run Northerly along the arc of said curve, a distance of 332.51 feet (Chord Bearing = N14°07'08"E, Chord = 330.62 feet) to a Point on a Non-Tangent Curve, Concave to the West, having a Radius of 465.00 feet and a Central Angle of 47°31'32"; thence run Northerly along the arc of said curve, a distance of 385.71 feet (Chord Bearing = N00°57'07"E, Chord = 374.74 feet) to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 755.73 feet and a Central Angle of 17°44'04"; thence run Northerly along the arc of said curve, a distance of 233.92 feet (Chord Bearing = N13°57'45"W, Chord = 232.98 feet) to a Point of Non Tangency; thence S89°25'34"W, a distance of 592.12 feet; thence N00°04'33"W, a distance of 379.25 feet to the Point of Beginning.

Containing 43.80 acres, more or less.



900 Cross Prairie Parkway, Kissimmee, Florida 34744  
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# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida; thence S89°44'13"E, along the North line of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, a distance of 113.07 feet to a point on the East Right of Way line of Twelve Oaks Road; thence the following four (4) courses and distances along said East Right of Way line: thence departing said North line, run S00°15'47"W, a distance of 10.31 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 5,094.00 feet and a Central Angle of 06°00'43"; thence run Southerly along the Arc of said curve, a distance of 534.52 feet (Chord Bearing = S03°16'09"W, Chord = 534.27 feet) to a Point of Tangency; thence S06°16'30"W, a distance of 479.81 feet to the Point of Curvature of a curve concave to the East, having a Radius of 1,956.00 feet and a Central Angle of 13°03'38"; thence run Southerly along the Arc of said curve, a distance of 445.87 feet (Chord Bearing = S00°15'18"E, Chord = 444.90 feet) to a Point of Non Tangency, said point also being the Point of Beginning; thence departing said East Right of Way line, run N84°38'10"E, a distance of 222.81 feet to the Point of Curvature of a curve concave to the North, having a Radius of 1,040.00 feet and a Central Angle of 18°41'05"; thence run Easterly along the Arc of said curve, a distance of 339.15 feet (Chord Bearing = N75°17'38"E, Chord = 337.65 feet) to a Point of Tangency; thence N65°57'05"E, a distance of 212.44 feet; thence S24°02'55"E, a distance of 185.60 feet; thence N67°07'12"E, a distance of 69.92 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 15.00 feet and a Central Angle of 104°08'33"; thence run Southeasterly along the arc of said curve, a distance of 27.26 feet (Chord Bearing = S56°41'23"E, Chord = 23.66 feet) to a Point of Non Tangency; thence N85°28'00"E, a distance of 50.00 feet; thence S04°27'08"E, a distance of 21.60 feet; thence S49°11'52"E, a distance of 9.92 feet; thence S02°37'17"E, a distance of 83.43 feet to a Point on a Non-Tangent Curve, Concave to the North, having a Radius of 1,155.00 feet and a Central Angle of 07°52'49"; thence run Easterly along the arc of said curve, a distance of 158.86 feet (Chord Bearing = N80°41'30"E, Chord = 158.73 feet) to a Point of Reverse Curve, Concave to the South, having a Radius of 745.00 feet and a Central Angle of 20°04'39"; thence Easterly along the arc, a distance of 261.06 feet, (Chord Bearing = N86°47'25"E, Chord = 259.73 feet) to a Point of Reverse Curve, Concave to the North, having a Radius of 555.00 feet and a Central Angle of 07°18'36"; thence Easterly along the arc, a distance of 70.81 feet, (Chord Bearing = S86°49'34"E, Chord = 70.76 feet) to a Point of Non Tangency; thence N88°49'39"E, a distance of 13.22 feet; thence N04°16'42"E, a distance of 100.53 feet; thence N44°53'56"E, a distance of 9.73 feet; thence N01°48'29"W, a distance of 8.98 feet; thence N87°44'22"E, a distance of 263.02 feet; thence S03°50'13"W, a distance of 123.94 feet; thence S17°09'02"W, a distance of 161.07 feet; thence S16°13'09"W, a distance of 116.24 feet; thence S02°16'58"E, a distance of 157.49 feet; thence S01°01'18"E, a distance of 139.70 feet; thence S18°05'27"W, a distance of 54.01 feet; thence S08°07'04"W, a distance of 191.03 feet; thence S09°35'46"W, a distance of 83.50 feet;

### NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 5

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 300'

REVISED/UPDATED 9/30/2025

SEC. 28 & 29, TWP. 25 S, RNG. 31 E

REVISED/UPDATED 10/30/2025

CAD FILE: TM MTG 1 S-L

JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

900 Grass Prairie Parkway, Kissimmee, Florida 34744  
(407) 847-2179 • Fax (407) 847-6140 LB 966



10/30/2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.



# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION (continued):

thence S00°30'12"W, a distance of 288.17 feet to the South line of the Southwest ¼ of Section 28, Township 25 South, Range 31 East; thence N89°57'09"W, along said South line, a distance of 1,455.90 feet to a point on the East Right of Way line of Twelve Oaks Road; thence the following four (4) courses and distances along said East Right of Way line: thence N00°02'33"E, a distance of 134.40 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 3,044.00 feet and a Central Angle of 11°17'38"; thence run Northerly along the Arc of said curve, a distance of 600.02 feet (Chord Bearing = N05°36'16"W, Chord = 599.04 feet) to a Point of Tangency; thence N11°15'05"W, a distance of 327.65 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 1,956.00 feet and a Central Angle of 04°27'58"; thence run Northerly along the Arc of said curve, a distance of 152.46 feet (Chord Bearing = N09°01'06"W, Chord = 152.43 feet) to the Point of Beginning.

Containing 44.39 acres, more or less.

### ABBREVIATIONS/LEGEND

SEC.	SECTION
O.R.B.	OFFICIAL RECORDS BOOK
P.T.	POINT OF TANGENCY
N.T.	NON TANGENCY
P.C.	POINT OF CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
●	DESCRIPTIVE POINT

TWP.	TOWNSHIP
RNG.	RANGE
±	PLUS/MINUS

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

**5E**

## RESOLUTION 2026-05

### [SECTION 170.08, F.S. DEBT ASSESSMENT RESOLUTION FOR CENTER LAKE RANCH WEST ASSESSMENT AREA TWO MASTER LIEN]

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER'S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

**WHEREAS**, the Center Lake Ranch West Community Development District ("**District**") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"); and

**WHEREAS**, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

**WHEREAS**, the District's Board of Supervisors ("**Board**") has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

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

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

### ***The Capital Improvement Plan***

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and
- b. On November 4, 2025, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2026-02 ("**Declaring Resolution**"), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District's capital improvements planned for the "Assessment Area Two" lands within the District ("**Project**"); and
- c. The Project is described in the Declaring Resolution and the *Second Supplemental Engineer's Report (Assessment Area Two)* ("**Engineer's Report**," attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Project are on file in the offices of the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District Records Office**"); and

### ***The Debt Assessment Process***

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Projects by levying special assessments ("**Debt Assessments**") on specially benefited property within the District – specifically the "Assessment Area Two" lands within the District ("**Assessment Area**"); and
- e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- f. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and

- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- j. On December 10, 2025, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an "Equalization Board;" and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

***Equalization Board Additional Findings***

- k. Having considered the estimated costs of the Projects, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
  - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer's Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the Assessment Area, as set forth in the Assessment Report; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
  - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
  - iii. The estimated costs of the Project is as specified in the Engineer's Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and

- iv. It is reasonable, proper, just and right to assess the cost of such Projects against the properties specially benefited thereby in the Assessment Areas, using the method determined by the Board and set forth in the *Master Special Assessment Methodology Report (Assessment Area Two)* ("**Assessment Report**," attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and
- v. The Project benefits the Assessment Area as set forth in the Assessment Report; and
- vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to the applicable parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
- vii. All developable property within the Assessment Area is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
- viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefited properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "**Bonds**").

3. **AUTHORIZATION FOR THE PROJECT; ADOPTION OF ENGINEER'S REPORT.** The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the cost of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated cost of the Project and the cost to be paid by the Debt Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefited by the Project within the Assessment Area, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied.

Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book**." The Debt Assessments levied against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding Second lien on such parcel, coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. ***Supplemental Assessment Resolutions for Bonds.*** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in Two or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of Bonds each secured by the Assessment Area.
- b. ***Adjustments to Debt Assessments.*** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.
- c. ***Contributions.*** In connection with the issuance of a series of the Bonds, the project developer may request that any related Debt Assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the



developer will agree to provide a contribution of infrastructure, work product, or land based on the lesser of cost basis or appraised value, comprising a portion of the Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment under the Bonds.

- d. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District's sole discretion as an offset for any acquisition of any portion of the Project (e.g., land based on the lesser of cost basis or appraised value, infrastructure and/or work product), for completion of the Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When the Project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.
- b. **Prepayment.** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days

before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the applicable Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the applicable Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.

- c. ***Uniform Method; Alternatives.*** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("**Uniform Method**"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt 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 Debt 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.
- d. ***Uniform Method Agreements Authorized.*** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
- e. ***Re-amortization.*** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

**9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.**

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.
- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the Assessment Area, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to

be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's reasonable discretion.

- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.
- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to the Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the Assessment Area have been and/or will be developed.

**10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT.** Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

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

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

section or part of a section so held to be invalid or unconstitutional.

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

**14. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**[CONTINUED ON NEXT PAGE]**

**APPROVED AND ADOPTED THIS 10TH DAY OF DECEMBER, 2025.**

ATTEST:

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:**     *Second Supplemental Engineer's Report (Assessment Area Two)*

**Exhibit B:**     *Master Special Assessment Methodology Report (Assessment Area Two)*

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

**6**



## RESOLUTION 2026-06

### [SUPPLEMENTAL ASSESSMENT RESOLUTION WITH DELEGATION OF AUTHORITY – ASSESSMENT AREA TWO BONDS]

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025 (ASSESSMENT AREA TWO); MAKING CERTAIN ADDITIONAL FINDINGS AND CONFIRMING AND/OR ADOPTING AN ENGINEER'S REPORT AND A SUPPLEMENTAL ASSESSMENT REPORT; DELEGATING AUTHORITY TO PREPARE FINAL REPORTS AND UPDATE THIS RESOLUTION; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE BONDS; ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS SECURING THE BONDS; ADDRESSING PREPAYMENTS; ADDRESSING TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; AND PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

**WHEREAS**, the Center Lake Ranch West Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the issuance of bonds secured by the imposition of special assessments on benefited property within the District; and

**WHEREAS**, the District's Board of Supervisors ("**Board**") has previously adopted, after proper notice and public hearing, Resolution 2026-05 ("**Master Assessment Resolution**"), relating to the imposition, levy, collection and enforcement of such special assessments, and establishing a master lien over the property within the District, which lien remains inchoate until the District issues bonds, as provided in the Master Assessment Resolution; and

**WHEREAS**, the Master Assessment Resolution provides that as each series of bonds is issued to fund all or any portion of the District's improvements, a supplemental resolution may be adopted to set forth the specific terms of the bonds and certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, and the application of receipt of any true-up proceeds; and

**WHEREAS**, on November 4, 2025, and in order to finance all or a portion of what is known as the "2025 Project" ("**Project**"), the District adopted Resolution 2026-03 ("**Delegated Award Resolution**"), which authorized the District to enter into a *Bond Purchase Contract* and sell its Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two ("**Bonds**") within certain parameters set forth in the Delegated Award Resolution; and

**WHEREAS**, the District intends to secure the Bonds by levying debt service special assessments ("**Assessments**") pursuant to the terms of the Master Assessment Resolution, in accordance with the supplemental trust indenture applicable to the Bonds and associated financing documents; and

**WHEREAS**, pursuant to and consistent with the Master Assessment Resolution and Delegated Award Resolution, the District desires to authorize the finalization of its Assessments, among other actions.

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

1. **INCORPORATION OF RECITALS.** All of the representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.
2. **AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and the Master Assessment Resolution.
3. **ADDITIONAL FINDINGS; ADOPTION OF ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT.** The Board hereby finds and determines as follows:
  - a. The *Engineer's Report*, as further amended and supplemented from time to time, attached to this Resolution as **Exhibit A ("Engineer's Report")**, identifies and describes, among other things, the presently expected components and estimated costs of the Project. The District hereby confirms that the Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed in substantial form. The District authorizes and ratifies its use in connection with the sale of the Bonds, subject to any changes deemed necessary under Section 4.a herein.
  - b. The *Second Supplemental Special Assessment Methodology Report*, attached to this Resolution as **Exhibit B ("Supplemental Assessment Report")**, applies the *Master Special Assessment Methodology Report (Assessment Area Two)* ("**Master Assessment Report**") to the Project and the proposed terms of the Bonds. The Supplemental Assessment Report is hereby approved, adopted and confirmed in substantial form. The District authorizes and ratifies its use in connection with the sale of the Bonds, subject to any changes deemed necessary under Section 4.a. herein.
  - c. Generally speaking, and subject to the terms of **Exhibit A** and **Exhibit B**, the Project benefits all developable property within the District, as further described in **Exhibit C** attached hereto ("**Assessment Area**"). Moreover, the benefits from the Project funded by the Bonds equal or exceed the amount of the special assessments ("**Assessments**"), as described in **Exhibit B**, and such the Assessments are fairly and reasonably allocated across the Assessment Area. It is reasonable, proper, just and right to assess the portion of the costs of the Project to be financed with the Bonds to the specially benefited properties within the Assessment Area as set forth in Master Assessment Resolution and this Resolution.
4. **CONFIRMATION OF MAXIMUM ASSESSMENT LIEN SECURING THE BONDS; DELEGATION OF AUTHORITY FOR DISTRICT STAFF TO ISSUE FINAL REPORTS AND UPDATE THIS RESOLUTION.** As provided in the Master Assessment Resolution, this Resolution is intended to set forth the terms of the Bonds and the final amount of the lien of the Assessments. In connection with the closing on the sale of the Bonds, District Staff is authorized to:

- a. Prepare final versions of the Engineer's Report and Supplemental Assessment Report attached hereto as **Exhibit A** and **Exhibit B**, respectively, to incorporate final pricing terms and make such other revisions as may be deemed necessary, provided however that:
  - i. the Assessments shall be levied and imposed within the parameters of the Master Assessment Resolution and this Resolution,
  - ii. the final versions shall be approved by the Chairperson or, in the Chairperson's absence, the Vice Chairperson, and in the absence or unavailability of the Vice Chairperson, any other member of the Board, which approval shall be conclusively evidenced by execution of the Bond Purchase Contract and closing on the Bonds, and
  - iii. the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of assessments pledged to the issuance of the Bonds, which amount shall be consistent with the lien imposed by the Master Assessment Resolution, shall all be as set forth in the final Supplemental Assessment Report.
- b. After pricing, the District Manager is directed to attach a **Composite Exhibit D** to this Resolution showing: (i) Maturities and Coupon of Bonds, (ii) Sources and Uses of Funds for Bonds, and (iii) Annual Debt Service Payment Due on Bonds; and
- c. Upon closing on the District's Bonds, the District's Secretary is hereby authorized and directed to record a Notice of Assessments in the Official Records of the County in which the District is located, or such other instrument evidencing the actions taken by the District. The lien of the Assessments shall be the principal amount due on the Bonds, and together with interest and collection costs, and shall cover all developable acreage within the Assessment Area, as further provided in the Assessment Roll included in the Supplemental Assessment Report, and as such land is ultimately defined and set forth in site plans or other designations of developable acreage.

##### **5. ALLOCATION AND COLLECTION OF THE ASSESSMENTS.**

- a. The Assessments shall be allocated in accordance with **Exhibit B** and the Master Assessment Report. The final Supplemental Assessment Report shall reflect the actual terms of the issuance of the Bonds. The Assessments shall be paid in not more than thirty (30) years of installments of principal and interest, excluding any capitalized interest period.
- b. The District hereby certifies the Assessments for collection and authorizes and directs District staff to take all actions necessary to meet the time and other deadlines imposed for collection by the County and other Florida law. The District's Board each year shall adopt a resolution addressing the manner in which the Assessments shall be collected for the upcoming fiscal year. The decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect the 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.

6. **IMPACT FEE CREDITS.** [RESERVED.]

7. **PREPAYMENT OF ASSESSMENTS.** Any owner of property subject to the Assessments may, at its option, pre-pay the entire amount of the Assessments any time, or a portion of the amount of the Assessments up to two (2) times, plus any applicable interest, attributable to the property subject to the Assessments owned by such owner. In connection with any prepayment of Assessments, the District may grant a discount equal to all or part of the payee's proportionate share of financing costs (e.g., reserves) to the extent such discounts are provided for under the applicable trust indenture. Except as otherwise set forth herein, the terms of the Master Assessment Resolution addressing prepayment of assessments shall continue to apply in full force and effect.

8. **APPLICATION OF TRUE-UP PAYMENTS.** The terms of the Master Assessment Resolution, Master Assessment Report and Supplemental Assessment Report addressing True-Up Payments, as defined therein, shall continue to apply in full force and effect.

9. **IMPROVEMENT LIEN BOOK.** Immediately following the closing on the District's Bonds, the Assessments as reflected herein shall be recorded by the Secretary of the Board in the District's Improvement Lien Book. The Assessments shall be and shall remain a legal, valid and binding first lien against all benefitted property as described in **Exhibit B** until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

10. **ADDITIONAL AUTHORIZATION.** The Chairperson, the Secretary, and all other Supervisors, officers and staff of the District are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Bonds, and final levy of the Assessments, and the consummation of all transactions in connection therewith, including the execution of all certificates, documents, papers, notices, and agreements necessary to the undertaking and fulfillment of all transactions referred to in or contemplated by this Resolution. The Vice Chairperson is hereby authorized to act in the stead of the Chairperson in any undertaking authorized or required of the Chairperson hereunder, and in the absence of the Chairperson and Vice Chairperson, any other member of the District's Board of Supervisors is so authorized, and any Assistant Secretary is hereby authorized to act in the stead of the Secretary in any undertaking authorized or required of the Secretary hereunder.

11. **CONFLICTS.** This Resolution is intended to supplement the Master Assessment Resolution, which remains in full force and effect and is applicable to the Bonds except as modified herein. This Resolution and the Master Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution, provided however that to the extent of any conflict, this Resolution shall control. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

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

**APPROVED** and **ADOPTED** this 10<sup>th</sup> day of December, 2025.

ATTEST:

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

<b>Exhibit A:</b>	<i>Second Supplemental Engineer's Report (Assessment Area Two)</i>
<b>Exhibit B:</b>	<i>Second Supplemental Special Assessment Methodology Report</i>
<b>Exhibit C:</b>	Legal Description of the Assessment Area
<b>Comp. Exhibit D:</b>	Maturities and Coupon of Bonds
	Sources and Uses of Funds for Bonds
	Annual Debt Service Payment Due on Bonds

**Exhibit A:** *Second Supplemental Engineer's Report (Assessment Area Two)*

**Exhibit B:**

*Second Supplemental Special Assessment Methodology Report*



# CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT

## Second Supplemental Special Assessment Methodology Report

November 4, 2025



Provided by:

**Wrathell, Hunt & Associates, LLC**  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431  
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## **1.0 Introduction**

### **1.1 Purpose**

This Second Supplemental Special Assessment Methodology Report (the "Second Supplemental Report") was developed to supplement the Master Special Assessment Methodology Report (Assessment Area Two) (the "AA2 Master Report") dated November 4, 2025 and to provide a supplemental financing plan and a supplemental special assessment methodology for the Center Lake Ranch West Community Development District (the "District") located in the City of St. Cloud, Osceola County, Florida. This Second Supplemental Report was developed in relation to funding by the District of a portion of the costs of public infrastructure improvements (the "Capital Improvement Plan" or "CIP") contemplated to be provided by the District to support the development of 394 residential units projected to be developed within the District ("Assessment Area Two"). The portion of the Capital Improvement Plan associated with the development of Assessment Area Two is referred to herein as the "Assessment Area Two Project." Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the AA2 Master Report.

### **1.2 Scope of the Second Supplemental Report**

This Second Supplemental Report presents the projections for financing a portion of the Assessment Area Two Project described in the Second Supplemental Engineer's Report (Assessment Area Two) developed by Poulos & Bennett, LLC (the "District Engineer") dated October 2025 (the "Supplemental Engineer's Report") which has been prepared to supplement the Engineer's Report (Assessment Area Two) dated October 2025 (collectively the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and partial funding of the Assessment Area Two Project by the District.

### **1.3 Special Benefits and General Benefits**

Public infrastructure improvements undertaken and funded by the District as part of the Assessment Area Two Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within Assessment Area Two as well as general benefits to the public at large. However, as discussed within this Second Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the special

and peculiar benefits which accrue to property within Assessment Area Two. The District's Assessment Area Two Project enables properties within Assessment Area Two to be developed.

There is no doubt that the general public will benefit from the provision of the Assessment Area Two Project. However, these benefits are only incidental since the Assessment Area Two Project is designed to provide special benefits peculiar to property within Assessment Area Two. Properties outside of Assessment Area Two are not directly served by the Assessment Area Two Project and do not depend upon the Assessment Area Two Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which Assessment Area Two properties receive compared to those lying outside of its boundaries.

The Assessment Area Two Project will provide public infrastructure improvements which are all necessary in order to make the lands within Assessment Area Two developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within Assessment Area Two to increase by more than the sum of the financed cost of the individual components of the Assessment Area Two Project. Even though the exact value of the benefits provided by the Assessment Area Two Project is hard to estimate at this point, it is without doubt greater than the costs associated with providing same.

#### **1.4 Organization of the Second Supplemental Report**

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

*Section Three* provides a summary of the Assessment Area Two Project as determined by the District Engineer.

*Section Four* discusses the supplemental financing program for Assessment Area Two.

*Section Five* discusses the supplemental special assessment methodology for Assessment Area Two.

## **2.0 Development Program**

### **2.1 Overview**

The District serves the Center Lake Ranch development (the "Development" or "Center Lake Ranch"), a master planned, residential development located in the City of St. Cloud, Osceola County, Florida. The land within the District consists of approximately 385.77 +/- acres and is generally located south of Starline Drive, west of undeveloped lands, north of Harkley Runyan Road and east of South Narcoossee Road. Assessment Area Two accounts for approximately 102.61 +/- acres within the District.

### **2.2 The Development Program**

The development of Assessment Area Two of the Development is anticipated to be conducted by Taylor Morrison of Florida, Inc. or an affiliated entity (the "Developer"). Based upon the information provided by the Developer, the current development plan for the District envisions a total of 1,129 residential units developed in multiple phases, with Assessment Area Two consisting of a total of 394 residential units, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan within Assessment Area Two in the District.

## **3.0 The Assessment Area Two Project**

### **3.1 Overview**

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

### **3.2 Assessment Area Two Project**

The Assessment Area Two Project needed to serve the District is projected to consist of Neighborhood Roadways (Pavement & Drainage), Master Roadways (Center Lake Ranch Boulevard & Twelve Oaks Road), Stormwater Improvements (Ponds Only), Utilities (Water, Sewer, Reclaim), Underground Electrical Distribution/ Lighting, Hardscape/ Landscape/ Irrigation, Public Passive Amenities, and Conservation/ Mitigation, along with

contingencies and professional fees, all as set forth in more detail in the Engineer's Report.

Even though all of the infrastructure included in the District will comprise an interrelated system of master improvements, which means that all of the improvements will serve the entire District and all improvements will be interrelated such that they will reinforce one another, according to the Engineer's Report, the public infrastructure improvements are projected to be constructed in two (2) or more construction phases or projects coinciding with the two (2) or more phases of land development. The Assessment Area Two Project consists of that portion of the overall CIP that is necessary for the development of land within Assessment Area Two.

The sum of all public infrastructure improvements as described in the Engineer's Report will comprise an interrelated system of improvements, which means all of the improvements comprising the overall Assessment Area Two Project, once constructed, will serve the entire District, and improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the public infrastructure improvements for the District are estimated at \$88,975,469.00, with the actual costs of the Assessment Area Two Project estimated at \$29,040,000.00. Table 2 in the *Appendix* illustrates the specific components of the public infrastructure improvements and their costs.

## **4.0 Financing Program**

### **4.1 Overview**

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the District. Generally, the construction of public improvements is either funded by the Developer or other landowners within the District and then acquired by the District or funded directly by the District. In this instance, the District may acquire public infrastructure from the Developer, construct it directly, or a combination of both.

The District intends to issue Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two) in the estimated principal amount of \$11,345,000\* (the "Series 2025 Bonds") to fund an estimated \$10,258,835.33\* in Assessment Area Two Project costs, with the balance of the Assessment Area Two Project costs

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\* Preliminary, subject to change.

anticipated to be contributed by the Developer or financed with a future issuance of bonds.

## **4.2 Types of Bonds Proposed**

The proposed supplemental financing plan for the District provides for the issuance of the Series 2025 Bonds in the total estimated principal amount of \$11,345,000\* to finance a portion of the Assessment Area Two Project costs in the total amount estimated at \$10,258,835.33\*, representing the amount of construction proceeds generated from the issuance of the Series 2025 Bonds.

The Series 2025 Bonds as projected under this supplemental financing plan are structured to be amortized in 30 annual installments following an approximately 6-month capitalized interest period. Interest payments on the Series 2025 Bonds would be made every May 1 and November 1, and annual principal payments on the Series 2025 Bonds would be made on either every May 1 or November 1.

In order to finance a portion of the Assessment Area Two Project, the District would need to borrow funds and incur indebtedness in the total amount estimated at \$11,345,000\*. The difference is comprised of funding a debt service reserve, capitalized interest, and paying costs of issuance, including the underwriter's discount. Preliminary sources and uses of funding for the Series 2025 Bonds are presented along with financing assumptions in Table 3 in the *Appendix*.

## **5.0 Assessment Methodology**

### **5.1 Overview**

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

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\* Preliminary, subject to change.



Assessment Area Two Project, which properties will be assessed for their fair share of debt issued in order to finance the Assessment Area Two Project.

## **5.2 Benefit Allocation**

The current development plan for the District envisions a total of 1,129 residential units developed in multiple phases, with Assessment Area Two consisting of a total of 394 residential units, although unit numbers, land uses and product types may change throughout the development period.

The master public infrastructure included in the Assessment Area Two Project will comprise an interrelated system of master improvements, which means that all of the improvements will serve the entire District and such public improvements will be interrelated in such way that, once constructed, they will reinforce each other and their combined benefit will be greater than the sum of their individual benefits. All of the product types within the District will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all product types and all phases within the District and benefit all product types in all phases within the District as an integrated system of improvements.

Even though all of the infrastructure included in the Assessment Area Two Project will comprise an interrelated system of master improvements, the public infrastructure improvements are projected to be constructed in two (2) or more infrastructure construction phases or projects coinciding with the two (2) or more phases of land development. The Assessment Area Two Project consists of that portion of the overall CIP that is necessary for the development of land within Assessment Area Two.

As stated previously, the public infrastructure improvements included in the Assessment Area Two Project have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is

more valuable than the assessment related to the financed cost of constructing the improvements.

In following the AA2 Master Report, this Second Supplemental Report proposes to allocate the benefit associated with the Assessment Area Two Project to the different unit types proposed to be developed within Assessment Area Two in proportion to their density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within Assessment Area Two based on the densities of development and the intensities of use of infrastructure, total ERU counts for each unit type, and the share of the benefit received by each unit type in accordance with the AA2 Master Report.

The rationale behind the different ERU values is supported by the fact that generally and on average units with smaller lot sizes will use and benefit from the improvements which are part of the Assessment Area Two Project less than units with larger lot sizes, as, for instance, generally and on average units with smaller lot sizes will produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than units with larger lot sizes. As the exact amount of the benefit is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by representatives of different unit types from the District's Assessment Area Two Project.

Table 5 in the *Appendix* presents the allocation of the amount of Assessment Area Two Project costs allocated to the various unit types proposed to be developed in Assessment Area Two based on the ERU benefit allocation factors present in Table 4. Further, Table 5 illustrates the approximate costs that are projected to be financed with the Series 2025 Bonds, and the approximate costs of the portion of the Assessment Area Two Project costs allocable to Assessment Area Two to be contributed by the Developer. With the Series 2025 Bonds funding approximately \$10,258,835.33\* in costs of the Assessment Area Two Project, the Developer is anticipated to fund improvements valued at an estimated \$18,781,164.67\* which will not be funded with proceeds of the Series 2025 Bonds, or any future bond issuances financing the Assessment Area Two Project.

Table 6 in the *Appendix* presents the minimum required contribution calculations required in order for the Developer to achieve target

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\* Preliminary, subject to change.

assessment levels for the various product types. Finally, Table 7 in the *Appendix* presents the apportionment of the assessment levied in connection with the Series 2025 Bonds (the "Series 2025 Bond Assessments") and also presents the annual levels of the projected annual debt service assessments per unit.

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

***Governmental Property*** - If at any time, any portion of the Property contained in the District is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Series 2025 Assessments thereon), or similarly exempt entity, all future unpaid Series 2025 Assessments for such tax parcel shall become due and payable immediately prior to such transfer.

### **5.3 Assigning Series 2025 Bond Assessments**

As the land in Assessment Area Two is not yet platted for its intended final use and the precise location of the various land use types by lot or parcel is unknown, the Series 2025 Bond Assessments will initially be levied on all of the land within Assessment Area Two on an equal pro-rata gross acre basis and thus the Series 2025 Bond Assessments in the total principal amount of \$11,345,000\* will be preliminarily levied on approximately 102.61 +/- gross acres at the estimated rate of \$110,564.27\* per gross acre.

When the land is platted within Assessment Area Two, the Series 2025 Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 7 in the *Appendix* for the Series 2025 Bond Assessments. Such allocation of Series 2025 Bond Assessments from unplatted gross acres to platted parcels will

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\* Preliminary, subject to change.

reduce the amounts of Series 2025 Bond Assessments levied on unplatted gross acres within Assessment Area Two.

**Transferred Property** - In the event unplatted land (the “Transferred Property”) is sold to a third party not affiliated with the Developer, the Series 2025 Bond Assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Second Supplemental Report. The owner of the Transferred Property will be responsible for the total Series 2025 Bond Assessments applicable to the Transferred Property, regardless of the total number of ERUs ultimately actually platted. This total Series 2025 Bond Assessments is fixed to the Transferred Property at the time of the sale. If the Transferred Property is subsequently subdivided into smaller parcels, the total Series 2025 Bond Assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

#### **5.4 Lienability Test: Special and Peculiar Benefit to the Property**

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

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

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

Specifically to Assessment Area Two, the improvements which are part of the Assessment Area Two Project make the land in Assessment Area Two developable and saleable and when implemented jointly as parts of the Assessment Area Two Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of

being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

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

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

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

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

### **5.6 True-Up Mechanism**

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned ERUs as set forth in Table 1 in the Appendix ("Development Plan"). At such time as lands are to be platted (or re-platted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

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

Series 2025 Bond Assessments to be recorded in the District's Improvement Lien Book.

b. If a Proposed Plat within Assessment Area Two has more than the anticipated ERUs (and thus Series 2025 Bond Assessments) such that the Remaining Unplatted Developable Lands within Assessment Area Two would have to be assigned less ERUs (and thus Series 2025 Bond Assessments) as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Series 2025 Bond Assessments for all assessed properties within Assessment Area Two, may allocate additional ERUs/ densities for a future bond financing, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat within Assessment Area Two has fewer than the anticipated ERUs (and thus Series 2025 Bond Assessments) such that the Remaining Unplatted Developable Lands within Assessment Area Two would have to be assigned more ERUs (and thus Series 2025 Bond Assessments) as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Series 2025 Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Series 2025 Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus Series 2025 Bond Assessments) are able to be imposed on the Remaining Unplatted Developable Lands within Assessment Area Two, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for Assessment Area Two, b) the revised, overall development plan showing the number and type of units reasonably planned for Assessment Area Two, c) proof of the amount of entitlements for the Remaining Unplatted Developable Lands within Assessment Area Two, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a True-Up Payment, a supplemental

methodology shall be produced demonstrating that there will be sufficient Series 2025 Bond Assessments to pay debt service on the Series 2025 Bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

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

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

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

## **5.7 Preliminary Assessment Roll**

Based on the per gross acre assessment proposed in Section 5.2, the Series 2025 Bond Assessments in the estimated amount of \$11,345,000\* are proposed to be levied uniformly over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments of principal and corresponding semi-annual installments of interest for the Series 2025 Bonds.

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\* Preliminary, subject to change.

## **6.0 Additional Stipulations**

### **6.1 Overview**

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

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



## 7.0 Appendix

Table 1

### Center Lake Ranch West

#### Community Development District

##### Development Plan - Assessment Area Two Project

Product Type	Total Number of Units
<b><u>Taylor Morrison AA2 Parcel</u></b>	
N-1A West - SF 34'	-
N-1A West - SF 40'	73
N-1A West - SF 50'	127
N-1A West - SF 60'	68
N-1A East - Villa 37.5'	-
N-1A East - SF 50'	53
N-1A East - SF 60'	73
<b>Total</b>	<b>394</b>

Table 2

### Center Lake Ranch West

#### Community Development District

##### Project Costs - Assessment Area Two Project

Improvement	Total Costs
Neighborhood Roadways (Pavement & Drainage)	\$4,450,000.00
Master Roadways (Center Lake Ranch Boulevard & Twelve Oaks Road)	\$14,000,000.00
Stormwater Improvements (Ponds Only)	\$200,000.00
Utilities (Water, Sewer, Reclaim)	\$4,750,000.00
Underground Electrical Distribution/ Lighting	\$450,000.00
Hardscape/ Landscape/ Irrigation	\$350,000.00
Public Passive Amenities	-
Conservation/ Mitigation	-
Professional Services	\$2,420,000.00
Contingency	\$2,420,000.00
<b>Total</b>	<b>\$29,040,000.00</b>

Table 3

## Center Lake Ranch West

### Community Development District

## Preliminary Sources and Uses of Funds

Series 2025

**Sources**

Bond Proceeds:	
Par Amount	\$20,380,000.00
<b>Total Sources</b>	<b>\$20,380,000.00</b>

**Uses**

Project Fund Deposits:	
Project Fund	\$18,465,876.53
Other Fund Deposits:	
Debt Service Reserve Fund	\$720,598.47
Capitalized Interest Fund	\$585,925.00
Delivery Date Expenses:	
Costs of Issuance	\$607,600.00
<b>Total Uses</b>	<b>\$20,380,000.00</b>

**Financing Assumptions**

*Coupon Rate: 5.75%*  
*Capitalized Interest Period: 6 months*  
*Term: 30 Years*  
*Underwriter's Discount: 2%*  
*Cost of Issuance: \$200,000*

Table 4

## Center Lake Ranch West

### Community Development District

## Benefit Allocation - Assessment Area Two Project

Product Type	Total Number of Units	ERU Weight	Total ERU
<b><u>Taylor Morrison AA2 Parcel</u></b>			
N-1A West - SF 34'	-	0.85	-
N-1A West - SF 40'	73	1.00	73.00
N-1A West - SF 50'	127	1.25	158.75
N-1A West - SF 60'	68	1.50	102.00
N-1A East - Villa 37.5'	-	0.94	-
N-1A East - SF 50'	53	1.25	66.25
N-1A East - SF 60'	73	1.50	109.50
<b>Total</b>	<b>394</b>		<b>509.50</b>

Table 5

## Center Lake Ranch West

### Community Development District

#### Cost Allocation - Assessment Area Two Project

Product Type	Total Number of Units	Assessment Area Two Project Costs Allocation Based on ERU	Assessment Area Two Project Costs Financed with Series 2025 Bonds	Assessment Area Two Project Costs Contributed by Developer
<b><u>Taylor Morrison AA2 Parcel</u></b>				
N-1A West - SF 34'	-	-	-	-
N-1A West - SF 40'	73	\$4,160,785.08	\$2,645,748.75	\$1,515,036.34
N-1A West - SF 50'	127	\$9,048,282.63	\$5,753,597.45	\$3,294,685.18
N-1A West - SF 60'	68	\$5,813,699.71	\$3,696,799.62	\$2,116,900.09
N-1A East - Villa 37.5'	-	-	-	-
N-1A East - SF 50'	53	\$3,776,054.96	\$2,401,107.60	\$1,374,947.36
N-1A East - SF 60'	73	\$6,241,177.63	\$3,968,623.12	\$2,272,554.50
<b>Total</b>	<b>394</b>	<b>\$29,040,000.00</b>	<b>\$18,465,876.53</b>	<b>\$10,574,123.47</b>

Table 6

## Center Lake Ranch West

### Community Development District

#### Minimum Required Contribution

Product Type	Total Number of Units	Assessment Area Two Minimum Project Costs Allocation Based on ERU	Assessment Area Two Project Costs Financed with Series 2025 Bonds	Assessment Area Two Minimum Project Costs Contributed by Developer
<b><u>Taylor Morrison AA2 Parcel</u></b>				
N-1A West - SF 34'	-	-	-	-
N-1A West - SF 40'	73	\$1,645,673.12	\$1,645,673.12	\$0.00
N-1A West - SF 50'	120	\$3,381,520.12	\$3,381,520.12	\$0.00
N-1A West - SF 60'	53	\$1,792,205.66	\$1,792,205.66	\$0.00
N-1A West - SF 50' (Contribution Lots)	7	\$197,255.34	\$157,804.27	\$39,451.07
N-1A West - SF 60' (Contribution Lots)	15	\$507,228.02	\$405,782.41	\$101,445.60
N-1A East - Villa 37.5'	-	-	-	-
N-1A East - SF 50'	53	\$1,493,504.72	\$1,493,504.72	\$0.00
N-1A East - SF 60'	73	\$2,468,509.68	\$2,468,509.69	\$0.00
<b>Total</b>	<b>394</b>	<b>\$11,485,896.66</b>	<b>\$11,345,000.00</b>	<b>\$140,896.66</b>

**Note:** Table 5 quantifies the amount of benefit from the Assessment Area Two Project attributable to the different land use types within the District. Based on this information, Table 6 shows the minimum contributions of completed improvements required to buy-down the Series 2025 Bond Assessments to the target levels shown in Table 7 (i.e., \$140,896.66). Pursuant to an acquisition agreement between the District and the Developer, the Developer will be required to make the minimum required contribution by providing improvements, work product and/or land at no cost to the District, and in order to offset additional debt assessments on the Contribution Lots.

Table 7

# Center Lake Ranch West

## Community Development District

### Series 2025 Bond Assessments Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Total Series 2025 Bond Assessments Apportionment	Series 2025 Bond Assessments Apportionment per Unit	Annual Debt Service Payment per Unit**
<b><u>Taylor Morrison AA2 Parcel</u></b>					
N-1A West - SF 34'	-	-	-	-	-
N-1A West - SF 40'	73	\$4,160,785.08	\$1,625,485.77	\$22,266.93	\$1,647.62
N-1A West - SF 50'	127	\$9,048,282.63	\$3,534,874.88	\$27,833.66	\$2,059.53
N-1A West - SF 60'	68	\$5,813,699.71	\$2,271,226.69	\$33,400.39	\$2,471.43
N-1A East - Villa 37.5'	-	-	-	-	-
N-1A East - SF 50'	53	\$3,776,054.96	\$1,475,184.00	\$27,833.66	\$2,059.53
N-1A East - SF 60'	73	\$6,241,177.63	\$2,438,228.66	\$33,400.39	\$2,471.43
<b>Total</b>	<b>394</b>	<b>\$29,040,000.00</b>	<b>\$11,345,000.00</b>		

\* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

\*\* Includes county collection costs estimated at 2% (subject to change) and an early collection discount allowance estimated at 4% (subject to

## **Exhibit “A”**

Series 2025 Bond Assessments is the total amount of \$11,345,000\* are proposed to be levied over the area as described below:

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\* Preliminary, subject to change.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida and a parcel of land being a portion of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida; thence S89°44'13"E, along the North line of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, a distance of 30.07 feet to a point on the West Right of Way line of Twelve Oaks Road; thence the following three (3) courses and distances along said West Right of Way line: thence departing said North line, run S00°15'47"W, a distance of 10.31 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 5,011.00 feet and a Central Angle of 06°00'43"; thence run Southerly along the Arc of said curve, a distance of 525.81 feet (Chord Bearing = S03°16'09"W, Chord = 525.57 feet) to a Point of Tangency; thence S06°16'30"W, a distance of 104.76 feet to a Point on a Non-Tangent Curve, Concave to the South, having a Radius of 785.00 feet and a Central Angle of 31°17'12"; thence departing said West Right of Way line, run Westerly along the arc of said curve, a distance of 428.66 feet (Chord Bearing = S80°42'13"W, Chord = 423.35 feet) to a Point of Tangency; thence S65°03'36"W, a distance of 450.95 feet; thence S79°57'10"W, a distance of 50.00 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 1,552.00 feet and a Central Angle of 01°41'13"; thence run Northerly along the arc of said curve, a distance of 45.69 feet (Chord Bearing = N09°12'14"W, Chord = 45.69 feet); thence N08°21'37"W, a distance of 359.38 feet; thence N08°18'48"E, a distance of 49.06 feet; thence N21°38'08"W, a distance of 147.00 feet to a Point on a Non-Tangent Curve, Concave to the Northwest, having a Radius of 630.00 feet and a Central Angle of 03°18'16"; thence run Northeasterly along the arc of said curve, a distance of 36.33 feet (Chord Bearing = N66°42'44"E, Chord = 36.33 feet) to a Point of Tangency; thence N65°03'36"E, a distance of 343.87 feet to a Point on a Non-Tangent Curve, Concave to the Southeast, having a Radius of 1,499.01 feet and a Central Angle of 03°43'50"; thence run Northeasterly along the arc of said curve, a distance of 97.60 feet (Chord Bearing = N66°55'33"E, Chord = 97.58 feet) to a Point of Non Tangency; thence N21°12'02"W, a distance of 125.45 feet to a point on the North line of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East; thence N89°25'07"E, along said North line, a distance of 604.43 feet to the Point of Beginning.

Containing 14.42 acres, more or less.

### ABBREVIATIONS/LEGEND

SEC.	SECTION	TWP	TOWNSHIP
O.R.B.	OFFICIAL RECORDS BOOK	RNG	RANGE
PG.	PAGE	PT	POINT OF TANGENCY
NT	NON TANGENCY		
PC	POINT OF CURVATURE		
R/W	RIGHT OF WAY		
P.B.	PLAT BOOK		
±	PLUS/MINUS		
●	DESCRIPTIVE POINT		

### NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 3

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 500'/300'

SEC. 28 & 29, TWP. 25 S, RNG. 31 E

CAD FILE: TM MTG 2A S-L

JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744

(407) 847-2179 • Fax (407) 847-6140 LB 966



*R.D.B.*

10/01/2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southeast  $\frac{1}{4}$  of Section 29, Township 25 South, Range 31 East, Osceola County, Florida; thence S00°04'33"E, along West line of the Southeast  $\frac{1}{4}$  of said Section 29, a distance of 1267.21 feet to the Point of Beginning; thence departing said West line, run N89°55'24"E, a distance of 199.70 feet; thence N00°04'36"W, a distance of 33.63 feet to the Point of Curvature of a curve, Concave to the Southeast, having a Radius of 15.00 feet and a Central Angle of 89°30'10"; thence run Northeasterly along the Arc of said curve, a distance of 23.43 feet (Chord Bearing = N44°40'29"E, Chord = 21.12 feet) to a Point of Tangency; thence N89°25'34"E, a distance of 665.29 feet; thence N88°54'11"E, a distance of 104.79 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 15.00 feet and a Central Angle of 91°34'38"; thence run Southeasterly along the arc of said curve, a distance of 23.97 feet (Chord Bearing = S46°21'45"E, Chord = 21.50 feet) to a Point of Non Tangency; thence S00°34'26"E, a distance of 71.16 feet; thence N89°25'34"E, a distance of 54.51 feet; thence S45°34'26"E, a distance of 3.52 feet; thence S00°34'26"E, a distance of 150.43 feet; thence S44°25'34"W, a distance of 9.90 feet; thence S00°34'26"E, a distance of 11.79 feet to the Point of Curvature of a curve concave to the Northeast, having a Radius of 15.00 feet and a Central Angle of 90°00'00"; thence run Southeasterly along the Arc of said curve, a distance of 23.56 feet (Chord Bearing = S45°34'26"E, Chord = 21.21 feet) to a Point of Tangency; thence N89°25'34"E, a distance of 31.79 feet; thence N44°25'34"E, a distance of 9.90 feet; thence N89°25'34"E, a distance of 472.43 feet; thence S45°34'26"E, a distance of 11.01 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 74.99 feet and a Central Angle of 57°15'19"; thence run Southeasterly along the arc of said curve, a distance of 74.94 feet (Chord Bearing = S53°38'26"E, Chord = 71.86 feet) to a Point on a Non-Tangent Curve, Concave to the Northeast, having a Radius of 9.68 feet and a Central Angle of 56°29'44"; thence run Southeasterly along the arc of said curve, a distance of 9.54 feet (Chord Bearing = S65°03'41"E, Chord = 9.16 feet) to a Point of Non Tangency; thence N63°41'17"E, a distance of 278.30 feet; thence S26°13'11"E, a distance of 132.24 feet; thence S71°13'11"E, a distance of 9.90 feet; thence S26°13'11"E, a distance of 627.54 feet to a Point on a Non-Tangent Curve, Concave to the North, having a Radius of 1,547.00 feet and a Central

### ABBREVIATIONS/LEGEND

SEC.	SECTION	TWP	TOWNSHIP
O.R.B.	OFFICIAL RECORDS BOOK	RNG	RANGE
PG.	PAGE	PT	POINT OF TANGENCY
NT	NON TANGENCY		
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R/W	RIGHT OF WAY		
P.B.	PLAT BOOK		
±	PLUS/MINUS		
●	DESCRIPTIVE POINT		

### NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 5

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 500'/300'

REVISED/UPDATED 10/1/2025

SEC. 29, TWP. 25 S, RNG. 31 E

CAD FILE: TM MTG 2B S-L

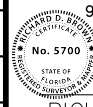
JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744

(407) 847-2179 • Fax (407) 847-6140 LB 966



*Richard D. Brown*

10/01/2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION (continued)

Angle of 26°32'45"; thence run Westerly along the arc of said curve, a distance of 716.75 feet (Chord Bearing = S68°22'03"W, Chord = 710.35 feet) to a Point of Non Tangency; thence S00°04'34"W, a distance of 293.49 feet; thence N89°55'25"W, a distance of 1,024.80 feet; thence N00°04'30"E, a distance of 77.19 feet to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 898.98 feet and a Central Angle of 21°11'32"; thence run Northerly along the arc of said curve, a distance of 332.51 feet (Chord Bearing = N14°07'08"E, Chord = 330.62 feet) to a Point on a Non-Tangent Curve, Concave to the West, having a Radius of 465.00 feet and a Central Angle of 47°31'32"; thence run Northerly along the arc of said curve, a distance of 385.71 feet (Chord Bearing = N00°57'07"E, Chord = 374.74 feet) to a Point on a Non-Tangent Curve, Concave to the East, having a Radius of 755.73 feet and a Central Angle of 17°44'04"; thence run Northerly along the arc of said curve, a distance of 233.92 feet (Chord Bearing = N13°57'45"W, Chord = 232.98 feet) to a Point of Non Tangency; thence S89°25'34"W, a distance of 592.12 feet; thence N00°04'33"W, a distance of 379.25 feet to the Point of Beginning.

Containing 43.80 acres, more or less.



900 Cross Prairie Parkway, Kissimmee, Florida 34744  
(407) 847-2179 • Fax (407) 847-6140 LB 966



# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION

A parcel of land being a portion of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, Osceola County, Florida; thence S89°44'13"E, along the North line of the Southwest  $\frac{1}{4}$  of Section 28, Township 25 South, Range 31 East, a distance of 113.07 feet to a point on the East Right of Way line of Twelve Oaks Road; thence the following four (4) courses and distances along said East Right of Way line: thence departing said North line, run S00°15'47"W, a distance of 10.31 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 5,094.00 feet and a Central Angle of 06°00'43"; thence run Southerly along the Arc of said curve, a distance of 534.52 feet (Chord Bearing = S03°16'09"W, Chord = 534.27 feet) to a Point of Tangency; thence S06°16'30"W, a distance of 479.81 feet to the Point of Curvature of a curve concave to the East, having a Radius of 1,956.00 feet and a Central Angle of 13°03'38"; thence run Southerly along the Arc of said curve, a distance of 445.87 feet (Chord Bearing = S00°15'18"E, Chord = 444.90 feet) to a Point of Non Tangency, said point also being the Point of Beginning; thence departing said East Right of Way line, run N84°38'10"E, a distance of 222.81 feet to the Point of Curvature of a curve concave to the North, having a Radius of 1,040.00 feet and a Central Angle of 18°41'05"; thence run Easterly along the Arc of said curve, a distance of 339.15 feet (Chord Bearing = N75°17'38"E, Chord = 337.65 feet) to a Point of Tangency; thence N65°57'05"E, a distance of 212.44 feet; thence S24°02'55"E, a distance of 185.60 feet; thence N67°07'12"E, a distance of 69.92 feet to a Point on a Non-Tangent Curve, Concave to the Southwest, having a Radius of 15.00 feet and a Central Angle of 104°08'33"; thence run Southeasterly along the arc of said curve, a distance of 27.26 feet (Chord Bearing = S56°41'23"E, Chord = 23.66 feet) to a Point of Non Tangency; thence N85°28'00"E, a distance of 50.00 feet; thence S04°27'08"E, a distance of 21.60 feet; thence S49°11'52"E, a distance of 9.92 feet; thence S02°37'17"E, a distance of 83.43 feet to a Point on a Non-Tangent Curve, Concave to the North, having a Radius of 1,155.00 feet and a Central Angle of 07°52'49"; thence run Easterly along the arc of said curve, a distance of 158.86 feet (Chord Bearing = N80°41'30"E, Chord = 158.73 feet) to a Point of Reverse Curve, Concave to the South, having a Radius of 745.00 feet and a Central Angle of 20°04'39"; thence Easterly along the arc, a distance of 261.06 feet, (Chord Bearing = N86°47'25"E, Chord = 259.73 feet) to a Point of Reverse Curve, Concave to the North, having a Radius of 555.00 feet and a Central Angle of 07°18'36"; thence Easterly along the arc, a distance of 70.81 feet, (Chord Bearing = S86°49'34"E, Chord = 70.76 feet) to a Point of Non Tangency; thence N88°49'39"E, a distance of 13.22 feet; thence N04°16'42"E, a distance of 100.53 feet; thence N44°53'56"E, a distance of 9.73 feet; thence N01°48'29"W, a distance of 8.98 feet; thence N87°44'22"E, a distance of 263.02 feet; thence S03°50'13"W, a distance of 123.94 feet; thence S17°09'02"W, a distance of 161.07 feet; thence S16°13'09"W, a distance of 116.24 feet; thence S02°16'58"E, a distance of 157.49 feet; thence S01°01'18"E, a distance of 139.70 feet; thence S18°05'27"W, a distance of 54.01 feet; thence S08°07'04"W, a distance of 191.03 feet; thence S09°35'46"W, a distance of 83.50 feet;

### NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, (NAD 83, 2007 ADJUSTMENT). THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS. THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY. NO CORNERS WERE SET AS A PART OF THIS SKETCH.

SHEET 1 OF 5

REQUESTED BY: TAYLOR MORRISON

DATE OF SKETCH: 8/10/2023

REVISIONS:

SCALE: 1" = 300'

REVISED/UPDATED 9/30/2025

SEC. 28 & 29, TWP. 25 S, RNG. 31 E

REVISED/UPDATED 10/30/2025

CAD FILE: TM MTG 1 S-L

JOB NO.: 20-119B

DRAWN BY: ELW

**JOHNSTON'S  
SURVEYING, LLC**

900 Cross Prairie Parkway, Kissimmee, Florida 34744

(407) 847-2179 • Fax (407) 847-6140 LB 966



*[Signature]*

10/30/2025

RICHARD D. BROWN, P.S.M. #5700 (DATE)

NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

# SKETCH OF DESCRIPTION

## LEGAL DESCRIPTION (continued):

thence S00°30'12"W, a distance of 288.17 feet to the South line of the Southwest ¼ of Section 28, Township 25 South, Range 31 East; thence N89°57'09"W, along said South line, a distance of 1,455.90 feet to a point on the East Right of Way line of Twelve Oaks Road; thence the following four (4) courses and distances along said East Right of Way line: thence N00°02'33"E, a distance of 134.40 feet to the Point of Curvature of a curve, Concave to the West, having a Radius of 3,044.00 feet and a Central Angle of 11°17'38"; thence run Northerly along the Arc of said curve, a distance of 600.02 feet (Chord Bearing = N05°36'16"W, Chord = 599.04 feet) to a Point of Tangency; thence N11°15'05"W, a distance of 327.65 feet to the Point of Curvature of a curve, Concave to the East, having a Radius of 1,956.00 feet and a Central Angle of 04°27'58"; thence run Northerly along the Arc of said curve, a distance of 152.46 feet (Chord Bearing = N09°01'06"W, Chord = 152.43 feet) to the Point of Beginning.

Containing 44.39 acres, more or less.

### ABBREVIATIONS/LEGEND

SEC.	SECTION
O.R.B.	OFFICIAL RECORDS BOOK
P.T.	POINT OF TANGENCY
N.T.	NON TANGENCY
P.C.	POINT OF CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
●	DESCRIPTIVE POINT

TWP.	TOWNSHIP
RNG.	RANGE
±	PLUS/MINUS

**JOHNSTON'S  
SURVEYING, LLC**  
900 Cross Prairie Parkway, Kissimmee, Florida 34744  
(407) 847-2179 • Fax (407) 847-6140 LB 966

**Exhibit C:**

Legal Description of the Assessment Area

**Comp. Exhibit D:** Maturities and Coupon of Bonds  
Sources and Uses of Funds for Bonds  
Annual Debt Service Payment Due on Bonds

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

**7**

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

**7A**

## ACQUISITION AGREEMENT

**THIS ACQUISITION AGREEMENT** ("**Agreement**") is made and entered into, by and between:

**TAYLOR MORRISON OF FLORIDA, INC.**, a Florida corporation, with an address of 4900 North Scottsdale Road, Suite 200, Scottsdale, Arizona 85251 ("**Developer**"), and

**CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Wrathell, Hunt & Associates LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**").

### RECITALS

**WHEREAS**, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, and acquiring certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

**WHEREAS**, the Developer is the owner of certain lands within the boundaries of the District; and

**WHEREAS**, the District presently intends to finance the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services known as the "**Project**" and as detailed in the District's *Engineer's Report*, dated October 2025 ("**Engineer's Report**"), attached to this Agreement as **Exhibit A**; and

**WHEREAS**, the District intends to finance all or a portion of the Project through the use of proceeds from the District's Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two Project) ("**Bonds**"); and

**WHEREAS**, the District has not had sufficient monies on hand to allow the District to contract directly for: (i) the preparation of the surveys, testing, reports, drawings, plans, permits, specifications, and related documents necessary to complete the Project ("**Work Product**"); or (ii) construction and/or installation of the improvements comprising the Project ("**Improvements**"); and

**WHEREAS**, the District acknowledges the Developer's need to commence development of the lands within the District in an expeditious and timely manner; and

**WHEREAS**, in order to avoid a delay in the commencement of the development of the Work Product and/or the Improvements, the Developer has advanced, funded, commenced, and completed and/or will complete certain of the Work Product and/or Improvements; and

**WHEREAS**, the Developer and the District are entering into this Agreement to set forth the process by which the District may acquire the Work Product, the Improvements, and any related real

property interests ("**Real Property**") and in order to ensure the timely provision of the infrastructure and development.

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

**1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

**2. ADVANCED FUNDING.** Prior to the issuance of the Bonds, the Developer may elect to make available to the District such monies as are necessary to enable the District to proceed with, and expedite, the design, engineering, and construction of the Project. The funds ("**Advanced Funds**") shall be placed in the District's depository as determined by the District, and shall be repaid to the Developer solely from available proceeds of the Bonds, subject to the terms of this Agreement. The District shall individually account for costs incurred and Advanced Funds expended in connection with the Project.

**3. WORK PRODUCT AND IMPROVEMENTS.** The parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Agreement on such date or dates as the parties may jointly agree upon (each, an "**Acquisition Date**"). Subject to any applicable legal requirements (e.g., but not limited to, those laws governing the use of proceeds from tax exempt bonds), and the requirements of this Agreement, the District agrees to acquire completed Work Product and Improvements that are part of the Project.

- a. ***Request for Conveyance and Supporting Documentation*** – When Work Product or Improvements are ready for conveyance by the Developer to the District, the Developer shall notify the District in writing, describing the nature of the Work Product and/or Improvement and estimated cost. Additionally, Developer agrees to provide, at or prior to the applicable Acquisition Date, the following: (i) documentation of actual costs paid, (ii) instruments of conveyance such as bills of sale or such other instruments as may be requested by the District, and (iii) any other releases, warranties, indemnifications or documentation as may be reasonably requested by the District.
- b. ***Costs*** – Subject to any applicable legal requirements (e.g., but not limited to, those laws governing the use of proceeds from tax exempt bonds), the availability of proceeds from the Bonds, and the requirements of this Agreement, the District shall pay the lesser of (i) the actual cost of creation/construction of the Work Product or Improvements, and (ii) the fair market value of the Work Product or Improvements. The Developer shall provide copies of any and all invoices, bills, receipts, or other evidence of costs incurred by the Developer for any Work Product and/or Improvements. The District Engineer shall review all evidence of cost and shall certify to the District's Board of Supervisors ("**Board**") whether the cost being paid is the lesser of (i) the actual cost of creation/construction of the Work Product or Improvements, and (ii) the fair market value of the Work Product or Improvements. The District Engineer's opinion as to cost shall be set forth in an Engineer's Certificate which shall accompany the requisition for the funds from the District's Trustee for the Bonds ("**Trustee**").



- c. **Conveyances on "As Is" Basis.** Unless otherwise agreed, all conveyances of Work Product and/or Improvements shall be on an "as is" basis. That said, the Developer agrees to assign, transfer and convey to the District any and all rights the Developer may have 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.
- d. **Right to Rely on Work Product and Releases** – The Developer agrees to release to the District all right, title, and interest which the Developer may have in and to any Work Product conveyed hereunder, as well as all common law, statutory, and other reserved rights, including all warranties and copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised. To the extent determined necessary by the District, the Developer shall reasonably obtain all releases from any professional providing services in connection with the Work Product to enable the District to use and rely upon the Work Product. The District agrees to allow the Developer access to and use of the Work Product without the payment of any fee by the Developer. However, to the extent the Developer's access to and use of the Work Product causes the District to incur any cost or expense, such as copying costs, the Developer agrees to pay such cost or expense.
- e. **Transfers to Third Party Governments; Payment for Transferred Property** – If any item acquired is to be conveyed to a third-party governmental body, then the Developer agrees to cooperate and provide such certifications, documents, bonds, warranties, and/or forms of security as may be required by that governmental body, if any. Further, the Developer shall make reasonable efforts to first transfer such Work Product and/or Improvements to the District pursuant to the terms of this Agreement, and prior to the transfer of such Work Product and/or Improvements to the third-party governmental entity. Regardless, and subject to the terms of this Agreement, any transfer, dedication, conveyance or assignment of such Work Product and/or Improvements directly to a third-party governmental entity prior to the District's acquisition of the Work Product and/or Improvements shall be deemed a transfer to the District of such Work Product and/or Improvements and then a re-transfer to the third party governmental entity.
- f. **Permits** – The Developer agrees to cooperate fully in the transfer of any permits to the District or a governmental entity with maintenance obligations for any Improvements conveyed pursuant to this Agreement.
- g. **Engineer's Certification** – The District shall accept any completed Work Product and/or Improvements where the District Engineer (or other consulting engineer reasonably acceptable to the District), in his/her professional opinion, is able to certify that, in addition to any other requirements of law: (i) the Work Product and/or Improvements are part of the Project; (ii) the price for such Work Product and/or Improvements did not exceed the lesser of the cost of creating the Work Product and/or Improvements or the fair market value of the Work Product and/or

Improvements; (iii) as to Work Product, the Work Product is capable of being used for the purposes intended by the District, and, as to any Improvements, the Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended; and (iv) as to any Improvements, 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.

**4. CONVEYANCE OF REAL PROPERTY.** The Developer agrees that it will convey to the District at or prior to the applicable Acquisition Date as determined solely by the District, by a special warranty deed or other instrument acceptable to the Board together with a metes and bounds or other description, the Real Property upon which any Improvements are constructed or which are necessary for the operation and maintenance of, and access to, the Improvements.

- a. **Cost.** The parties agree that all Real Property shall be provided to the District at no cost, unless (i) the costs for the Real Property are expressly included as part of the Project, as described in the Engineer's Report, and (ii) the purchase price for the Real Property is the lesser of the appraised value of the Real Property, based on an appraisal obtained by the District for this purpose, or the cost basis of the Real Property to the Developer.
- b. **Fee Title and Other Interests** – The District may determine in its reasonable discretion that fee title for Real Property is not necessary and in such cases shall accept such other interest in the lands upon which the Improvements are constructed as the District deems acceptable.
- c. **Developer Reservation** – Any conveyance of Real Property hereunder by special warranty deed or other instrument shall be subject to a reservation by Developer of its right and privilege to use the area conveyed to construct any Improvements and any future improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of the Development) not inconsistent with the District's use, occupation or enjoyment thereof.
- d. **Fees, Taxes, Title Insurance** – The Developer shall pay the cost for recording fees and documentary stamps required, if any, for the conveyance of the lands upon which the Improvements are constructed. The Developer shall be responsible for all taxes and assessments levied on the lands upon which the Improvements are constructed until such time as the Developer conveys all said lands to the District. At the time of conveyance, the Developer shall provide, at its expense, an owner's title insurance policy or other evidence of title in a form satisfactory to the District.
- e. **Boundary Adjustments** – Developer and the District agree that reasonable future boundary adjustments may be made as deemed necessary by both parties in order to accurately describe lands conveyed to the District and lands which remain in Developer's ownership. The parties agree that any land transfers made to accommodate such adjustments shall be accomplished by donation. However, the party requesting such adjustment shall pay any transaction costs resulting from the

adjustment, including but not limited to taxes, title insurance, recording fees or other costs. Developer agrees that if a court or other governmental entity determines that a re-platting of the lands within the District is necessary, Developer shall pay all costs and expenses associated with such actions.

**5. TAXES, ASSESSMENTS, AND COSTS.**

- a. *Taxes and Assessments on Property Being Acquired.*** The District is an exempt governmental unit acquiring property pursuant to this Agreement for use exclusively for public purposes. Accordingly, in accordance with Florida law, the Developer agrees to place in escrow with the County tax collector an amount equal to the current ad valorem taxes and non-ad valorem assessments (with the exception of those ad valorem taxes and non-ad valorem assessments levied by the District) prorated to the date of transfer of title, based upon the expected assessment and millage rates giving effect to the greatest discount available for early payment.
- i.** If and only to the extent the property acquired by the District is subject to ad valorem taxes or non-ad valorem assessments, the Developer agrees to reimburse the District for payment, or pay on its behalf, any and all ad valorem taxes and non-ad valorem assessments imposed during the calendar year in which each parcel of property is conveyed.
  - ii.** Nothing in this Agreement shall prevent the District from asserting any rights to challenge any taxes or assessments imposed, if any, on any property of the District.
- b. *Notice.*** The parties agree to provide notice to the other within thirty (30) calendar days of receipt of any notice of potential or actual taxes, assessments, or costs, as a result of any transaction pursuant to this Agreement, or notice of any other taxes, assessments, or costs imposed on the property acquired by the District as described in subsection a. above. The Developer covenants to make any payments due hereunder in a timely manner in accord with Florida law. In the event that the Developer fails to make timely payment of any such taxes, assessments, or costs, the Developer acknowledges the District's right to make such payment. If the District makes such payment, the Developer agrees to reimburse the District within thirty (30) calendar days of receiving notice of such payment, and to include in such reimbursement any fees, costs, penalties, or other expenses which accrued to the District as a result of making such a payment, including interest at the maximum rate allowed by law from the date of the payment made by the District.
- c. *Tax liability not created.*** Nothing herein is intended to create or shall create any new or additional tax liability on behalf of the Developer or the District. Furthermore, the parties reserve all respective rights to challenge, pay under protest, contest or litigate the imposition of any tax, assessment, or cost in good faith they believe is unlawfully or inequitably imposed and agree to cooperate in good faith in the challenge of any such imposition.

**6. ACQUISITIONS AND BOND PROCEEDS.** The District may in the future, and in its sole discretion, elect to issue Bonds that may be used to finance portions of work acquired hereunder, as well as reimburse Advanced Funds. In the event that the District issues the Bonds and has bond proceeds available to pay for any portion of the Project acquired by the District, or any Advanced Funds, and subject to the terms of the applicable documents relating to the Bonds, then the District shall promptly make payment for any such acquired Work Product, Improvements or Real Property, or reimbursable Advanced Funds, pursuant to the terms of this Agreement; provided, however, that no such obligation shall exist where the Developer is in default on the payment of any debt service assessments due on any property owned by the Developer, or is in default under any agreements between the Developer and the District, or, further, in the event the District's bond counsel determines that any such acquisitions or payments for Advanced Funds are not properly compensable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing. Interest shall not accrue on any amounts owed for any prior acquisitions, or Advanced Funds. Unless otherwise provided in an applicable trust indenture, and in the event the District does not or cannot issue sufficient bonds within five (5) years from the date of this Agreement to pay for all acquisitions hereunder, and reimburse Advanced Funds, and, thus does not make payment to the Developer for any unfunded acquisitions, or any unreimbursed Advanced Funds, then the parties agree that the District shall have no payment or reimbursement obligation whatsoever for those unfunded acquisitions, or unreimbursed Advanced Funds. The Developer acknowledges that the District may convey some or all of the Work Product and/or Improvements described in the Engineer's Report to a general purpose unit of local government (e.g., the County) and consents to the District's conveyance of such Work Product and/or Improvements prior to any payment being made by the District.

**NOTWITHSTANDING ANYTHING ELSE STATED IN THIS AGREEMENT, BONDS PROCEEDS FROM THE BONDS WILL BE AVAILABLE TO THE DEVELOPER FOR THE WORK PRODUCT AND IMPROVEMENTS CONTEMPLATED BY THIS SECTION AND THE ADVANCED FUNDING CONTEMPLATED BY SECTION 2 ONLY AFTER \$750,000 OF THOSE PROCEEDS HAVE BEEN DISTRIBUTED TO CENTER LAKE PROPERTIES LLLP FOR THE WORK PRODUCT AND IMPROVEMENTS THEY HAVE UNDERTAKEN IN THE LANDS WITHIN THE DISTRICT.**

**7. CONTRIBUTIONS.** In connection with the issuance of the Bonds, the District will levy debt service special assessments to secure the repayment of Bonds. As described in more detail in the District's applicable assessment reports ("**Assessment Report**"), and prior to the issuance of the Bonds, the Developer may request that such debt service special assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of this Agreement, the Developer agrees to provide a contribution of Improvements, Work Product and/or Real Property based on appraised value, comprising a portion of the Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment by the District hereunder.

**8. IMPACT FEE CREDITS.** [RESERVED.]

**9. UTILITY CONNECTION FEES.** [RESERVED.]

**10. DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance. Any default under an applicable trust indenture for the Bonds caused by the Developer and/or its affiliates shall be a default hereunder, and the District shall have no obligation to fund the Project in the event of such a default. Notwithstanding the foregoing, neither the District nor the

Developer shall be liable for any consequential, special, indirect or punitive damages due to a default hereunder. Prior to commencing any action for a default hereunder, the party seeking to commence such action shall first provide written notice to the defaulting party of the default and an opportunity to cure such default within 30 days.

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

**12. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer.

**13. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

**14. NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver Notice on behalf of the District and the Developer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

**15. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

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

Notwithstanding the foregoing, the Trustee, acting at the direction of the Majority Owners of the Bonds, shall have the right to directly enforce the provisions of this Agreement. The Trustee shall not be deemed to have assumed any obligations under this Agreement. This Agreement may not be assigned or materially amended, and the Project may not be materially amended, without the written consent of the Trustee, acting at the direction of the Majority Owners of the Bonds, which consent shall not be unreasonably withheld.

**17. ASSIGNMENT.** Neither the District nor the Developer may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

**18. APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in the County in which the District is located.

**19. PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

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

**21. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

**22. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

**WHEREFORE**, the parties below execute the *Acquisition Agreement* to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2025.

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: Chairperson

**TAYLOR MORRISON OF FLORIDA, INC.**

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

**Exhibit A:**      *Engineer's Report*, dated October 2025

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

**7B**



This instrument was prepared by:

Kutak Rock LLP  
107 W. College Ave.  
Tallahassee, Florida 32301

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**COLLATERAL ASSIGNMENT AGREEMENT  
(2025 BONDS / ASSESSMENT AREA TWO)**

**THIS COLLATERAL ASSIGNMENT AGREEMENT (“Agreement”)** is made and entered into, by and between:

**Center Lake Ranch West Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”); and

**Taylor Morrison of Florida, Inc.**, a Florida corporation, the owner and developer of certain lands within the boundary of the District, and whose mailing address is 4900 N. Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251 (“**Developer**”).

**RECITALS**

**WHEREAS**, the District was established by ordinance pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, and acquiring certain infrastructure, including roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

**WHEREAS**, the District proposes to issue its Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two) (“**Bonds**”) to finance certain public infrastructure for the District’s “Assessment Area Two Project” a/k/a “2025 Project” (herein, “**Project**”); and

**WHEREAS**, the Project is described in that certain *Engineer’s Report (Assessment Area Two)*, dated October 2025, as supplemented by the *Second Supplemental Engineer’s Report (Assessment Area Two)* dated October 2025 (together, “**Engineer’s Report**”); and

**WHEREAS**, the security for the repayment of the Bonds is the special assessments (“**Assessments**”) levied against benefitted lands within “Assessment Area Two,” which includes certain lands owned by Developer and that are described in **Exhibit A (“Property”)**; and

**WHEREAS**, the Property is presently planned to include certain planned product types and units<sup>1</sup> (as used herein with respect to the planned units and/or the undeveloped lands within the Property that may be developed into the planned units and that will fully secure the Assessments, “**Lots**”); and

**WHEREAS**, “**Development Completion**” will occur when the Project is complete, all Lots have been developed, and all other infrastructure work necessary to support the Lots has been completed; and

**WHEREAS**, prior to Development Completion, there is an increased likelihood that adverse changes to local or national economic conditions may result in a default in the payment of the Assessments securing the Bonds; and

**WHEREAS**, in the event of default in the payment of the Assessments, the District has certain remedies – namely, if the Assessments are direct billed, the remedy available to the District for non-payment of the Assessments would be an action in foreclosure, or if the Assessments are collected pursuant to Florida’s uniform method of collection, the remedy available to the District for non-payment of the Assessments would be the sale of tax-certificates (collectively, “**Remedial Rights**”); and

**WHEREAS**, in the event the District exercises its Remedial Rights, the District will require the assignment of certain Development Rights (defined below) to complete development of the Property; and

**WHEREAS**, the rights assigned to the District hereunder shall be exercised in a manner which will not materially affect the intended development of the Property.

**NOW, THEREFORE**, in consideration of the above recitals which the parties hereby agree are true and correct and are hereby incorporated by reference and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Developer and the District agree as follows:

1. **COLLATERAL ASSIGNMENT.**

**Development Rights.** The Developer hereby collaterally assigns to the District, to the extent assignable and to the extent that they are owned or controlled by the Developer at execution of this Agreement or subsequently acquired by the Developer, all of the Developer’s development rights relating to development of the Property and/or the Project (herein, collectively, “**Development Rights**”), as security for the Developer’s payment and performance and discharge of its obligation to pay the Assessments levied against the Property owned by the Developer from time to time. The Development Rights shall include the items listed in subsections (a) through (i) below as they pertain to development of the Property and/or the Project:

(a) Zoning approvals, density approvals and entitlements, concurrency and capacity certificates, and development agreements.

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<sup>1</sup> The number and type of Lots may vary based on final development. Ultimately, and subject to true-up determinations, the Developer is obligated to develop sufficient residential units (i.e., presently planned for 394 residential units, or 509.50 ERUs) that would absorb the full allocation of Assessments securing the Bonds and related to the Property, where such Assessments are based on the assessment levels for each product type established in the *Second Supplemental Special Assessment Methodology Report*, dated \_\_\_\_\_, 2025.

(b) Engineering and construction plans and specifications for grading, roadways, site drainage, stormwater drainage, signage, water distribution, wastewater collection, and other improvements.

(c) Preliminary and final site plans.

(d) Architectural plans and specifications for public buildings and other public improvements relating to the Property.

(e) Permits, approvals, resolutions, variances, licenses, and franchises granted by governmental authorities, or any of their respective agencies, for or affecting the development within the Property and construction of improvements thereon, or off-site to the extent such off-site improvements are necessary or required for Development Completion.

(f) Contracts with engineers, architects, land planners, landscape architects, consultants, contractors, and suppliers for or relating to the construction of the development within the Property or the construction of improvements thereon.

(g) All declarant's rights under any homeowner's association or other similar governing entity with respect to the Property.

(h) All impact fee credits.

(i) All future creations, changes, extensions, revisions, modifications, substitutions, and replacements of any of the foregoing.

**Exclusions.** Notwithstanding the foregoing, the Development Rights shall not include any rights which relate solely to: (i) platted Lots conveyed to unaffiliated homebuilders or end-users, or (ii) any property which has been conveyed to the City of St. Cloud, Florida, Osceola County, Florida, the District, any utility provider, or any governmental or quasi-governmental entity as may be required by applicable permits, approvals, plats, entitlements or regulations affecting the District, if any (items (i) and (ii) referred to herein as "**Permitted Transfer**").

**Rights Inchoate.** The assumption of rights under this Agreement shall be inchoate and shall only become an absolute assignment and assumption of the Development Rights, upon failure of the Developer to pay the Assessments levied against the Property; provided, however, that such assignment shall only be absolute to the extent that: (i) this Agreement has not been terminated earlier pursuant to the term of this Agreement, (ii) a Permitted Transfer has not already occurred with respect to the Development Rights, or (iii) a Lot is conveyed to an unaffiliated homebuilder or end-user, in which event such Lot shall be released automatically herefrom.

**Rights Severable.** To the extent that any Development Rights apply to the Property and additional lands, or to property that is the subject of a Permitted Transfer, the Developer shall at the request of the District cooperate and take reasonable steps to separate such rights for the District's use.

2. **WARRANTIES BY DEVELOPER.** The Developer represents and warrants to the District that:

(a) Other than Permitted Transfers, the Developer has made no assignment of the Development Rights to any person other than District.

(b) The Developer is not prohibited under agreement with any other person or under any judgment or decree from the execution and delivery of this Agreement.

(c) No action has been brought or threatened which would in any way interfere with the right of the Developer to execute this Agreement and perform all of the Developer's obligations herein contained.

(d) Any transfer, conveyance or sale of the Property shall subject any and all affiliated entities or successors-in-interest of the Developer to this Agreement, except to the extent of a Permitted Transfer.

3. **COVENANTS.** The Developer covenants with District that during the Term (as defined herein):

(a) The Developer will use reasonable, good faith efforts to: (i) fulfill, perform, and observe each and every material condition and covenant of the Developer relating to the Development Rights and (ii) give notice to the District of any claim of default relating to the Development Rights given to or by the Developer, together with a complete copy of any such claim.

(b) The Developer agrees not to take any action that would decrease the development entitlements to a level below the amount necessary to support the then outstanding Assessments, other than satisfying any true-up obligations to the District; to take any action to modify, waive, release or terminate the Development Rights in a manner that would materially impair or impede Development Completion; or otherwise take any action that would materially impair or impede Development Completion.

4. **EVENTS OF DEFAULT.** Any breach of the Developer's warranties contained in Section 2 hereof or breach of covenants contained in Section 3 hereof shall, after the giving of written notice and an opportunity to cure (which cure period shall be not more than thirty (30) days), constitute an "Event of Default" under this Agreement. An Event of Default shall also include the transfer of title to Lots owned by Developer pursuant to a judgment of foreclosure entered by a court of competent jurisdiction in favor of District (or its designee) or a deed in lieu of foreclosure to District (or its designee), or the acquisition of title to such Lots through the sale of tax certificates.

5. **REMEDIES UPON DEFAULT.** Upon an Event of Default, the District or its designee may, as the District's sole and exclusive remedies, take any or all of the following actions, at the District's option:

(a) Perform any and all obligations of the Developer relating to the Development Rights and exercise any and all rights of the Developer therein as fully as the Developer could.

(b) Initiate, appear in, or defend any action arising out of or affecting the Development Rights.

(c) Further assign any and all of the Development Rights to a third party acquiring title to the Property or any portion thereof from the District or at a District foreclosure sale.

6. **AUTHORIZATION IN EVENT OF DEFAULT.** Upon an Event of Default, the Developer does hereby authorize and shall direct any party to any agreement relating to the Development Rights to tender performance thereunder to the District or its designee upon written notice and request from the District.

Any such performance in favor of the District or its designee shall constitute a full release and discharge to the extent of such performance as fully as though made directly to the Developer.

7. **SECURITY AGREEMENT.** This Agreement shall be a security agreement between the Developer, as the debtor, and the District, as the secured party, covering the Development Rights that constitute personal property governed by the Florida Uniform Commercial Code ("**Code**"), and the Developer grants to the District a security interest in such Development Rights. In addition to the District's other rights hereunder, and upon an Event of Default, the District shall have the right to file any and all financing statements that may be required by the District to establish and maintain the validity and priority of the District's security interest rights of a secured party under the Code.

8. **TERM; TERMINATION.** Unless the assignment of Development Rights becomes absolute, this Agreement shall automatically terminate upon the earliest to occur of the following: (i) payment of the Bonds in full; (ii) Development Completion; and (iii) upon occurrence of a Permitted Transfer, but only to the extent that such Development Rights are with respect to lands that are the subject of the Permitted Transfer (herein, the "**Term**").

9. **AMENDMENT.** This Agreement may be modified in writing only by the mutual agreement of all parties hereto, and only after satisfaction of the conditions set forth in Section 15.

10. **ASSIGNMENT.** This Agreement shall constitute a covenant running with title to the Property, binding upon the Developer and its successors and assigns as to the Property or portions thereof. Any transferee shall take title subject to the terms of this Agreement and with respect to the portion of the Property so transferred, provided however that this Agreement shall not apply to any portion of the Property that is the subject of a Permitted Transfer.

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

12. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

13. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver Notice on behalf of the District and the Developer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

14. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

15. **THIRD PARTY BENEFICIARIES.** Except as set forth in the following paragraph, this Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns.

Notwithstanding the foregoing, the Trustee, acting at the direction of the Majority Owners of the Bonds, shall have the right to directly enforce the provisions of this Agreement. The Trustee shall not be deemed to have assumed any obligations under this Agreement. This Agreement may not be materially amended, and the Project may not be materially amended, without the written consent of the Trustee, acting at the direction of the Majority Owners of the Bonds, which consent shall not be unreasonably withheld.

16. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in the County in which the District is located.

17. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

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

19. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

20. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

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

[SIGNATURES TO FOLLOW]

**WHEREFORE**, the parties below execute the *Collateral Assignment Agreement (2025 Bonds/Assessment Area Two)* to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2025.

**WITNESS**

**CENTER LAKE RANCH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of CENTER LAKE RANCH WEST CDD, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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



[SIGNATURE PAGE FOR COLLATERAL ASSIGNMENT AGREEMENT]

**WITNESS**

**TAYLOR MORRISON OF FLORIDA, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of TAYLOR MORRISON OF FLORIDA, INC., who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

**EXHIBIT A:** Legal Description for Property [Assessment Area Two / Taylor Morrison Neighborhood Only]

**EXHIBIT A:**

Legal Description for Property

[Assessment Area Two / Taylor Morrison Neighborhood Only]

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

**7C**

**COMPLETION AGREEMENT  
(2025 BONDS / ASSESSMENT AREA TWO)**

**THIS COMPLETION AGREEMENT (“Agreement”)** is made and entered into, by and between:

**Center Lake Ranch West Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”); and

**Taylor Morrison of Florida, Inc.**, a Florida corporation, the owner and developer of certain lands within the boundary of the District, and whose mailing address is 4900 N. Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251 (“**Developer**”).

**RECITALS**

**WHEREAS**, the District was established by ordinance pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, and acquiring certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

**WHEREAS**, the Developer is the developer of certain lands within the boundaries of the District; and

**WHEREAS**, the District presently intends to undertake the planning, design, acquisition, construction, and installation of certain public infrastructure improvements for what is known as the “2025 Project,” estimated to cost \$29,040,000 (“**Project**”);

**WHEREAS**, the Project is described in that certain *Engineer’s Report (Assessment Area Two)*, dated October 2025, as supplemented by the *Second Supplemental Engineer’s Report (Assessment Area Two)*, dated October 2025 (together, “**Engineer’s Report**”), which are attached to this Agreement as **Exhibit A**; and

**WHEREAS**, the District intends to finance a portion of the Project through the use of proceeds from the anticipated sale of its Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two) (“**Bonds**”); and

**WHEREAS**, the Developer and the District hereby agree that the District will only be obligated to issue the Bonds to fund the Project and, subject to the terms and conditions of this Agreement, the Developer will make provision for any additional funds that may be needed in the future for the completion of the Project.

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

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. **COMPLETION OF PROJECT.** The Developer and District agree and acknowledge that the District's proposed Bonds will provide only a portion of the funds necessary to complete the Project. Therefore, the Developer hereby agrees to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those portions of the Project which remain unfunded including, but not limited to, all administrative, legal, warranty, engineering, permitting or other related work product and soft costs (together, "**Remaining Improvements**") whether pursuant to existing contracts, including change orders thereto, or future contracts. The District and Developer hereby acknowledge and agree that the District's execution of this Agreement constitutes the manner and means, as described below, by which the District and the Developer have elected to provide any and all portions of the Remaining Improvements not funded by the Bonds (including any amounts available in the applicable acquisition and construction account as well as debt service reserve accounts, as established for the Bonds pursuant to the terms of the applicable trust indenture(s)).

- a. ***Subject to Existing Contract*** - When all or any portion of the Remaining Improvements are the subject of an existing District contract, the Developer shall provide funds or cause funds to be provided directly to the District in an amount sufficient to complete the Remaining Improvements pursuant to such contract, including change orders thereto.
- b. ***Not Subject to Existing Contract*** – When any portion of the Remaining Improvements is not the subject of an existing District contract, the Developer may choose to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those Remaining Improvements.
- c. ***Future Bonds*** – Subject to the terms of the *Acquisition Agreement*, dated August 28, 2023 ("**Acquisition Agreement**") entered into by the parties, the parties agree that any funds provided by Developer to fund the Remaining Improvements may be later payable from, and the District's acquisition of the Remaining Improvements may be payable from, the proceeds of a future issuance of bonds by the District (i.e., other than the Bonds). Within forty-five (45) days of receipt of sufficient funds by the District for the District's improvements and facilities (including but not limited to any Remaining Improvements) and from the issuance of such future bonds, the District shall reimburse Developer to the extent that there are proceeds available from such future bonds, exclusive of interest, for the funds and/or improvements provided pursuant to this Agreement; provided, however, that no such obligation shall exist where the Developer is in default on the payment of any debt service assessments due on any property within the District owned by the Developer, and, further, in the event the District's bond counsel determines that any such monies advanced or expenses incurred are not properly reimbursable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to reimburse such monies advanced or

expenses incurred. Nothing herein shall cause or be construed to require the District to issue additional bonds or indebtedness – other than the Bonds – to provide funds for any portion of the Remaining Improvements. The Developer shall be required to meet its obligations hereunder and complete the Project regardless whether the District issues any future bonds (other than the Bonds) or otherwise pays the Developer for any of the Remaining Improvements. Interest shall not accrue on any amounts owed hereunder. If within five (5) years of the date of this Agreement, the District does not or cannot issue such future bonds, and, thus does not reimburse the Developer for the funds or improvements advanced hereunder, then the parties agree that the District shall have no reimbursement obligation whatsoever.

### 3. OTHER CONDITIONS AND ACKNOWLEDGMENTS

- a. ***Material Changes to Project*** – The District and the Developer agree and acknowledge that the exact location, size, configuration and composition of the Project may change from that described in the Engineer’s Report, depending upon final design of the development, permitting or other regulatory requirements over time, or other factors. Material changes to the Project shall be made by a written amendment to the Engineer’s Report, which shall include an estimate of the cost of the changes, and shall require the consent of the Developer and the District, as well as the Trustee to the extent required by Section 9. Such consent is not necessary and the Developer must meet the completion obligations, or cause them to be met, when the scope, configuration, size and/or composition of the Project is materially changed in response to a requirement imposed by a regulatory agency.
- b. ***Conveyances*** – The District and Developer agree and acknowledge that any and all portions of the Remaining Improvements which are constructed, or caused to be constructed, by the Developer shall be conveyed to the District or such other appropriate unit of local government as is designated in the Engineer’s Report or required by governmental regulation or development approval. All conveyances to another governmental entity shall be in accordance with and in the same manner as provided in any agreement between the District and the appropriate unit of local government. Further, all such conveyances shall be done in a manner consistent with the Acquisition Agreement and, without intending to limit the same, shall include all necessary real property interests for the District to own, operate and maintain the Remaining Improvements. Further, and in addition to any requirements under the Acquisition Agreement, such conveyances shall also include all right, title, interest, and benefit of the Developer, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, insurance rights, indemnification, defense and hold harmless rights, enforcement rights, claims, lien waivers, and other rights of any kind, with respect to the creation of the Remaining Improvements.

4. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance. Any default under the applicable trust indenture for the Bonds caused by the Developer and/or its affiliates shall be a default hereunder, and the District shall have no obligation to fund the Project with the proceeds of the Bonds in the event of such a default. Prior to commencing

any action for a default hereunder, the party seeking to commence such action shall first provide written notice to the defaulting party of the default and an opportunity to cure such default within 30 days.

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

6. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

7. **NOTICES.** All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or hand delivered to the parties, at the addresses first set forth above. Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. If mailed as provided above, Notices shall be deemed delivered on the third business day unless actually received earlier. Notices hand delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

8. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

9. **THIRD PARTY BENEFICIARIES.** Except as set forth below, this Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns.

Notwithstanding the foregoing, the Trustee, acting at the direction of the Majority Owners of the Bonds, shall have the right to directly enforce the provisions of this Agreement. The Trustee shall not be deemed to have assumed any obligations under this Agreement. This Agreement may not be assigned or materially amended, and the Project may not be materially amended, without the written consent of the

Trustee, acting at the direction of the Majority Owners of the Bonds, which consent shall not be unreasonably withheld.

10. **ASSIGNMENT.** The District and the Developer may only assign this Agreement or any monies to become due hereunder with the prior written approval of the other, and only after satisfaction of the conditions set forth in Section 9 above.

11. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer, and only after satisfaction of the conditions set forth in Section 9 above.

12. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in the County in which the District is located.

13. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.

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

15. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

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

[CONTINUED ON NEXT PAGE]



**WHEREFORE**, the parties below execute the *Completion Agreement (2025 Bonds/Assessment Area Two Project)* to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2025.

**CENTER LAKE RANCH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**TAYLOR MORRISON OF FLORIDA, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Exhibit A:**     *Engineer's Report (Assessment Area Two)*, dated October 2025 and *Second Supplemental Engineer's Report (Assessment Area Two)*, dated October 2025

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

**7D**

This instrument was prepared by:

Kutak Rock LLP  
107 W. College Ave.  
Tallahassee, Florida 32301

---

**CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT  
DECLARATION OF CONSENT  
(2025 BONDS / ASSESSMENT AREA TWO)**

**Taylor Morrison of Florida, Inc.**, a Florida corporation, together with its successors and assigns (together, "**Landowner**"), represents that it is the owner of 100% of the land described in **Exhibit A** attached hereto and made a part hereof ("**Property**"), and further declares, acknowledges and agrees as follows:

1. The Center Lake Ranch West Community Development District ("**District**") is, and has been at all times, on and after its establishment date, a legally-created, duly organized, and validly existing community development district under the provisions of Chapter 190, *Florida Statutes*, as amended ("**Act**"). Without limiting the generality of the foregoing, the Landowner acknowledges that: (a) the petition filed with the City of St. Cloud, Florida ("**City**"), relating to the creation of the District contained all matters required by the Act to be contained therein and was filed in the manner and by the persons required by the Act; (b) City Ordinance No. 2022-18 passed and enacted on August 11, 2022 was duly and properly enacted by the City in compliance with all applicable requirements of law; (c) the members of the Board of Supervisors of the District were duly and properly designated pursuant to the Act to serve in their capacities, and had the authority and right to authorize, approve and undertake all actions of the District approved and undertaken from the date of establishment of the District, to and including the date of this Declaration; and (d) the Property is within the boundaries of the District and subject to the District's jurisdiction and authority.

2. The Landowner understands and acknowledges that the District has adopted Resolution Nos. 2026-02, 2026-05 and 2026-06 (collectively, "**Assessment Resolutions**") that levied and imposed debt service special assessment liens on the Property (together, "**Assessments**"). Such Assessments, which may include "true-up" payments pursuant to the terms of the Assessment Resolutions, are legal, valid and binding first liens upon the Property, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims, until paid.

3. The Landowner hereby expressly acknowledges, represents and agrees that: (i) the Assessments (including any "true-up" payments), the Assessment Resolutions, and the terms of the financing documents related to the District's issuance of its Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two), or securing payment thereof ("**Financing Documents**"), are, to the extent of the Landowner's obligations thereunder and with respect thereto, valid and binding obligations enforceable in accordance with their terms; (ii) the Landowner has no claims or offsets whatsoever against, or defenses or counterclaims whatsoever to, payments of the Assessments (including any "true-up" payments) and/or amounts due under the Financing Documents, and the Landowner expressly waives any such claims, offsets, defenses or counterclaims; (iii) the Landowner hereby waives any and all rights, remedies, and other actions now or hereafter contemplated to contest, challenge, or otherwise dispute or object to the Assessment Resolutions, the Assessments (including any "true-up" payments), the

Financing Documents, and all proceedings undertaken by the District in connection therewith; (iv) the Landowner expressly waives and relinquishes any argument, claim or defense that foreclosure proceedings cannot be commenced until one (1) year after the date of the Landowner's default and agrees that, immediate use of remedies in Chapter 170, *Florida Statutes*, is an appropriate and available remedy, notwithstanding the provisions of Section 190.026, *Florida Statutes*; and (v) to the extent Landowner fails to timely pay any special assessments collected by mailed notice of the District, such unpaid special assessments and future special assessments may be placed on the tax roll by the District for collection by the Tax Collector pursuant to section 197.3632, *Florida Statutes*, in any subsequent year. Notwithstanding anything to the contrary herein, nothing in this Declaration of Consent is intended to make the Assessments a personal obligation of the Developer.

4. The Landowner hereby waives the right granted in Section 170.09, *Florida Statutes*, to prepay the Assessments within thirty (30) days after the improvements are completed, without interest, in consideration of, among other things, rights granted by the District to prepay Assessments in full at any time, or in part up to two times, and in either case with interest, under the circumstances set forth in the Assessment Resolutions.

5. Pursuant to Section 197.3632(4)(b), *Florida Statutes*, the Landowner hereby expressly waives any and all notice requirements for use of the Uniform Method of Collection.

6. Landowner further agrees that, as part of the Assessments, the Property is subject to the true-up provisions established under the District's Assessment Resolutions and set forth in the *Master Special Assessment Methodology Report (Assessment Area Two)*, dated November 4, 2025, and as supplemented by the *Second Supplemental Special Assessment Methodology Report*, dated \_\_\_\_\_, 2025, and available at the offices of the District Manager as provided herein. The true-up mechanisms, which are incorporated herein by reference, are applicable to plats and re-plats.

7. This Declaration shall represent a lien of record for purposes of Florida law, including but not limited to Chapter 197, *Florida Statutes*, and Sections 197.552 and 197.573, *Florida Statutes*, among others. Other information regarding the Assessments is available from the District's Manager, c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**THE DECLARATIONS, ACKNOWLEDGEMENTS AND AGREEMENTS CONTAINED HEREIN SHALL RUN WITH THE PROPERTY DESCRIBED IN EXHIBIT A HERETO AND SHALL BE BINDING ON THE LANDOWNERS AND ON ALL PERSONS (INCLUDING BUT NOT LIMITED TO INDIVIDUALS AS WELL AS CORPORATIONS, ASSOCIATIONS, TRUSTS, AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE PROPERTY IS PLATTED AT SUCH TIME. BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS DECLARATION TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE, SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY AND ENFORCEABILITY OF THIS DECLARATION.**

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[SIGNATURE PAGE FOR DECLARATION OF CONSENT]

To be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2025.

**WITNESS**

**TAYLOR MORRISON OF FLORIDA, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of TAYLOR MORRISON OF FLORIDA, INC., who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

**EXHIBIT A:** Legal Description of Property [Assessment Area Two / Taylor Morrison Property Only]

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

**7E**

This instrument was prepared by:

Jere Earlywine  
Kutak Rock LLP  
107 W. College Ave.  
Tallahassee, Florida 32301

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**CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT  
SUPPLEMENTAL DISCLOSURE OF PUBLIC FINANCE  
(ASSESSMENT AREA TWO PROJECT)**

This *Supplemental Disclosure of Public Finance (Assessment Area Two Project)* supplements that prior *Disclosure of Public Finance (2023 Bonds / Assessment Area One)* ("**Prior Disclosure**") recorded in the Public Records of Osceola County, Florida at Instrument #2024001524, Book 6529, Pages 824 et seq., which Prior Disclosure remains in full force and effect. All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Prior Disclosure.

On \_\_\_\_\_, 2025, the District issued its Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two) ("**2025 Bonds**") to finance the "**Assessment Area Two Project**" within the District. Assessment Area Two consists of those lands described in **Exhibit B**. The Assessment Area Two Project is described in the *Engineer's Report (Assessment Area Two)*, dated October 2025, as supplemented by the *Second Supplemental Engineer's Report (Assessment Area Two)*, dated October 2025 (together, and as otherwise supplemented, the "**Engineer's Report**").

The 2025 Bonds are secured by special assessments ("**2025 Assessments**") levied and imposed on certain benefitted lands within Assessment Area Two. The 2025 Assessments are further described in the *Master Special Assessment Methodology Report (Assessment Area Two)*, dated November 4, 2025, as supplemented by the *Second Supplemental Special Assessment Methodology Report*, dated \_\_\_\_\_, 2025 (together, and as otherwise supplemented, "**Assessment Report**").

Please note that the District's capital improvement plans and future financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice. For more information about the District, or copies of any of the documents listed herein, such as the Engineer's Report or Assessment Report, please visit: <https://centerlakeranchwestcdd.net/> or contact the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (Phone: 561-571-0010).

[CONTINUED ON NEXT PAGE]

**IN WITNESS WHEREOF**, the foregoing *Supplemental Disclosure of Public Finance (Assessment Area Two Project)* has been executed to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2025.

**WITNESS**

**CENTER LAKE RANCH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Chairman

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as Chairman of the Center Lake Ranch West Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF \_\_\_\_\_

(NOTARY SEAL)

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

**EXHIBIT A:** Legal Description of Boundaries of District

**EXHIBIT B:** Legal Description of Assessment Area Two



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

**7F**

This instrument was prepared by:

Kutak Rock LLP  
107 W. College Ave.  
Tallahassee, Florida 32301

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**CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF SPECIAL ASSESSMENTS / GOVERNMENTAL LIEN OF RECORD  
(2025 BONDS/ASSESSMENT AREA TWO)**

**PLEASE TAKE NOTICE** that the Board of Supervisors of the Center Lake Ranch West Community Development District ("**District**") in accordance with Chapters 170, 190, and 197, *Florida Statutes*, previously adopted Resolution Nos. 2026-02, 2026-05 and 2026-06 (together, "**Assessment Resolutions**"). The Assessment Resolutions levy and impose one or more non-ad valorem, debt service special assessment lien(s) ("**Assessments**"), which are levied on the property known as "Assessment Area Two" ("**Assessment Area**") described in **Exhibit A**.

The Assessments secure the District's repayment of debt service on the District's Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two) ("**Bonds**"). The Bonds are intended to finance a portion of the District's "**Project**" (a/k/a "2025 Project" or "Assessment Area Two Project"), which is described in the *Engineer's Report (Assessment Area Two)*, dated October 2025, as supplemented by the *Second Supplemental Engineer's Report (Assessment Area Two)*, dated October 2025 (together, "**Engineer's Report**"). The Assessments are further described in the *Master Special Assessment Methodology Report (Assessment Area Two)*, dated November 4, 2025, and as supplemented by the *Second Supplemental Special Assessment Methodology Report*, dated \_\_\_\_\_, 2025 (together, "**Assessment Report**"). A copy of the Engineer's Report, Assessment Report and Assessment Resolutions may be obtained from the registered agent of the District as designated to the Florida Department of Economic Opportunity, or by contacting the District's Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (561) 571-0010.

The Assessments were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and constitute and will at all relevant times in the future constitute, legal, valid, and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. Please note that, as part of the Assessments, the Assessment Resolutions require that certain "True-Up Payments" be made in certain circumstances, and landowners should familiarize themselves with those requirements, as they constitute a requirement under the liens.

The District is a special purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. This notice shall remain effective even if the District undergoes merger, boundary amendment, or name change. Further, this notice shall constitute a lien of record under Florida law, including but not limited to Chapter 197, *Florida Statutes*, and Sections 197.552 and 197.573, *Florida Statutes*, among others.

Pursuant to Section 190.048, *Florida Statutes*, you are hereby notified that: **THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THE ASSESSMENT AREA. THESE TAXES**

**AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

**IN WITNESS WHEREOF**, this Notice has been executed to be effective as of the \_\_ day of December, 2025, and recorded in the Public Records of the County in which the District is located.

**WITNESS**

**CENTER LAKE RANCH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of CENTER LAKE RANCH WEST CDD, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

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

**7G**

Use This instrument was prepared by:

Kutak Rock LLP  
107 W. College Ave.  
Tallahassee, Florida 32301

---

**TRUE-UP AGREEMENT  
(2025 BONDS / ASSESSMENT AREA TWO)**

**THIS TRUE-UP AGREEMENT (“Agreement”)** is made and entered into by and between:

**Center Lake Ranch West Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is c/o 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”); and

**Taylor Morrison of Florida, Inc.**, a Florida corporation, the owner and developer of certain lands within the boundary of the District, and whose mailing address is 4900 N. Scottsdale Road, Suite 2000, Scottsdale, Arizona 85251 (“**Developer**”).

**RECITALS**

**WHEREAS**, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

**WHEREAS**, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, and acquiring certain infrastructure, roadways, stormwater management, utilities (water & sewer), offsite improvements, landscaping/lighting, and other infrastructure within or without the boundaries of the District; and

**WHEREAS**, the Developer is currently the owner and developer of certain lands (“**Property**”) within the District, as described in **Exhibit A** attached hereto; and

**WHEREAS**, for the benefit of the Property, the District presently intends to finance the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities, and services known as the “2025 Project” or “Assessment Area Two Project” (“**Project**”) and as described in the *Second Supplemental Engineer’s Report (Assessment Area Two)*, dated October 2025 (“**Engineer’s Report**”); and

**WHEREAS**, the District intends to finance a portion of the Project through the use of proceeds from the anticipated sale of its Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two) (“**2025 Bonds**”); and

**WHEREAS**, pursuant to Resolution Nos. 2026-02, 2026-05 and 2026-06 (together, “**Assessment Resolutions**”), the District has taken certain steps necessary to impose debt service special assessment

lien(s) ("**Debt Assessments**") on the Property pursuant to Chapters 170, 190 and 197, *Florida Statutes*, to secure repayment of the 2025 Bonds; and

**WHEREAS**, as part of the Assessment Resolutions, the District adopted the *Master Special Assessment Methodology Report (Assessment Area Two)*, dated November 4, 2025, and as supplemented by the *Second Supplemental Special Assessment Methodology Report*, dated \_\_\_\_\_, 2025 (together, "**Assessment Report**"), which is on file with the District and expressly incorporated herein by this reference; and

**WHEREAS**, Developer agrees that the Property benefits from the timely design, construction, or acquisition of the Project; and

**WHEREAS**, Developer agrees that the Debt Assessments, which were imposed on the Property, have been validly imposed and constitute valid, legal, and binding liens upon the Property; and

**WHEREAS**, the Assessment Resolutions together with the Assessment Report provide that as the Property is platted, the allocation of the amounts assessed to and constituting a lien upon the Property would be calculated based upon certain density assumptions relating to the number of each type of residential unit to be constructed on the developable acres within the Property, which assumptions were provided by Developer; and

**WHEREAS**, Developer intends to plat and develop the Property based on then-existing market conditions, and the actual densities developed may be at some density less than the densities assumed in the Assessment Report; and

**WHEREAS**, as more fully described by the Assessment Resolutions, the Assessment Report anticipates a "true-up" mechanism by which the Developer shall make certain payments to the District in order to satisfy, in whole or in part, the assessments allocated and the liens imposed pursuant to the Assessment Resolutions, with the amount of such payments being determined generally by a calculation of the principal amount of assessments to be assigned under the Assessment Report as compared to the amount able to be assigned as a result of actual platting.

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

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

2. **VALIDITY OF ASSESSMENTS.** Developer agrees that the Assessment Resolutions have been duly adopted by the District. Developer further agrees that the Debt Assessments imposed as liens by the District are legal, valid, and binding liens on the land against which assessed until paid, coequal with the liens of all state, county, district, and municipal taxes, and superior in dignity to all other state liens, titles, and claims. Developer waives any defect in notice or publication or in the proceedings to levy, impose, and collect the Debt Assessments on the lands within the District, and further waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such Debt Assessments. Developer further agrees that to the extent Developer fails to timely pay all Debt Assessments collected by mailed notice of the District, said unpaid Debt Assessments (including True-Up Payments (as defined

below)) may be placed on the tax roll by the District for collection by the County Tax Collector pursuant to Section 197.3632, *Florida Statutes*, in any subsequent year.

3. **WAIVER OF PREPAYMENT RIGHT.** Developer waives any rights it may have under Section 170.09, *Florida Statutes*, to prepay the Debt Assessments without interest within thirty (30) days of completion of the improvements.

4. **SPECIAL ASSESSMENT REALLOCATION; TRUE-UP PAYMENTS.** The Assessment Report identifies the amount of equivalent assessment units (and/or product types and unit counts) planned for the Property – specifically, 394 lots with 509.50 ERUs. At such time as lands are to be platted (or replatted) or site plans are to be approved (or re-approved), and subject to the conditions set forth in the Assessment Report, the plat or site plan (either, herein, “**Proposed Plat**”) shall be presented to the District for review pursuant to the terms herein. Such review shall be limited solely to the function and the enforcement of the District’s assessment liens and/or this Agreement. If such Proposed Plat is consistent with the development plan as identified in the Assessment Report, the District shall allocate the Debt Assessments to the product types being platted and the remaining property in accordance with the Assessment Report, and cause the Debt Assessments to be recorded in the District’s Improvement Lien Book. If a change in development shows a net increase in the overall principal amount of Debt Assessments able to be assigned to the Property, then the District may undertake a pro rata reduction of Debt Assessments for all assessed properties within the Property, or may otherwise address such net increase as permitted by law.

However, if a change in development as reflected in a Proposed Plat results in a net decrease in the overall principal amount of Debt Assessments able to be assigned to the planned units described in the Assessment Report, and located within the Property, and using any applicable test(s) set forth in the Assessment Report (if any), then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat and the remaining undeveloped lands (as applicable) to pay a “**True-Up Payment**” equal to the shortfall in Debt Assessments resulting from the reduction of planned units plus any applicable interest and/or collection fees. Any True-Up Payment shall become immediately due and payable prior to platting or re-platting by the Developer of the lands subject to the Proposed Plat, shall be separate from and not in lieu of the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the 2025 Bonds to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the 2025 Bonds)).

All Debt Assessments levied run with the land, and such assessment liens include any True-Up Payments. The District will not release any liens on property for which True-Up Payments are due, until payment has been satisfactorily made. Further, upon the District’s review of the final plat for the developable acres, any unallocated Debt Assessments in the form of the herein described True-Up Payments shall become immediately due and payable. This true-up process applies for both plats and/or re-plats.

5. **ENFORCEMENT.** This Agreement is intended to be an additional method of enforcement of Developer’s obligations to pay the portion of the Debt Assessments which constitutes the True-Up Payment and to abide by the requirements of the reallocation of Debt Assessments, including the making of the True-Up Payment, as set forth in the Assessment Resolutions. A default by either party under this

Agreement shall entitle any other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief, and specific performance. Prior to commencing any action for a default hereunder, the party seeking to commence such action shall first provide notice to the defaulting party of the default and an opportunity to cure such default within 30 days.

6. **ASSIGNMENT.** This Agreement shall constitute a covenant running with title to the Property, binding upon Developer and its successors and assigns as to the Property or portions thereof, and any transferee of any portion of the Property as set forth in this Section. Developer shall not transfer any portion of the Property to any third party, without first satisfying any True-Up Payment that results from any true-up determinations made by the District. Regardless of whether the conditions of this subsection are met, any transferee shall take title subject to the terms of this Agreement, but only to the extent this Agreement applies to the portion of the Property so transferred. As a point of clarification, and provided that any True-Up Payment is first made (which may be confirmed from an estoppel letter issued by the District through its District Manager), any platted lot conveyed to an end user with a home that has received a certificate of occupancy is automatically and forever released from the terms and conditions of this Agreement. Also provided that any True-Up Payment is first made (which may be confirmed from an estoppel letter issued by the District through its District Manager), any platted lot that is restricted from re-platting and is conveyed to a homebuilder is automatically and forever released from the terms and conditions of this Agreement.

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

8. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer, but only after satisfaction of the conditions set forth in Section 12.

9. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

10. **NOTICE.** All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or hand delivered to the parties, at the addresses first set forth above. Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. If mailed as provided above, Notices shall be deemed delivered on the third business day unless actually received earlier. Notices hand delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein. Notwithstanding the foregoing, to



the extent Florida law requires notice to enforce the collection of assessments placed on property by the District, then the provision of such notice shall be in lieu of any additional notice required by this Agreement.

11. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

12. **THIRD PARTY BENEFICIARIES.** Except as set forth below, this Agreement is solely for the benefit of the District and the Developer and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns.

Notwithstanding the foregoing, the Trustee, acting at the direction of the Majority Owners of the 2025 Bonds, shall have the right to directly enforce the provisions of this Agreement. The Trustee shall not be deemed to have assumed any obligations under this Agreement. This Agreement may not be materially amended, without the written consent of the Trustee, acting at the direction of the Majority Owners of the 2025 Bonds, which consent shall not be unreasonably withheld.

13. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in the County in which the District is located.

14. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

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

16. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

17. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

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

[THIS SPACE INTENTIONALLY LEFT BLANK]

**WHEREFORE**, the parties below execute the *True-Up Agreement (2025 Bonds/Assessment Area Two)* to be effective as of the \_\_\_\_ day of \_\_\_\_\_, 2025.

**WITNESS**

**CENTER LAKE RANCH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of CENTER LAKE RANCH WEST CDD, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

[SIGNATURE PAGE FOR TRUE-UP AGREEMENT]

**WITNESS**

**TAYLOR MORRISON OF FLORIDA, INC.**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_, as \_\_\_\_\_ of TAYLOR MORRISON OF FLORIDA, INC., who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

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

**EXHIBIT A:** Legal Description for Property [Assessment Area Two / Taylor Morrison Property Only]

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

**8**

**CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Center Lake Ranch West Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for additional annual renewals, subject to mutual agreement by both parties. The District is a local unit of special-purpose government created under Chapter 190, *Florida Statutes*, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in the City of St. Cloud, Osceola County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, *Florida Statutes*, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, *Florida Statutes*, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) electronic copy and one (1) unbound copy of their proposal to the offices of the District Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, ph: (877) 276-0889 ("District Manager"), in an envelope marked on the outside "Auditing Services, Center Lake Ranch West Community Development District." Proposals must be received by 12:00 p.m. on \_\_\_\_\_, 2026, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager.

District Manager

*Run date: must be published in at least one newspaper of general circulation in the District and the county in which the District is located. The public announcement must allow for at least 7 days for the submission of proposals.*

**CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT**

**REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2025**

Osceola County, Florida

**INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than \_\_\_\_\_, at 12:00 p.m., at the offices of District Manager, located at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit one (1) electronic copy and one (1) unbound copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Center Lake Ranch West Community Development District" on the face of it. **Please include pricing for each additional bond issuance.**

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (“**Proposal Documents**”).

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of the District’s limited waiver of liability contained in Section 768.28, *Florida Statutes*, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List the position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

**SECTION 13. PROTESTS.** In accordance with the District’s Rules of Procedure, any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) calendar hours (excluding Saturday, Sunday, and state holidays) after the receipt of the Proposal Documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be



filed within seven (7) calendar days (including Saturday, Sunday, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Proposal Documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

## CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT AUDITOR SELECTION EVALUATION CRITERIA

**1. Ability of Personnel. (20 Points)**

(E.g., geographic location of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

**2. Proposer's Experience. (20 Points)**

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other or current Community Development District(s) in other contracts; character, integrity, reputation of Proposer, etc.)

**3. *Understanding of Scope of Work.* (20 Points)**

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4. Ability to Furnish the Required Services. (20 Points)**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required.

**5. Price. (20 Points)\*\*\***

Points will be awarded based upon the lowest total proposal for rendering the services and the reasonableness of the proposal.

**Total (100 Points)**

\*\*\*Alternatively, the Board may choose to evaluate firms without considering price, in which case the remaining categories would be assigned 25 points each.

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

9

**RESOLUTION 2026-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CENTER LAKE RANCH  
WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME,  
AND LOCATION FOR LANDOWNERS' MEETING AND ELECTION; PROVIDING  
FOR PUBLICATION, PROVIDING FOR SEVERABILITY AND AN EFFECTIVE  
DATE**

**WHEREAS**, 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*, being situated entirely within the City of St. Cloud, Osceola County, Florida; and

**WHEREAS**, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the effective date of City Council Ordinance 2022-18 creating the District (the "Ordinance") is August 11, 2022; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on any date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), *Florida Statutes*.

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

**SECTION 1.** In accordance with section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the \_\_\_\_ day of November, 2026 at \_\_\_\_:\_\_\_\_\_.m., at \_\_\_\_\_.

**SECTION 2.** The District's Secretary is hereby directed to publish notice of this landowners meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

**SECTION 3.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and election is hereby announced at the Board's Regular Meeting held on the 10th day of December, 2025. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**.

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

**PASSED AND ADOPTED** this 10th day of December, 2025.

**ATTEST:**

**CENTER LAKE RANCH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

## Exhibit A

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF  
SUPERVISORS OF THE CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Center Lake Ranch West Community Development District (the "District") in the City of St. Cloud, Osceola County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting, there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November \_\_\_, 2026

TIME: \_\_\_\_:\_\_\_\_\_.m.

PLACE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by emailing [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com) or calling (561) 571-0010. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

\_\_\_\_\_  
District Manager

Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

**PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT**

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

**DATE OF LANDOWNERS' MEETING:** November \_\_\_, 2026

**TIME:** \_\_\_\_:\_\_\_\_\_M

**LOCATION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.



**LANDOWNER PROXY**

**CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ST. CLOUD, OSCEOLA COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER \_\_, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Center Lake Ranch West Community Development District to be held at \_\_\_\_:\_\_\_\_ .m. on November \_\_, 2026, at \_\_\_\_\_,

and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the proxy holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:** \_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**

**CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT  
CITY OF ST. CLOUD, OSCEOLA COUNTY, FLORIDA  
LANDOWNERS' MEETING – NOVEMBER \_\_, 2026**

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Center Lake Ranch West Community Development District and described as follows:

<b><u>Description</u></b>	<b><u>Acreage</u></b>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

<b>SEAT</b>	<b>NAME OF CANDIDATE</b>	<b>NUMBER OF VOTES</b>
1.	_____	_____
4.	_____	_____
5.	_____	_____

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

**10**

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

**10A**

**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 ☐ Not Applicable ☐

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

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

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

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

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

**Achieved:** Yes ☒ No ☐

### **Goal 3.2      Financial Reports**

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

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

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

**Achieved:** Yes ☒ No ☐

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

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes ☒ No ☐

Cindy Cerbone

District Manager

Cindy Cerbone

Print Name

8-14-2024

Date

S/Kane

Chair/Vice Chair, Board of Supervisors

SUSAN KANE

Print Name

8-14-2024

Date



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

**10B**

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
Performance Measures/Standards & Annual Reporting Form  
October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

**Goal 1.2      Notice of Meetings Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

**Goal 1.3      Access to Records Compliance**

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

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

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

**Achieved:** Yes ☐ No ☐

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

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

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

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

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

**Achieved:** Yes ☐ No ☐ Not Applicable ☐

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

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

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

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

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

**Achieved:** Yes ☐ No ☐

### **Goal 3.2      Financial Reports**

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

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

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

**Achieved:** Yes ☐ No ☐

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

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes ☐ No ☐

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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

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Date

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
OCTOBER 31, 2025**

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
OCTOBER 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 329,950	\$ -	\$ -	\$ 329,950
Investments				
Revenue	-	420,159	-	420,159
Reserve	-	498,253	-	498,253
Prepayment	-	13,626	-	13,626
Capitalized interest	-	24	-	24
Construction	-	-	1,622	1,622
Utility deposit	480	-	-	480
Total assets	<u>\$ 330,430</u>	<u>\$ 932,062</u>	<u>\$ 1,622</u>	<u>\$ 1,264,114</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 2,953	\$ -	\$ -	\$ 2,953
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>8,953</u>	<u>-</u>	<u>-</u>	<u>8,953</u>
Fund balances:				
Restricted for:				
Debt service	-	932,062	-	932,062
Capital projects	-	-	1,622	1,622
Unassigned	321,477	-	-	321,477
Total fund balances	<u>321,477</u>	<u>932,062</u>	<u>1,622</u>	<u>1,255,161</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 330,430</u>	<u>\$ 932,062</u>	<u>\$ 1,622</u>	<u>\$ 1,264,114</u>



**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 595,492	0%
Assessment levy: off-roll	-	-	60,456	0%
Landowner contribution	-	-	109,974	0%
Total revenues	-	-	765,922	0%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording**	4,000	4,000	48,000	8%
Legal	-	-	25,000	0%
Engineering	-	-	3,000	0%
Audit	-	-	4,500	0%
Arbitrage rebate calculation*	-	-	1,000	0%
Dissemination agent*	83	83	2,000	4%
EMMA Software Services	-	-	3,000	0%
Trustee*	-	-	11,000	0%
Debt service fund accounting	-	-	5,500	0%
Telephone	17	17	200	9%
Postage	-	-	500	0%
Printing & binding	42	42	500	8%
Legal advertising	67	67	6,500	1%
Annual special district fee	175	175	175	100%
Insurance	8,985	8,985	9,324	96%
Meeting room	-	-	1,400	0%
Contingencies/bank charges	90	90	1,500	6%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Tax collector	-	-	12,406	0%
Total professional & administrative	13,459	13,459	136,420	10%

**CENTER LAKE RANCH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>Field Operations</b>				
Field operations manager	2,500	2,500	15,000	17%
Field operations accounting	500	500	6,000	8%
Landscape maintenance	16,685	16,685	200,000	8%
Irrigation maintenance/repair	-	-	25,000	0%
Plants, shrubs, & mulch	-	-	35,000	0%
Annuals	-	-	25,000	0%
Tree trimming	-	-	10,000	0%
Irrigation pump maintenance	-	-	10,000	0%
Pond maintenance	-	-	10,000	0%
Backflow prevention test	-	-	1,000	0%
Property insurance	-	-	5,000	0%
Community park:				
Park landscape maintenance	-	-	50,000	0%
Park porter services	-	-	15,000	0%
Dog waste stations	-	-	3,000	0%
Signage maintenance	-	-	2,500	0%
Pressure washing	-	-	3,000	0%
Holiday decorations	-	-	3,000	0%
Fence/wall repair	-	-	1,000	0%
OUC lighting agreement	6,795	6,795	132,000	5%
Contingencies	-	-	50,000	0%
Electric:				
Irrigation	-	-	10,000	0%
Entrance signs	-	-	3,000	0%
Community park	-	-	15,000	0%
Total field operations	<u>26,480</u>	<u>26,480</u>	<u>629,500</u>	4%
Total expenditures	<u>39,939</u>	<u>39,939</u>	<u>765,920</u>	5%
Excess/(deficiency) of revenues over/(under) expenditures	(39,939)	(39,939)	2	
Fund balances - beginning	<u>361,416</u>	<u>361,416</u>	<u>288,221</u>	
Fund balances - ending	<u>\$ 321,477</u>	<u>\$ 321,477</u>	<u>\$ 288,223</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 SERIES 2023  
FOR THE PERIOD ENDED OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll - net	\$ -	\$ -	\$ 904,380	0%
Assessment levy: off-roll	-	-	108,431	0%
Interest	2,460	2,460	-	N/A
Total revenues	<u>2,460</u>	<u>2,460</u>	<u>1,012,811</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	195,000	0%
Interest	-	-	801,038	0%
Tax collector	-	-	18,841	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>1,014,879</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	2,460	2,460	(2,068)	
Fund balances - beginning	929,602	929,602	935,920	
Fund balances - ending	<u>\$ 932,062</u>	<u>\$ 932,062</u>	<u>\$ 933,852</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 OCTOBER 31, 2025**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 5	\$ 5
Total revenues	<u>5</u>	<u>5</u>
<b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	5	5
Fund balances - beginning	1,617	1,617
Fund balances - ending	<u>\$ 1,622</u>	<u>\$ 1,622</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 Special Meeting on November 4, 2025 at 1:30 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

**Present:**

Nora Schuster	Chair
Susan Kane	Assistant Secretary
Andrea Fidler	Assistant Secretary

**Also present:**

Andrew Kantarzhi	District Manager
Jere Earlywine	District Counsel
Jeff Trimble (via telephone)	District Engineer
Cynthia Wilhelm (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Kantarzhi called the meeting to order at 1:33 p.m.

Supervisors Kane, Schuster and Fidler were present. Supervisor Cabrera and Supervisor-Elect Reynolds were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Elected Supervisor, Robert Reynolds [Seat 3] (the following to be provided under separate cover)**

This item was deferred.

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

- Sample Form 1 2023/Instructions

**B. Membership, Obligations and Responsibilities**

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

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

**FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2026-01, Designating a Date, Time, and Location of a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Mr. Kantarzhi presented Resolution 2026-01 and read the title. This is related to Assessment Area Two.

**On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, Resolution 2026-01, Designating a Date, Time, and Location of December 10, 2025 at 1:30 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746 for a Public Hearing Regarding the District's Intent to Use the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Special Assessments as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Presentation of Second Supplemental Engineer's Report [Assessment Area Two]**

Mr. Trimble presented the Second Supplemental Engineer's Report for Assessment Area Two and noted the following:

- Assessment Area Two consists of 102.61 acres.
- Assessment Area Two consists of 268 units in N-1A West and 126 units in N-1A East, for a total of 394 units.

➤ The Assessment Area Two improvements include stormwater management improvements, neighborhood roadways, water, sewer and reclaim utilities, hardscape, landscape and irrigation improvements, undergrounding of electrical conduit, public passive amenities such as pond overlooks and boardwalks, conservation/mitigation, professional work product, and previously unfunded, non-creditable portions of the master roadways known as Center Lake Ranch Boulevard and Twelve Oaks Road.

➤ The Assessment Area Two Capital Improvement Plan (CIP) estimated project cost is \$29,040,000.

Mr. Earlywine stated that the Report contains all the necessary finding to proceed today, in that the costs are reasonable and the permits are in hand. Part of the project is already underway. There is about \$14,000,000 in roads that is not impact fee creditable, which will be funded as part of this bond issuance.

**On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the Second Supplemental Engineer's Report for Assessment Area Two, in substantial form, was approved.**

#### **SIXTH ORDER OF BUSINESS**

#### **Presentation of Master Special Assessment Methodology Report [Assessment Area Two]**

Mr. Kantarzhi presented the Master Special Assessment Methodology Report for Assessment Area Two and noted the following:

➤ This report corresponds with information in the Engineer's Report, with regard to Assessment Area Two.

➤ Assessment Area Two consists of 268 units in N-1A West and 126 units in N-1A East, for a total of 394 units.

➤ The Assessment Area Two estimated total CIP project cost is \$29,040,000.

➤ The CDD anticipates the issuance of the bonds in the approximate principal amount of \$40,065,000 to finance approximately \$29,040,000 in Assessment Area Two Project costs.



Mr. Kantarzhi reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables.

Discussion ensued regarding the size and types of lots.

**On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the Master Special Assessment Methodology Report for Assessment Area Two, in substantial form, was approved.**

#### SEVENTH ORDER OF BUSINESS

#### Presentation of Second Supplemental Special Assessment Methodology Report

Mr. Kantarzhi presented the Second Supplemental Special Assessment Methodology Report and noted the following:

➤ Much of the information is the same as the prior report but this Methodology is specific to the Series 2025 Bond Assessments.

➤ The District intends to issue Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two) in the estimated principal amount of \$20,380,000 to fund an estimated \$18,465,876.53 in Assessment Area Two Project costs, with the balance of the Assessment Area Two Project costs anticipated to be contributed by the Developer or a future issuance of bonds.

Mr. Kantarzhi reviewed the pertinent information and discussed the Development Program, CIP, Financing Program, Assessment Methodology, lienability tests, special and peculiar benefits to the units, True-up Mechanism and the Appendix Tables.

**On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, the Second Supplemental Special Assessment Methodology Report, in substantial form, was approved.**

#### EIGHTH ORDER OF BUSINESS

#### Consideration of Resolution 2026-02, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to Be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating

the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

Mr. Kantarzhi presented Resolution 2026-02 and read the title. Mr. Earlywine stated he will send updated notices to the Landowner(s).

**On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor, Resolution 2026-02, Declaring Special Assessments; Designating the Nature and Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to Be Paid By Assessments, and the Manner and Timing in Which the Assessments are to Be Paid; Designating the Lands Upon Which the Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for December 10, 2025 at 1:30 p.m., at the Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date, was adopted.**

#### **NINTH ORDER OF BUSINESS**

Consideration of Resolution 2026-03, Delegating to the Chairman of the Board of Supervisors of Center Lake Ranch West Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Center Lake Ranch West Community Development District Capital Improvement Revenue Bonds, Series 2025 (Assessment Area Two) (the "Series 2025 Bonds") as a Single Series of Bonds Under the Master Trust Indenture in Order to Finance The Assessment Area Two Project; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the

Series 2025 Bonds; Approving a Negotiated Sale of the Series 2025 Bonds to the Underwriter; Ratifying the Master Trust Indenture and Approving the Form of second Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof By Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2025 Bonds; Approving the Form of the Series 2025 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection with the Issuance, Sale and Delivery of the Series 2025 Bonds; Authorizing the Vice Chairman And Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required in Connection with the Acquisition and Construction of the Assessment Area Two Project; and Providing an Effective Date

Ms. Wilhem presented Resolution 2026-03, known as the Delegated Award Resolution, which accomplishes the following:

➤ Delegates to the Chair the authority to enter into a Bond Purchase Contract as long as the terms of the Bond Purchase Contract are within the parameters set forth.

223 ➤ Approves, in substantial form, certain documents needed to market, price and sell the  
224 bonds, including the Bond Purchase Contract, Second Supplemental Trust Indenture, Prelimited  
225 Limited Offering Memorandum, and a Continuing Disclosure Agreement.

226 ➤ The parameters by which the Chair can enter into the Bond Purchase Contract are as  
227 follows:

228 Maximum Principal Amount: Not to Exceed \$23,000,000

229 Maximum Coupon Rate: Maximum Statutory Rate

230 Underwriting Discount: Maximum 2.0%

231 Not to Exceed Maturity Date: Maximum Allowed by Law

232 Redemption Provisions: The Series 2025 Bonds shall be subject to  
233 redemption as set forth in the form of Series 2025  
234 Bond attached to the form of Supplemental  
235 Indenture attached hereto and shall be as set forth  
236 in the Purchase Contract.

237 **On MOTION by Ms. Kane and seconded by Ms. Schuster, with all in favor,**  
238 **Resolution 2026-03, Delegating to the Chairman of the Board of Supervisors of**  
239 **Center Lake Ranch West Community Development District (the "District") the**  
240 **Authority to Approve the Sale, Issuance and Terms of Sale of Center Lake**  
241 **Ranch West Community Development District Capital Improvement Revenue**  
242 **Bonds, Series 2025 (Assessment Area Two) (the "Series 2025 Bonds") as a Single**  
243 **Series of Bonds Under the Master Trust Indenture in Order to Finance The**  
244 **Assessment Area Two Project; Establishing the Parameters for the Principal**  
245 **Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other**  
246 **Details Thereof; Approving the Form of and Authorizing the Chairman to**  
247 **Accept the Bond Purchase Contract for the Series 2025 Bonds; Approving a**  
248 **Negotiated Sale of the Series 2025 Bonds to the Underwriter; Ratifying the**  
249 **Master Trust Indenture and Approving the Form of second Supplemental Trust**  
250 **Indenture and Authorizing the Execution and Delivery Thereof By Certain**  
251 **Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar**  
252 **for the Series 2025 Bonds; Approving the Form of the Series 2025 Bonds;**  
253 **Approving the Form of and Authorizing the Use of the Preliminary Limited**  
254 **Offering Memorandum and Limited Offering Memorandum Relating to the**  
255 **Series 2025 Bonds; Approving the Form of the Continuing Disclosure**  
256 **Agreement Relating to the Series 2025 Bonds; Authorizing Certain Officers of**  
257 **the District to Take All Actions Required and to Execute and Deliver All**  
258 **Documents, Instruments and Certificates Necessary in Connection with the**

Issuance, Sale and Delivery of the Series 2025 Bonds; Authorizing the Vice Chairman And Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required in Connection with the Acquisition and Construction of the Assessment Area Two Project; and Providing an Effective Date, was adopted.

**TENTH ORDER OF BUSINESS****Ratification Items**

A. Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date

B. Juniper Landscaping First Amendment to Landscape Maintenance Agreement

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date; and the Juniper Landscaping First Amendment to Landscape Maintenance Agreement, were ratified.

**ELEVENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial Statements as of September 30, 2025**

On MOTION by Ms. Schuster and seconded by Ms. Fidler, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

**TWELFTH ORDER OF BUSINESS****Approval of October 8, 2025 Regular Meeting Minutes**

On MOTION by Ms. Schuster and seconded by Ms. Kane, with all in favor, the October 8, 2025 Regular Meeting Minutes, as presented, were approved.

**THIRTEENTH ORDER OF BUSINESS****Staff Reports**

A. District Counsel: Kutak Rock, LLP

Mr. Earlywine stated he anticipates hopefully closing on the bonds in the third week of December.

B. District Engineer: Poulos & Bennett, LLC

Mr. Trimble stated that the Annual Inspection was completed and the Report was prepared.

**C. Field Operations: Castle Group**

The Field Operations Report was included for informational purposes.

Mr. Kantarzhi stated that Castle Group took over full Field Operations effective November 1, 2025.

Discussion ensued regarding amending the Agreement with Castle Group to better define the scope of services, service areas and to include maps.

**D. District Manager: Wrathell, Hunt and Associates, LLC**

- **Status Report - Field Operations**

Field Operations has transitioned Castle Group.

Discussion ensued regarding caution tape at the park, parking issues in the CDD with residents parking in front of their home rather than in the alley, whether the City or County owners the alleys behind homes or if it is another entity, possibly installing "No Parking" signs, whether the HOA can enforce parking restrictions.

- **NEXT MEETING DATE: December 10, 2025 at 1:30 PM**

- **QUORUM CHECK**

**FOURTEENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

Discussion ensued regarding whether Supervisor-Elect Robert Reynolds will be attending meetings or if someone else should be appointed.

**FIFTEENTH ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Fidler and seconded by Ms. Kane, with all in favor, the meeting adjourned at 2:06 p.m.
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332 \_\_\_\_\_  
Secretary/Assistant Secretary

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

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

**STAFF**  
**REPORTS**



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

**STAFF**  
**REPORTS D**

CENTER LAKE RANCH WEST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
Hampton Inn & Suites Orlando South Lake Buena Vista, 4971 Calypso Cay Way, Kissimmee, Florida 34746		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2025	Regular Meeting	1:30 PM
November 4, 2025	Special Meeting	1:30 PM
November 12, 2025 <b>CANCELED</b>	<del>Regular Meeting</del>	<del>1:30 PM</del>
December 10, 2025	Public Hearings and Regular Meeting <i>Adoption of Uniform Method of Collection &amp; Special Assessments</i>	1:30 PM
January 14, 2026	Regular Meeting	1:30 PM
February 11, 2026	Regular Meeting	1:30 PM
March 11, 2026	Regular Meeting	1:30 PM
April 8, 2026	Regular Meeting	1:30 PM
May 13, 2026	Regular Meeting	1:30 PM
June 10, 2026	Regular Meeting	1:30 PM
July 8, 2026	Regular Meeting	1:30 PM
August 12, 2026	Regular Meeting	1:30 PM
September 9, 2026	Regular Meeting	1:30 PM