Rizzetta & Company

Fishhawk Community Development District IV

Board of Supervisors' Meeting
August 6, 2026

District Office:
2700 S. Falkenburg Road Suite 2745
Riverview, Florida 33578
813.533.2950

www.fishhawkcdd4.org

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV

Lake House of FishHawk Ranch West, 6001 Village Center Drive, Lithia, FL 33547
www.fishhawkcdd4.org

Board of Supervisors	Daniel Rothrock	Chair
	Dayna Kennington	Vice Chair
	Jeffrey Stewart	Assistant Secretary
	Adam Brygidyr	Assistant Secretary
	Scott Sheffield	Assistant Secretary
District Manager	Rachel Welborn	Rizzetta & Company, Inc.
District Counsel	Erin McCormick	Erin McCormick Law, PA
District Engineer	Stephen Brletic	BDI

All cellular phones and pagers must be turned off during the meeting.

The audience comments portion of the agenda is when individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV

District Office – Tampa, Florida (813) 933-5571
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.fishhawkcdd4.org

Board of Supervisors
FishHawk Community
Development District IV

July 28, 2026

FINAL AGENDA

Dear Board Members:

The Public Hearing and regular meetings of the Board of Supervisors of Fishhawk Community Development District IV will be held on **Thursday, August 6, 2026, at 10:00 a.m.** at the Lake House of FishHawk Ranch West, located at 6001 Village Center Drive, Lithia, Florida 33547. The following is the agenda for this meeting:

BOS MEETING:

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS**
3. **STAFF REPORTS**
   - **A.** Community Asset Management Report ..... Tab 1
   - **B.** Landscape Report
     - **i.** Review of Redtree Soil Analysis Results for Encore Entrance ..... Tab 2
     - **ii**. Consideration of Redtree Landscape Proposals ..... Tab 3
   - **C.** Irrigation Report ..... Tab 4
     - **i.** Ratification of Sprinkler Solutions for Irrigation Repair Proposal ..... Tab 5
   - **D.** Aquatic Services Report
   - **E.** District Counsel
   - **F.** District Engineer
   - **G.** HOA Property Manager
   - **H.** District Manager
     - **i.** Review of District Manager's Report ..... Tab 6
     - **ii.** Presentation of 2nd Quarter Website Compliance Report ..... Tab 7
     - **iii.** Presentation of Playground Guardian Safety Inspections ..... Tab 8
4. **BUSINESS ITEMS**
   - **A.** Public Hearing for Fiscal Year 2026-2027 Final Budget
     - **i.** Public Comments on Fiscal Year 2026-2027 Final Budget
     - **ii.** Consideration of Resolution 2026-04; Approving Fiscal Year 2026-2027 Final Budget ..... Tab 9
   - **B.** Public Hearing for Fiscal Year 2026-2027 Levying Fiscal Year 2026-2027 O&M Assessments
     - **i.** Public Comments on Levying O&M Assessments
     - **ii.** Consideration of Resolution 2026-05; Levying Fiscal Year 2026-2027 O&M Assessments ..... Tab 10
   - **C.** Consideration of Resolution 2026-06; Setting the Fiscal Year 2026/2027 Annual Meeting Schedule ..... Tab 11
   - **D.** Consideration and Approval of Fishhawk Motion for Stipulated Final Judgment, Stipulated Final Judgment and Order Disbursing Funds (as to parcels identified pursuant to Stipulated Final Judgment); Approval of Permanent Utility Easement and Temporary Construction Easement with any modifications, if needed; and Consideration of any other matters related to the Final Judgment and/or Order of Taking between Fishhawk Community Development District IV and Tampa Bay Water……..... Tab 12

E. Consideration of Quest Ecology Agreement for Quarterly Maintenance Inspections ..... Tab 13
F. Consideration of Illuminations 2026 Holiday Lighting Proposal ..... Tab 14

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Meeting held June 4, 2026 ..... Tab 15
B. Consideration of Operation & Maintenance Expenditures for May and June 2026 ..... Tab 16
C. Ratification of Playground Guardian Quote# 65745 for Safety Inspection ..... Tab 17
D. Acceptance of Fiscal Year 2025 Financial Audit Report ..... Tab 18

6. SUPERVISOR REQUESTS
7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,
Rachel Welborn
Rachel Welborn
District Manager

Tab 1

FISHHAWK IV

COMMUNITY ASSET MANAGEMENT REPORT



June 17, 2026

Rizzetta & Company

Amiee Brodeen– Community Asset Manager

Rizzetta & Company
Professionals in Community Management

Summary, Circa Fishhawk Dr, Fishhawk Blvd

Summary, General Updates, Recent & Upcoming Maintenance Events

- **Fertilizer Restrictions:** Please note that Hillsborough County enforces a nitrogen and phosphorus fertilizer ban from June 1 through September 30.

- **Water Restrictions (Hillsborough County):** The Southwest Florida Water Management District (SWFWMD) has extended its Modified Phase III "Extreme" Water Shortage order through October 1, 2026, due to ongoing drought and critically low water supplies

- **Crews & Account Manager – Site Appearance:** Crews and the Account Manager should be actively checking in while on-site to identify and address any issues. This includes, but is not limited to:
  - Irrigation system breaks (e.g., runoff areas or visible damage)
  - Tire tracks impacting turf quality
  - Pond erosion concerns

The following are action items for RedTree to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. Red text indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation. Orange is for staff. **Bold underlined is info. or questions for BOS or Developer.**

1. **Circa Fishhawk – Fishhawk Blvd:** Annual bed is loaded with weeds again. Additionally, several plants have died back. When is the new annual installation scheduled? (Pic 1a, 1b>)





2. **Circa Fishhawk:** In the median just south of the monument sign, the turf is extremely dry. I understand we are still in a drought, but this area appears drier than expected after recent rain showers. Please check the irrigation…. (#2 Cont.)….spray heads and perform a wet-check to verify proper operation.

3. **Trash Debris:** Ensure the crew is removing trash from landscape beds throughout the property. At the front entrance, several bottles are present in the beds.

4. **Crape Myrtles:** Limb out water sprouts and/or suckering growth from crape myrtles throughout the property.

Circa FishHawk Dr, Village Center Dr, Mosaic Dr, Fishhawk Blvd

5. **Circa Fishhawk:** The triangular bed in the median south of the monument is full of weeds, primarily nut sedge. Treat accordingly. (Pic 5)



6. **Circa Fishhawk:** In the median, before reaching the first roundabout, the fan palms appear droopy and the turf looks very dry. Perform a wet-check to confirm irrigation is operating properly. RedTree, please visit the area to confirm this is not an underlying issue and provide feedback. (See map below)



7. **Circa Fishhawk and Village Center:** Near the roundabout, in the median, remove the 4-foot volunteer tree at the base to prevent regrowth. (Pic 7>)

8. **Mosaic and Fishhawk:** Annual beds are heavily infested with weeds. Remove by hand, including roots. I was able to remove a 2 ft x 2 ft section of encroaching grass in under 30 seconds. (Pic 8a, 8b)







FishHawk Blvd, Mosaic Dr

9. **Mosaic Drive:** The coontie palms look excellent with a healthy emerald green color—great job on the cleanup. In the same median bed, there are large sections of nut sedge beneath the second palm. Treat accordingly. (Pic 9)



10. **Palm Trees:** The Medjool palms are fruiting and actively dropping debris. Per contract, these need to be limbed up and cleaned. When are they scheduled? Located along Mosaic Drive on the east side walkway. Fruit is staining the concrete; per contract, the vendor is responsible for removing these stains. (Pic 10)



11. **Mosaic Dr:** Please move the fallen tree (rotted and split into three pieces) into the adjacent conservation area. On the opposite side of the pump station, please remove the other deadwood branch. (Pic 11>)

12. **Fishhawk Blvd and Mosaic Dr**: The median along Fishhawk Blvd has weeds approximately 2 feet tall, visible from the intersection. There may be additional construction planned; however, I recommend removing the overgrowth and cleaning up the mulched areas. Do not replace plant material at this time. (Pic 12a, 12b>, 12c>)





Sagewood Monument, Mosaic Dr, Circa Crossing





13. **Sagewood Monument:** All annuals except the salvia have died. When will new annuals be installed? Irrigation team, check flow rates and coverage prior to installation. (Pic 13)



14. **Junipers:** Approximately 30% of the junipers throughout the property are declining, likely due to lifecycle maturity. Recommend leaving them in place until a redesign plan is finalized. Removal may expose soil and increase weed growth. (Pic 14)



15. **Mosaic Dr and Circa Crossing Dr:** We are losing a section in the Indian Hawthorns, cut out the dead branches, remove the weeds growing above the canopies, and keep monitoring in case we lose anymore sections. Unfortunately, these plants are most likely aging out. (Pic 15)



16. **Natures Preserve Dr:** There is a dead maple on the west side of the street near the hill crest by Dry Pond 300. It does appear to have been dead for a while now. At this point its just an eyesore, I would like to see a proposal to replace with a Sweet gum tree. (Pic 16>)

Natures Preserve, Village Center Dr, Central Park, Watercolor Dr

17. **Natures Preserve and Village Center:** Treat turf weeds in the median. Ensure clippings are properly dispersed and not left on the turf, as this can lead to fungal issues. Remove low growing weeds in the mulched beds. (Pic 17)



18. **Village Center Dr**: Driving north, on the right-hand side just south of Watercolor Drive, the turf is very dry with emerging brown spots. Is irrigation functioning properly? Perform a wet-check. RedTree, also inspect for potential fungal issues.

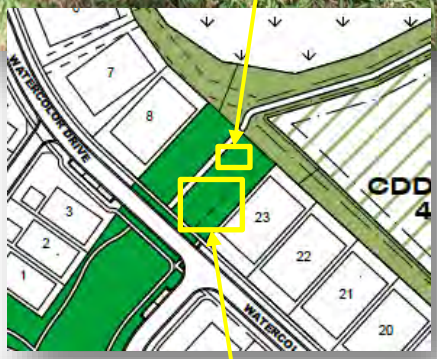
19. **Central Park – Watercolor Dr:** Next site visit can your team please remove the wooden pallet that has been leaning on this tree for at least 2 months. (Pic 19>)

20. **Watercolor Dr:** At the far north end of Central Park, the irrigation box lid has not….



(#20 Cont.)…. yet been replaced. Upon inspection, the entire box structure needs replacement. It appears damaged by a mower; a circular lid will no longer fit. (Pic 20)







21. **Central Park – Turf Areas:** Overall, the turf is improving and looks much better given the extreme drought, though some areas still need attention. Especially south of the pool area, the turf weeds are present and noticeable when walking along the sidewalk nearby.

Circa Fishhawk, Spector Rd, Colony Glen

22. **Firebush Shrubs:** The recent hard pruning on the firebushes, are producing excellent regrowth. Great job, RedTree.

23. **Circa Fishhawk and Spector Rd:** The saw palmettos look good; however, ensure the removal of stink vine from the canopies during every detailing event.

24. **Circa Fishhawk and Spector Rd:** Browning turf around irrigation boxes may indicate possible chinch bug activity. Inspect to confirm and treat as needed. It appears to be spreading from the last recent inspection. (Pic 24)



25. **Spector Road and Colony Glen:** There is a sabal palm beneath one of the oaks, near the middle of the pocket park. Limb up the brown fronds and remove any fallen boots. (Pic 25)



Proposals

1. **Dry Pond 300:** Please propose removal of the red maple and a replacement with a 2” caliper of the *Liquidambar styraciflua* - American Sweetgum. This option must also include the construction of an 8” – 10” earthen water saucer containing a 30 Gal. Gator Bag with a working flood bubbler inserted into the top of the bag, so the bag fills every time the irrigation zone runs, and the earthen saucer will help retain the extra water. (Pic 1)



FISHHAWK IV

COMMUNITY ASSET MANAGEMENT REPORT



July 15, 2026

Rizzetta & Company

Amiee Brodeen– Community Asset Manager

Rizzetta & Company
Professionals in Community Management

Summary, Watercolor, Central Park

Summary, General Updates, Recent & Upcoming Maintenance Events

- **Fertilizer Restrictions:** Please note that Hillsborough County enforces a nitrogen and phosphorus fertilizer ban from June 1 through September 30.

- **Water Restrictions (Hillsborough County):** The Southwest Florida Water Management District (SWFWMD) has extended its Modified Phase III "Extreme" Water Shortage order through October 1, 2026, due to ongoing drought and critically low water supplies

- **Crews & Account Manager – Site Appearance:** Crews and the Account Manager should be actively checking in while on-site to identify and address any issues. This includes, but is not limited to:
  - Irrigation system breaks (e.g., runoff areas or visible damage)
  - Tire tracks impacting turf quality
  - Pond erosion concerns

The following are action items for RedTree to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. Red text indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. Green text indicates a proposal has been requested. Blue indicates irrigation. Orange is for staff. **Bold underlined is info. or questions for BOS or Developer.**

1. **Watercolor and Central Park:** At the far northern end of the park, limb out the dead and broken branches from the drake elm. (Pic 1) **- Deceased branches have been removed.**



2. **Central Park and Wetland:** At the far northern area of the park, the wetland looks to have been trimmed down. But the trash is now scattered around. This should have been picked up during the site visit. (Pic 2>)
- Trash cleanup is performed weekly.

3. **Central Park and Wetland:** When this area receives the next detail visit, I recommend avoid mowing this area any lower than 1-foot, especially over the swamp milkweed perennials. These are native and help with wetland restorations and biodiversity. (Pic 3>)
- This has been noted.

4. **Central Park:** Along the northern park walking trail, remove the fallen dead branch off of the CDD side fence and limb up the saw palmetto palms that are nearby too. (Pic 4>)



4 - All fallen branches were picked up and disposed of.

Service Road – Alley C

5. **Service Road – Alley C:** Between Esker Falls and Shell Ridge, the pocket parks that run horizontal have several turf browning spots. Soil is perfectly saturated; irrigation is not the issue. There are several turf weeds growing in the declining spots. This needs to be treated right away before it spreads much further; located in several sections, on both sides in the pocket parks. (Pic 5a>, 5b>, 5c>)













6. **Service Road – Alley C:** Limb up the crape myrtle along the walkway.
   - The Crape Myrtle has been limbed up.
7. **Service Road – Alley C:** Remove the Elm tree sapling that is growing in the plumbago. (Pic 7>) **- Elm tree saplings have been removed.**

5 - Pocket parks have been treated.

Circa Fishhawk, Esker Falls, Kingsley Corner, Fishhawk Blvd

8. **Circa FishHawk and Esker Falls**: Remove the stink vines from the tops of the Indian Hawthornes in the ROW's (north side).



9. **Circa FishHawk and Esker Falls:** Reported an irrigation line break as well as a broken irrigation head, was this repaired since being reported?

10. **Circa FishHawk:** Remove the fallen palm boots from the median, and throughout the property during each visit.
- Palm boots are removed weekly throughout the property..

11. **Kingsley Corner:** In the pocket park, keep limbing the brown fronds from the saw palmettos. This park is looking better each visit. **- Noted.**

12. **Fishhawk and Circa Fishhawk:** The annual bed is already becoming weedy. This was just planted two weeks ago and should not be experiencing this much growth if this was treated with a pre-emergent before the….



(#12 Cont.)….install. Also, the Pine fines need to be at least 1 inch thick, I am noticing mostly soil and some remnants of pine fines from last installation. (Pic 12a, 12b)







8 - The stink vines on the Indian Hawthornes have been removed.

12 - Refer to page 13 for response.

Fishhawk Blvd, Circa Fishhawk, Caldera Ridge, Barrington Stowers

13. **Fishhawk and Circa Fishhawk:** Behind the monument sign, the crape myrtles have quite a bit of sucking at the base, removed next detailing visit. (Pic 13) **- This has been completed.**



14. **Mulched Areas:** Any area with mulch, especially along hardscapes need to be blown from the edges and back into the beds. There are a couple areas where the mulch is starting to fall over the curbs and/or laying across the brick pavers. If left for too long, it will stain the brick pavers.

- All misplaced mulch has been put back into the beds.

15. **Caldera Ridge:** Dead palm tree. See proposal section for proposal to remove palm.

- A proposal is attached.

16. **Caldera Ridge:** Several browning turf spots throughout this pocket park area, has this been treated? If it's being treated, what is the turf being treated with, and how frequent? It appears to be chinch bug damage, can you confirm? (Pic 16a>, 16b>)

17. **Esker Falls and Barrington Stowers:** This turf is too far gone to fertilize; after inspecting the area it has declined due to negligence of not being treated before the insects took over. At this point I am requesting for RedTree to replace the dead turf grass with St. Augustine and fully treat the area before re-sodding the area. (Pic 17a>, 17b>, 17c>)

(Please see next page for photos of the damage)

18. **Barrington Stowers:** Across from the elementary, the cross street is Kids Crossing, the newly installed annuals at the median are completely filled with weeds. This was not treated with a pre-emergent before installation, and it also needs more Pine fines on top, correct immediately. (Pic 18)



16 - Due to the excessively dry turf that has been documented and reported on property, chinch bug infestation has been detected and treated on a two-week cycle rotation of organophosphates and carbamates. It is very important to note that we just experienced the worst drought in recorded history in 132 years, and chinch bugs love dry turf. As is explained in detail by the University of Florida Cooperative Extension Agency for all Certified Operators on all testing and CEU materials: "Chinch bugs will never be 100% eliminated in Florida lawns." Instead, we are allowed by law to perform supplemental Integrated Pest Management (IPM) treatments if we detect over (18) chinch bugs per square feet. Our Horticultural Team has been diligent in performing all IPM services on property, but we must have sufficient water to be able to provide successful turf grass maintenance.

. 17 - This assessment is incorrect. This area was severely damaged when RedTree assumed control of the Fishhawk IV CDD landscape maintenance program, and our firm has repeatedly reported insufficient irrigation in this and other areas. RedTree is not the irrigation contractor for Fishhawk IV CDD and we do not have complete control over the irrigation program. Due to the fact that RedTree is not the irrigation provider and this specific area was in severe decline when RedTree assumed the landscape maintenance program (minus irrigation), the replacement of this area is not a RedTree cost. A proposal has been provided for the replacement of this area.

18 - Refer to page 13 for response.

Mosaic Dr, Barrington Stowers, Watercolor Dr

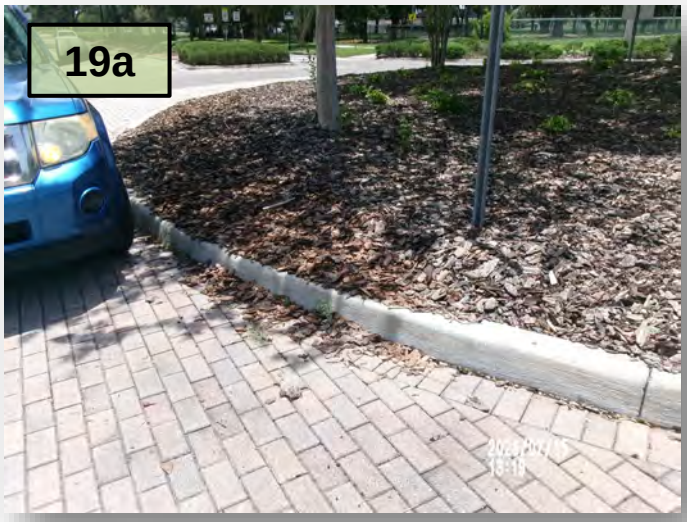
19. **Mosaic and Barrington Stowers:** A vehicle drove up on the median and pushed the mulch out of the bed and ran over an irrigation line. Gail, please have your team come out to inspect the irrigation to make sure it's still working. Redtree, have the….







(#19 Cont.)….team visit the area to set the mulch back into the beds as well cleaning up the area around the roundabout. Several weed saplings growing in the concrete pavers and throughout the Juniper's catty corner from the roundabout. (Pic 19a, 19b)





20. **Mosaic and Barrington Stowers:** The ixoras are coming back in the median, slowly, but they are recovering. **- Noted.**

21. **Watercolor – Encore entrance:** The turf throughout the entrance have irregular tan/brown streaking and striping in turf, with patterns aligning with mower pass direction. Suspected mechanical stress (mowing pattern/scalping and/or wheel tracking) compounded by heat/drought conditions. ROW's are also experiencing tan/brown turf patches. Recommend inspection of….(Nxt pg)

19 - All displaced mulch has been put back into the beds and all weeds have been removed and sprayed.

21 - Mower blades are sharpened daily. Crews have been notified to change mow patterns.

Watercolor Dr, Village Center Dr, Encore Entrance

(#21 Cont.)….mowing height, blade sharpness, and equipment traffic patterns, and verify irrigation coverage in affected areas. (Pic 21a, 21b, 21c)







22. **Watercolor – Encore entrance:** Dead turf clippings in the tree rings need to be removed, crape myrtle saplings need to be removed from the beds, remove the vines from the shrubs front entrance (on west side).
- All saplings and vines have been removed from the beds.

23. **Watercolor – Encore entrance:** Texas sage should have been trimmed down by half before the summer started, it's too late now, next season these need to be trimmed halfway down to help fill-in throughout the base and trunk. We have at least four dead annuals at the entrance that need to be replaced as soon as possible, remove the weeds throughout the beds in the Median (on east side). **- All flowers have been replaced and weeds have been removed.**

24. **Watercolor – Encore entrance:** Along the east side, dead turf in the ROW areas; same browning patterns in the turf area and limb the brown fronds from the Robellini palms at the median front entrance area. (Pic 24)



25. **Village Center and Watercolor:** Corner bed, full of encroaching turf in the Junipers as well as the annuals. Detail the beds. (Pic 25>)
- All beds have been detailed.

26. **Village Center – Encore Entrance:** Annuals are dying, it appears the likely source is an irrigation issue. Irrigation team please check out this area to make sure that the irrigation spray heads are adequately spraying the annuals. (Pic 26a>, 26b>)

24 - All Robellini palms have been cleaned up.

Encore Entrance, Village Center Dr, Boyette Rd

27. **Village Center – Encore Entrance:** Turf is very patchy, appears to be dry, grass blades are curling, indicating it is not getting enough water. Is irrigation turned on after the repair was done or is the repair still being completed?





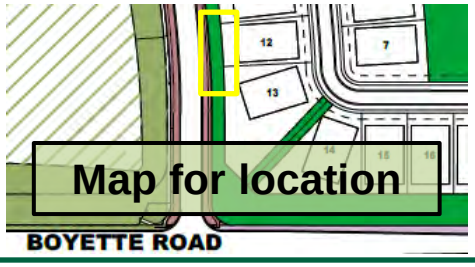


28. **Boyette:** On the east side, the whole strip has been missed, was this skipped because of the rain? Or just forgotten? If so, the DM and myself should be notified if any areas are being skipped due to the rain. (Pic 28a, 28b)





29. **Village Center:** North of Boyette on the east side of the street, there is an orchid tree that is starting to fail and has quite a bit of deadwood in it. It is coming back at the base, but it isn't healthy. We have one of two options; 1.) remove the tree entirely. Or 2.) limb up the dead and monitor the tree moving forward. (Pic 29>)



28 - This are has been mowed. When a rain event occurs and we can not continue, you will be notified.

29 - The deceased tree has been removed.

Village Center Dr, Lambert Bridge

30. **Village Center:** South of the encore entrance on the east side of the road there is a red maple that is 80% failing along the ROW. See proposal section for potential proposal opportunity.
- A proposal is attached.

31. **Lambert Bridge:** The large park that runs north and south requires detailing. The 3 pines trees (adjacent to the street) still have straps wrapped around, please remove as they are starting to dig into the trunks. Lots of deadwood has fallen from the mature oak trees. Also, there is a couple dead trees within the park that is dropping quite a bit of deadwood, I recommend providing a proposal for removal once the area has first been cleaned up from the current debris. Any strong storms that we have will knock down more branches. (Pic 31a, 31b>, 31c>)

32. **Lambert Bridge:** Additionally, remove the dead limb that is hanging over the park bench. (Pic 32) **- Completed.**











31 - Pine tree straps have been removed.

Village Center, Jasper Glen, Parkside Ridge, Great Lawn, Mosaic

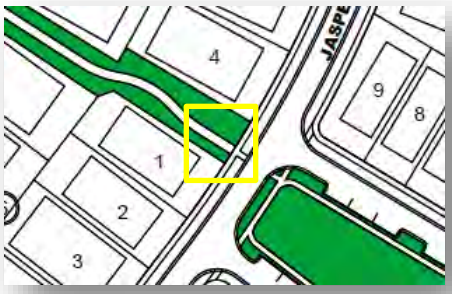
33. **Village Center:** Just south of Watercolor, on the east side of the walking trail, there are two large dead pine trees that have fallen and remain in place. I believe a proposal for their removal should have been submitted, but I have not seen it come through yet. If no proposal has been submitted, please prepare one for the next meeting. (Pic 33)



34. **Village Center:** South of Watercolor, along the walkway entrance, one of the dead trees have fallen from the preserve and onto the CDD property. See proposal section for potential proposal. **- A proposal is attached.**

35. **Village Center:** Thank you for cutting down the tall growth along the embankment as discussed during our visit last month. Please continue to maintain the height along the embankment moving forward. Once we receive more rain this should green back up. (Pic 35>)
- Noted.

36. **Jasper Glen and Parkside Ridge:** The pocket park in between the houses, limb up the crape myrtles along the walkway.



37. **Great lawn and Jasper Glen:** In the little pocket park, the red maple that was reported a couple of months ago now has a broken limb lying on the ground. I thought there was an approved proposal to remove this tree and stump grind it. Please revise the earlier proposal to include the addition of another tree. I highly recommend that the revised proposal include a sweet gum (*Liquidambar styraciflua*) species, as this tree has proven successful in parks and along roadways. We will need to ensure that the irrigation is functioning properly prior to installation. (Pic 37) **- A proposal is attached.**





38. **Mosaic and FishHawk:** Annual bed remains very weedy. What is happening here? This bed was not treated before planting the newly install annuals. Every annual bed is covered with weeds and lacks pine fines….(Nxt pg)

33 - A proposal is attached.

36 - Crape Myrtles have been limbed up.

Mosaic Dr, Fishhawk Blvd, Sagewood Monument

(#38 Cont.)….Adjust the height of the pine fines (1” in height) and remove the weeds immediately. (Pic 38) **- All flower beds have been cleaned up.**



39 - The entrance has been detailed and all weeds have been pulled and sprayed.

39. Mosaic and FishHawk: Detail the median bed; stink vines growing on the tops of the hedge, tall grasses growing within the coontie palms, spurge growing along the brick pavers. Along the west side of the ROW, beggarstick is growing about 3 feet tall; flowering and seeding. Remove immediately, this has been reported a couple times now. (Pic 39a, 39b>)





40. Sagewood Monument: Again, the annual bed is full of weeds, and a beggarstick growing about 2 feet tall next to the annuals. Detail immediately. Additionally, the loropetalum has been missed during the last detailing visit. (Pic 40>)

- The annual bed has been weeded and cleaned up.



Proposals

1. **Design opportunity:** Service Road – Alley C; Full sun, can grow next to roadways and walking paths, and brings color to the beds. Bougainvillea and Muhly grasses, are both hardy species that can deliver a pop of color for the empty space. (Pic 1) **- Proposal attached.**







2. **Caldera Ridge:** Provide a proposal to remove the dead palm tree. The proposal should include the following; flush cut as the base, remove from site, clean up the area of the debris. (Pic 2) **- Proposal attached.**



3. **Village Center:** South of the Encore entrance, located on the east side of the street; Declining red maple, about 80% declined, please provide a proposal to flush cut the maple tree, remove from site, and clean up the area. **- Proposal attached.**



Proposals

4. **Village Center:** Please provide a proposal to clean up and remove the fallen tree from the fence. The proposal should include cutting the tree trunk into smaller pieces and removing only the portions that have landed on the CDD side, leaving the remaining trunk in the preserve area to naturally decompose. The barbed wire appears to be intact. Would the team be able to re-secure the barbed wire to the remaining posts? If not, please exclude this from the proposal and notify the DM and me so we can coordinate with another vendor for the repair. (Pic 4a, 4b>) **- Proposal attached.**





Annual Beds Treatment:

A pre-emergent herbicide should only be applied to established planting beds and is not recommended for new installations, as it can inhibit the establishment of newly planted material, particularly seasonal annuals. Additionally, the timing for a pre-emergent application is not appropriate at this stage. The recommended application windows are February through late March for the prevention of summer annual weeds and September through October for winter annual weeds. In this case, both the timing and the new installation make a pre-emergent application unsuitable.

Regarding the pine fines, we have never installed a pine fines top dressing on this property, and this is the first time it has been requested. The pine fines currently visible are part of our custom planting soil blend, which contains pine fines as an ingredient.

We do not recommend using pine fines as a surface cover because, as they decompose, they can alter the pH of the custom soil blend designed for seasonal color. A pine fines top dressing also limits our ability to effectively use scuffle hoes for weed control and to aerate the soil during routine bed maintenance.

Tab 2

REPORT TO: 11437
SITEONE LANDSCAPE
6721 INDUSTRIAL AVE
PORT RICHEY, FL 34668

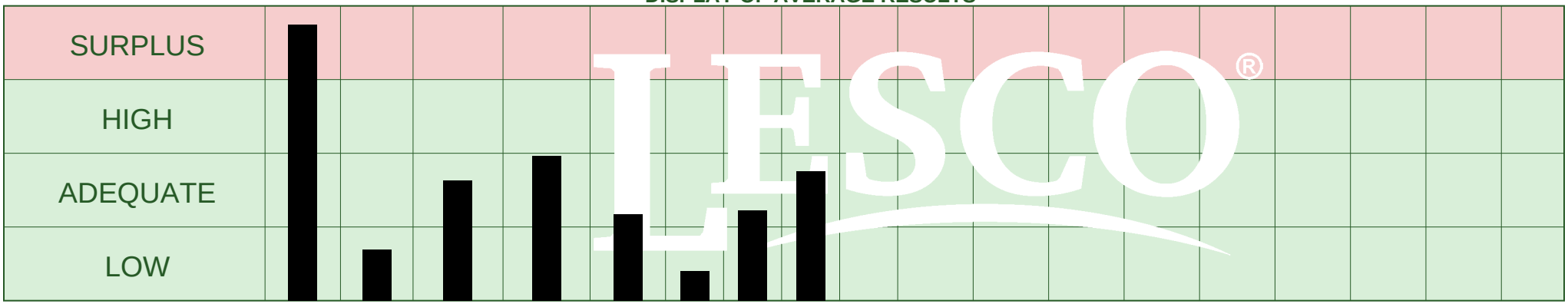
TURF AND ORNAMENTAL
SOIL TEST AND RECOMMENDATION REPORT

SUBMITTED BY/FOR: ENCORE ENCORE-BEDS
1392971
07/24/2026

Spectrum Analytic
1087 Jamison Road NW
Washington Court House, OH 43160-8748
www.spectrumanalytic.com

Line Number	RESULTS OF ANALYSIS							CALCULATED VALUES					RESULTS OF ANALYSIS								
		Soil pH	Buffer pH	Pounds per Acre Available Nutrient				CEC	% Base Saturation				Pounds per Acre Available Nutrient							Soluble Salts mmhos/cm	O.M. %
	LAB NO			P	K	Ca	Mg		K	Ca	Mg	Na	S	B	Cu	Fe	Mn	Zn	Na		
1	G53767	6.8	7.3	278	146	4160	582	12.1	1.3	64	18										
2																					
3																					
4																					
5																					
6																					
7																					
8																					
9																					
10																					
11	AVERAGE RESULTS																				

DISPLAY OF AVERAGE RESULTS



Line Number	SAMPLE INFORMATION				FERTILIZER RECOMMENDATIONS IN LBS PER 1000 SQ FT										
	SAMPLE IDENTIFICATION	PLANT TYPE	AREA TYPE	MAINT LEVEL	LIME	Type	NITROGEN	Freq	P2O5	K2O	Mg	Fe	Mn	Zn	
1	ENCORE	ANNUAL FLOWERS	BEDS	LOW	0		2.00-3.00	S	0.00	1.50	0.00				
2															
3															
4															
5															
6															
7															
8															
9															
10															
11	RECOMMENDATIONS FOR AVERAGE RESULTS														

Analyzed by Spectrum Analytic, Inc.

For help understanding your tests, go to https://spectrumanalytic.com/help/

Tab 3

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

Caldera Ridge

FLUSH CUT AND REMOVAL PROPOSAL

For

FISHHAWK IV CDD

Attention: Rachel Welborn, District Manager

July 22, 2026

Scope of Work:

- **Flush cut and remove from the site of (1) dead palm tree.**
- **Includes all labor, debris hauling, and dumping fees.**



Total: $750.00

Authorized By: **Date:**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell phone: (727) 477-4829

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

Village Center-South of the Encore Entrance

MAPLE TREE FLUSH CUT AND REMOVAL PROPOSAL

For

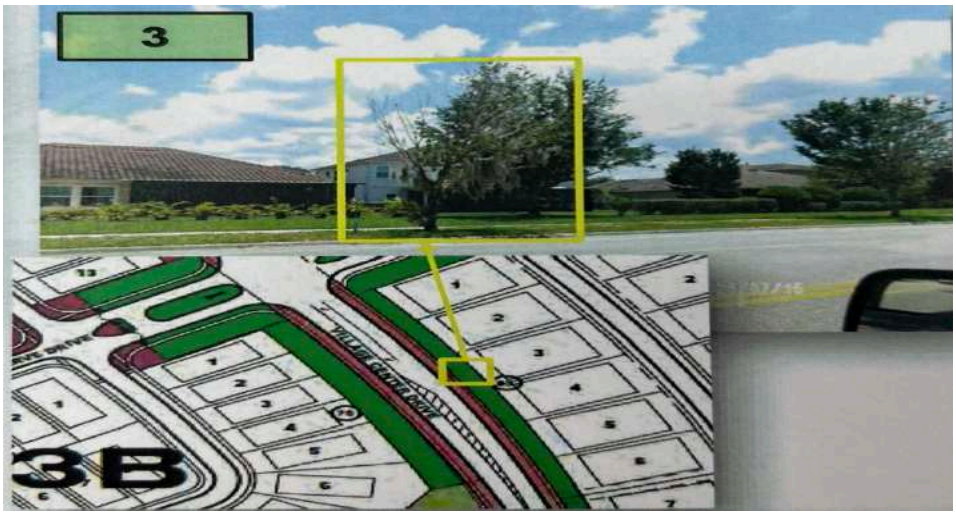
FISHHAWK IV CDD

Attention: Rachel Welborn, District Manager

July 22, 2026

Scope of Work:

- **Flush cut and remove from the site of (1) dead Maple tree on the South side of the Encore entrance, located on the East side of the street.**
- **Includes all labor, debris hauling, and dumping fees.**



Total: $750.00

Authorized By: **Date:**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell phone: (727) 477-4829

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

Dry Pond 300
Red Tree Removal and Replacement

Landscape Enhancement Proposal
FOR
FISHHAWK IV CDD

Attention: Rachel Welborn, District Manager

July 1, 2026

Scope of Work:

- Remove (1) existing deceased Red Maple tree by root extraction.
- Install (1) 30-gallon 2” caliper of the Liquidambar Styraciflua – American Sweetgum, including the construction of an 8”-10” earthen water saucer containing a 30-gallon Gator Bag with a working flood Bubbler.
- Includes all labor, materials, debris removal, hauling, and dumping fees.



PRICE: $1,425.00

_____ _____/_____/_____

Authorized Signature to Proceed **Date of Authorization**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell phone: (727) 477-4829

The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

Village Center

CLEAN UP AND DEBRIS REMOVAL PROPOSAL

For

FISHHAWK IV CDD

Attention: Rachel Welborn, District Manager

July 22, 2026

Scope of Work:

- **Clean up and remove the fallen tree debris on the CDD side - (this proposal does not include any repairs to the fence).**
- **Includes all labor, debris hauling, and dumping fees.**



Total: $650.00

Authorized By: **Date:**

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Rafael Rosario, Account Manager
rrosario@redtreelandscape.systems / Cell phone: (727) 477-4829

Tab 4

June 26, 2026

Fishhawk West CDD June Irrigation Maintenance

Sprinkler Solutions of Florida was on site throughout the month of June conducting routine maintenance, monitoring site conditions and inspecting the pumps for proper operation. Controllers A, G, H, I and L are all on the Hunter Centralus system and the communication systems are working as expected. Irrigation schedules on all controllers are adjusted for one day a week as mandated by the Phase 3 watering restrictions issued by the Southwest Florida Water Management District. This will continue through at least October. A variance requesting additional watering days has been submitted to the District and we are waiting to hear back. There is typically at least one request for additional information, so it may still be a couple of months before the variance is finalized.

In addition to routine maintenance, the following issues were addressed:

From June 17th Community Aset Management Report

2. Inspected turf in median along Circa Fishhawk behind the monument and coverage looks good. Added more time to the one day a week watering.
6. Inspected landscape in median on Circa Fishhawk just before reaching the first round-about and coverage looks good. Added more time to the one day a week watering.
18. The L-Controller at the Lift Station has been experiencing intermittent electrical issues that are causing the hot spots on along Village Center Drive, south of Watercolor. A bad decoder was located on June 29th and removed from the 2-wire path. The decoder and solenoid will be replaced, but the system is up and running.
20. Sent proposal to replace broken valve box on north end of central green.



Turf area behind monument at Circa Fishhawk



Irrigation in median behind monument



Irrigation in median before round-about


Irrigation in median before round-about

June Repairs

- Modified irrigation at entrance to West Lake so plants around monument and surrounding turf are getting irrigated. Still need to enter homeowners' property south of the sidewalk to properly cap irrigation that is no longer necessary.
- Replaced failed decoder and solenoid on valve A72.
- Started troubleshooting electrical issue on L-controller at the Lift Station.
- Repaired leaking lateral line under oak tree on zone M36.
- Replaced faulty solenoid on valve F49.
- Located two bad decoders that were taking down the entire D-Controller. New Hunter decoders and solenoids were installed on valves 48 and 50.
- Replaced decoder and solenoid on valve D52.
- Manually irrigated hot spots whenever possible.
- Monitored pumps to make sure they were working as expected.

According to the Florida Automated Weather Network (FAWN) operated by the University of Florida IFAS, the weather station in Balm received 0.42" of rainfall between June 1st and June 25th. This is well below the historical Tampa Bay average of 5.92" and the drought continues. The greatest daily rainfall was 0.25" and that occurred on June 25th. The average temperature recorded at the Balm weather station was 81.96-degrees. This is 0.84 degrees cooler than the historical Tampa Bay average. In the first 25 days of June, the total ET (water lost through plant transpiration and evaporation from the soil) was 4.77".



M36 lateral leak



M36 completed repair



New irrigation installation at entrance to West Lake



West Lake zone up and running

July 30, 2026

Fishhawk West CDD July Irrigation Maintenance

Sprinkler Solutions of Florida was on site throughout the month of July conducting routine maintenance, monitoring site conditions and inspecting the pumps for proper operation. Controllers A, G, H, I and L are all on the Hunter Centralus system and the communication systems are working as expected. Irrigation schedules on all controllers are adjusted for one day a week as mandated by the Phase 3 watering restrictions issued by the Southwest Florida Water Management District. This will continue through at least October. A variance requesting additional watering days has been submitted to the District and we are waiting to hear back. There is typically at least one request for additional information, so it may still be a couple of months before the variance is finalized.

In addition to routine maintenance, the following issues were addressed:

From July 15th Community Asset Management Report

9. The broken 12" pop-up at Circa Fishhawk and Esker Falls was replaced.



19. Where the car drove up on the median at Mosaic and Barrington Stowers, one Maxi-Jet was pushed over but there was no damage to the drip line or any laterals.



21. The irrigation at the Encore entrance has good coverage and is running the allowed one day per week.







26. The L-Controller that irrigates the Encore entrance off Village Center Drive was down for an extended period of time due to an electrical issue on the 2-wire path and went days without irrigation or rain. Several areas along Village Center Drive and at the Encore entrance were showing signs of stress. As soon as the repair was complete, additional water was applied to the area to increase soil moisture. The recent rains have helped tremendously.

27. The L-Controller that irrigates the Encore entrance off Village Center Drive was down for an extended period of time due to an electrical issue on the 2-wire path and went days without irrigation or rain. Several areas along Village Center Drive and at the Encore entrance were showing signs of stress. As soon as the repair was complete, additional water was applied to the area to increase soil moisture. The recent rains have helped tremendously.

July Repairs

- Repaired mainline leak at 5934 Village Center Drive.
- G-Controller, zone 6 replaced bad decoder and solenoid.
- A-Controller, zone 73 updated FIRMWare in decoder and replaced bad solenoid.
- L-Controller, zone 34 replaced bad decoder and solenoid.
- Cut and capped drip tubing around base of oak tree in front of 5960 Village Center Dr.

- Troubleshoot electrical issue on A-Controller, zone 6. There is some confusion as to who is responsible for this valve since Sunrise has been doing some work on the zone.

According to the Florida Automated Weather Network (FAWN) operated by the University of Florida IFAS, the weather station in Balm received 2.65" of rainfall between July 1st and July 29th. This is well below the historical average of 6.2" and the drought continues. The greatest daily rainfall was 1.14" and that occurred on July 27th. The average temperature recorded at the Balm weather station was 81.86-degrees. This is just below the historical average of 82-degrees. In the first 29 days of July, the total ET (water lost through plant transpiration and evaporation from the soil) was 5.54".



Cracked tee at 5934 Village Center Drive



Mainline repair at 5934 Village Center Drive



New decoder and solenoid on valve L34



Drip around oak tree in front of 5960 Village Center Dr was cut and capped.

Tab 5

Sprinkler Solutions of Florida

License #: SCC131152611

401 N. Parsons Ave Suite 106-A
Brandon, FL 33510

813-503-1228

admin@ssofla.com

Estimate 68869

SENT

Fishhawk 4 CDD

14215 Barrington Stowers Drive
Fish Hawk, Florida 33547

Date: Jul 9, 2026
Expiration Date: Aug 8, 2026
Status: Sent
Payment Terms: 10 Days Net

Notes:

Reason for Call Out:
Decoder "1" on Controller "A" is not operating properly and requires troubleshooting to restore irrigation operation.

Description of Proposed Work:
Sprinkler Solutions of Florida will troubleshoot Decoder "6" associated with Controller "A" to determine the cause of failure. Troubleshooting procedures will include locating the valve and decoder assembly, testing decoder communication, verifying voltage and resistance on the two-wire path, and testing the associated solenoid for proper operation.

If testing determines that the solenoid and/or decoder has failed, the defective component(s) will be removed and replaced with new manufacturer-recommended components. All wire connections will be completed utilizing industry-standard waterproof splice kits to ensure long-term reliability and protection from moisture intrusion.

Upon completion of repairs, the decoder will be programmed and tested from the controller.

A-Controller Zone 6 Troubleshoot Alarm

Investigate alarm on zone 6, A-Controller

Item
ICD 100 Hunter ICD Decoder 1 Station for Use With Acc Controllers Model: ICD100
24V Solenoid Hunter Hunter 24 Volt A/C Solenoid Model: Hunter Solenoid 24 volt

Item
3MDBR-Y6 Direct Burial Splice Kit 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V Model: '270672
Tech 3 Irrigation Technician Labor Provide a skilled irrigation technician to perform diagnostic, repair, installation, maintenance, and system optimization services on commercial irrigation systems. Services may include system inspections, troubleshooting, controller programming, valve and sprinkler repairs, pipe repairs, irrigation audits, electrical testing, pump system evaluation, and operational adjustments as required. Technician will utilize industry-standard tools, testing equipment, and best management practices to identify deficiencies and restore proper system performance.

Thank you for your business!

Total **$1,135.12**

Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.07.13 09:35:58 -04'00'

Sprinkler Solutions of Florida

License #: SCC131152611

401 N. Parsons Ave Suite 106-A
Brandon, FL 33510

813-503-1228

admin@ssofla.com

Estimate 68703

SENT

Fishhawk 4 CDD: Fishhawk 4 CDD

5020 W. Linebaugh Avenue Suite 240
Tampa, FL 33624

Date: Jun 12, 2026
Expiration Date: Jul 12, 2026
Status: Sent
Payment Terms: 10 Days Net

Notes:

Troubleshoot new alarm on zone D52.

Shortly after troubleshooting the electrical issue on D-Controller, an alarm appeared for D52. This is in the same area as the decoders that were damaged by a potential lightning strike, so this is not totally unexpected. The good news is that it did not take down the entire controller. The decoder and solenoid will be tested and replaced if necessary.

Once all necessary components are installed, the zone will be tested for proper operation.

D52 Alarm

Troubleshoot alarm on D52

Item
24V Solenoid Hunter Hunter 24 Volt A/C Solenoid Model: Hunter Solenoid 24 volt
3MDBR-Y6 Direct Burial Splice Kit 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V Model: '270672

Item
ICD 100 Hunter ICD Decoder 1 Station for Use With Acc Controllers Model: ICD100
Tech 3 Irrigation Technician Labor Provide a skilled irrigation technician to perform diagnostic, repair, installation, maintenance, and system optimization services on commercial irrigation systems. Services may include system inspections, troubleshooting, controller programming, valve and sprinkler repairs, pipe repairs, irrigation audits, electrical testing, pump system evaluation, and operational adjustments as required. Technician will utilize industry-standard tools, testing equipment, and best management practices to identify deficiencies and restore proper system performance.

Thank you for your business!

Total **$526.69**

Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.07.02 13:34:01 -04'00'

Sprinkler Solutions of Florida

License #: SCC131152611

401 N. Parsons Ave Suite 106-A
Brandon, FL 33510

813-503-1228

admin@ssofla.com

Estimate 68754

SENT

Fishhawk 4 CDD: Fishhawk 4 CDD

5606 Mosaic Drive, Fish Hawk, Florida
33547

Date: Jun 18, 2026
Expiration Date: Jul 18, 2026
Status: Sent
Payment Terms: 10 Days Net

Notes:

During June maintenance zone A72 was showing an alarm and did not turn on from the controller. The zone can be operated manually, so the problem is with the wiring, decoder and/or solenoid. The decoder and solenoid will be tested to determine if they meet manufacturer standards. Any component(s) not meeting the recommended standard will be replaced and installed utilizing waterproof splice kits. Once all components meet manufacturer standards, the zone will be test to make sure it turns on and off as expected.

Troubleshoot A72

Troubleshoot alarm on A72 that is not coming on from the controller

Item
ICD 100 Hunter ICD Decoder 1 Station for Use With Acc Controllers Model: ICD100
24V Solenoid Hunter Hunter 24 Volt A/C Solenoid Model: Hunter Solenoid 24 volt
3MDBR-Y6 Direct Burial Splice Kit 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V Model: '270672

Item
Tech 3 Irrigation Technician Labor Provide a skilled irrigation technician to perform diagnostic, repair, installation, maintenance, and system optimization services on commercial irrigation systems. Services may include system inspections, troubleshooting, controller programming, valve and sprinkler repairs, pipe repairs, irrigation audits, electrical testing, pump system evaluation, and operational adjustments as required. Technician will utilize industry-standard tools, testing equipment, and best management practices to identify deficiencies and restore proper system performance.

Thank you for your business!

Total **$737.33**

Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.07.02 14:31:47 -04'00'

Sprinkler Solutions of Florida

License #: SCC131152611

401 N. Parsons Ave Suite 106-A
Brandon, FL 33510

813-503-1228

admin@ssofla.com

Estimate 68812

SENT

Fishhawk 4 CDD

14215 Barrington Stowers Drive
Fish Hawk, Florida 33547

Date: Jul 1, 2026
Expiration Date: Jul 31, 2026
Status: Sent
Payment Terms: 10 Days Net

Notes:

This estimate includes all labor, materials, and equipment required to repair a leaking 3" irrigation mainline located along the front walkway of the residence on Village Center Drive.

The repair will require excavation of the leaking mainline to expose the damaged piping. Upon inspection, the leak was found to originate from a cracked 90-degree fitting connected to a 2" capped branch that was originally installed for future use but has since been abandoned. To provide a more reliable and long-lasting repair, the existing tee assembly and abandoned branch connection will be removed and replaced with mechanical fittings.

A new 3" mechanical long sleeve with the appropriate transition gasket and Mega-Lug restraint system will be installed to reconnect the mainline and provide a secure, restrained repair. Upon completion, the irrigation system will be pressurized and tested to verify the repair is leak-free and operating properly. The excavation will then be backfilled, compacted, and the surface restored to a level condition.

This estimate also includes the two hours of emergency after-hours diagnostic time performed on June 29, 2026. During that visit, our technician responded to the reported leak location; however, the address provided by the calling party was incorrect, requiring additional time to locate the actual leak. The emergency response, troubleshooting, and leak location efforts are included as part of this proposal.

Mainline Leak along VCD

Repair 3" mainline leak along front entrance to house on Village Center Drive

Item
Emergency Service Call Emergency / Priority / After-Hours Service Call – June 29, 2026 (6:30 PM) – Tyler Responded to an emergency after-hours irrigation mainline failure to prevent further property damage. Arrived on site to locate the active leak, isolate the affected section of the irrigation system, and shut down the pump station to prevent continued water loss and a larger washout. Performed emergency diagnostics and site assessment to identify the source of the failure and stabilize the system until permanent repairs could be completed.

Item
3" LONG SLEEVE 3" MJ LONG SLEEVE
3" IPS Transition Bolt Pack Mj Gasket With T-Bolt 3" IPS Transition Bolt Pack Mj Gasket With T-Bolt
3" Mega Lug - Stargrip 3" Mega Lug - Stargrip
Tech 3 6-29-2026 Irrigation Technician Labor Provide a skilled irrigation technician to perform diagnostic, repair, installation, maintenance, and system optimization services on commercial irrigation systems. Services may include system inspections, troubleshooting, controller programming, valve and sprinkler repairs, pipe repairs, irrigation audits, electrical testing, pump system evaluation, and operational adjustments as required. Technician will utilize industry-standard tools, testing equipment, and best management practices to identify deficiencies and restore proper system performance.
Tech 3 Irrigation Technician Labor Provide a skilled irrigation technician to perform diagnostic, repair, installation, maintenance, and system optimization services on commercial irrigation systems. Services may include system inspections, troubleshooting, controller programming, valve and sprinkler repairs, pipe repairs, irrigation audits, electrical testing, pump system evaluation, and operational adjustments as required. Technician will utilize industry-standard tools, testing equipment, and best management practices to identify deficiencies and restore proper system performance.
Tech 4 Irrigation Helper Labor Provide an irrigation helper to assist the lead technician with irrigation system installation, repair, maintenance, and construction activities. Duties may include material handling, excavation, site preparation, equipment operation, pipe assembly, backfilling, cleanup, and other tasks necessary to support the efficient completion of authorized work. The irrigation helper works under the direct supervision of a qualified irrigation technician and assists in maintaining a safe and productive job site.

Thank you for your business! **Total** **$2,044.57**

Rachel Welborn Digitally signed by Rachel Welborn
Date: 2026.07.02 08:48:14 -04'00'

Sprinkler Solutions of Florida

License #: SCC131152611

401 N. Parsons Ave Suite 106-A
Brandon, FL 33510

813-503-1228

admin@ssofla.com

Estimate 68931

SENT

Name: Fishhawk 4 CDD

Address:

14215 Barrington Stowers Drive
Fish Hawk, Florida 33547

Date: Jul 17, 2026

Expiration Date: Aug 16, 2026

Status: Sent

Payment Terms: 10 Days Net

Notes:

Reason for Call Out: Decoder “23” on Controller “L” is not operating properly and requires troubleshooting to restore irrigation operation.
Description of Proposed Work:
Sprinkler Solutions of Florida will troubleshoot Decoder “23” associated with Controller “L” to determine the cause of failure. Troubleshooting procedures will include locating the valve and decoder assembly, testing decoder communication, verifying voltage and resistance on the two-wire path, and testing the associated solenoid for proper operation.
If testing determines that the solenoid and/or decoder has failed, the defective component(s) will be removed and replaced with new manufacturer-recommended components. All wire connections will be completed utilizing industry-standard waterproof splice kits to ensure long-term reliability and protection from moisture intrusion.
Upon completion of repairs, the decoder will be programmed and the irrigation zone will be tested from the controller for proper o

L-Controller Zone 23 Troubleshoot Alarm

Troubleshoot alarm on Zone 23 L-Controller

Item
ICD 100 Hunter ICD Decoder 1 Station for Use With Acc Controllers Model: ICD100
24V Solenoid Hunter Hunter 24 Volt A/C Solenoid Model: Hunter Solenoid 24 volt

Item
3MDBR-Y6 Direct Burial Splice Kit 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V Model: '270672
Tech 3 Irrigation Technician Labor Provide a skilled irrigation technician to perform diagnostic, repair, installation, maintenance, and system optimization services on commercial irrigation systems. Services may include system inspections, troubleshooting, controller programming, valve and sprinkler repairs, pipe repairs, irrigation audits, electrical testing, pump system evaluation, and operational adjustments as required. Technician will utilize industry-standard tools, testing equipment, and best management practices to identify deficiencies and restore proper system performance.

Thank you for your business!

Total **$662.62**

Rachel Welborn Digitally signed by Rachel Welborn
Date: 2026.07.29 12:32:52 -04'00'

Sprinkler Solutions of Florida

License #: SCC131152611

401 N. Parsons Ave Suite 106-A
Brandon, FL 33510

813-503-1228

admin@ssofla.com

Estimate 68598

SENT

Fishhawk 4 CDD

Date: May 21, 2026
Expiration Date: Jun 20, 2026
Status: Sent
Payment Terms: 10 Days Net

Notes:

Evaluate current irrigation zone and determine the best way to cap all irrigation in neighbors yard south of entrance. Install additional irrigation between street and sidewalk to improve appearance of monument. New sprinklers will be installed with matched precipitation rates and head to head spacing to maximize system efficiency. Existing heads on front and back of monument will remain in place.

CDD to contact homeowner for permission to access backyard to remove existing irrigation.

Irrigation Renovations at West Lake Entrance

Modifications to existing irrigation zone at entrance to West Lake. Work will include capping all irrigation currently operating in neighbor's backyard and adding irrigation between street and sidewalk along south entrance to improve appearance of existing monument.

Item
Hunter Pro-Spray 6" Pop Up No Side Inlet NSI Hunter Pro-Spray 6 in. Pop Up No Side Inlet Model: PROS06NSI
Hunter Pro Nozzle 12ft Half Circle Hunter PRO Nozzle 12 ft. Radius Half Circle 12 ft. 180 Degree Model: 'H12H

Item
1" CL200 PVC Pipe 1 in Bell End Model: '1PVC200BE
1" PVC Fitting PVC 90 Degree Elbow 1 in. Slip Model: '406-010
1/2" threaded cap 1/2" threaded cap
funny Pipe - SPXFLEX100 Funny Pipe Model: SPXFLEX100
Funny Barbed 90 Rain Bird Spiral Barb Elbow 1/2 in. Male x Barb Model: 'SBE050
3/4" PVC Fittings 3/4" PVC Fittings Model: '402-101
3/4" CL 200 PVC Pipe 3/4" SDR-21 (CL 200) Bell End
Christies Red Hot Blue Glue Qt Tool List Christys Red Hot Blue 1 qt. Model: RH-RHBV-QT-12

Item
Tech 3 Irrigation Tech
Tech 4 Irrigation Helper

Thank you for your business!

Total	**$2,512.13**

Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.06.05 10:48:40 -04'00'

Sprinkler Solutions of Florida

License #: SCC131152611

401 N. Parsons Ave Suite 106-A
Brandon, FL 33510

813-503-1228

admin@ssofla.com

Estimate 68615

SENT

Fishhawk 4 CDD

Date: May 26, 2026
Expiration Date: Jun 25, 2026
Status: Sent

Notes:

This is a NOT TO EXCEED PROPOSAL to troubleshoot an electrical issue on the A-Controller at Mosaic that is taking down the entire controller.

Valves and wire splices will be tracked and inspected to verify all splices are sound and utilize Hunter recommended waterproof splice kits. Decoders and solenoids will be tested for proper operation. Any bad decoders and solenoids will be replaced with Hunter products and all splices completed with manufacturer recommended waterproof splice kits.

Upon completion of the work, all zones will be operational and the entire controller operating without alarms. Please note that if the damage is the result of a nearby lightning strike, additional issues could develop in the future.

Troubleshoot electrical issue on A-Controller

Determine cause of continuing decoder module alarm

Item
ICD 100 Hunter ICD Decoder 1 Station for Use With Acc Controllers Model: ICD100
24V Solenoid Hunter Hunter 24 Volt A/C Solenoid Model: Hunter Solenoid 24 volt

Item
3MDBR-Y6 Direct Burial Splice Kit 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V Model: '270672
Tech 3 Irrigation Tech

Thank you for your business!

Total **$2,292.80**

Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.06.05 10:51:09 -04'00'

Sprinkler Solutions of Florida

License #: SCC131152611

401 N. Parsons Ave Suite 106-A
Brandon, FL 33510

813-503-1228

admin@ssofla.com

Estimate 68616

SENT

Fishhawk 4 CDD

Date: May 27, 2026
Expiration Date: Jun 25, 2026
Status: Sent

Notes:

This is a Not-To-Exceed Proposal to troubleshoot and repair an electrical issue associated with the K-Controller in the Sagewood irrigation system that is causing the entire controller to shut down and/or enter an alarm condition.

Sprinkler Solutions of Florida will systematically troubleshoot the two-wire path and associated field components to isolate the source of the fault. Valve locations and wire splices will be tracked and inspected to verify all field splices are mechanically sound, watertight, and installed utilizing Hunter manufacturer-recommended waterproof splice kits.

All associated decoders and solenoids within the affected path will be tested for proper electrical and operational performance. Any failed decoders or solenoids identified during troubleshooting will be replaced with new Hunter-manufactured components. All replacement splices will be completed using manufacturer-recommended waterproof splice kits in accordance with industry standards.

Upon completion of r

Troubleshoot Electrical Issue on K-Controller in Sagewood

Investigate the cause of decoder module alarm on K-Controller in Sagewood that is taking down the entire controller.

Item
ICD 100 Hunter ICD Decoder 1 Station for Use With Acc Controllers Model: ICD100
24V Solenoid Hunter Hunter 24 Volt A/C Solenoid Model: Hunter Solenoid 24 volt

Item
3MDBR-Y6 Direct Burial Splice Kit 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V Model: '270672
Tech 3 Irrigation Tech
Discount Reflects the fact that Fishhawk IV CDD is responsible for 10% of costs associated with K-Controller in Sagewood

Thank you for your business!

Total **$229.28**

Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.06.05 10:50:04 -04'00'

Sprinkler Solutions of Florida

License #: SCC131152611

401 N. Parsons Ave Suite 106-A
Brandon, FL 33510

813-503-1228

admin@ssofla.com

Estimate 68626

SENT

Fishhawk 4 CDD

Date: May 28, 2026
Expiration Date: Jun 27, 2026
Status: Sent

Notes:

This is a Not-To-Exceed Proposal to troubleshoot and repair an electrical issue on the D-Controller at the Dog Park that is causing the entire controller to shut down and/or enter an alarm condition.

Sprinkler Solutions of Florida will systematically troubleshoot the two-wire path and associated field components to isolate the source of the fault. Valve locations and wire splices will be tracked and inspected to verify all field splices are mechanically sound, watertight, and installed utilizing Hunter manufacturer-recommended waterproof splice kits.

All associated decoders and solenoids within the affected path will be tested for proper electrical and operational performance. Any failed decoders or solenoids will be replaced with new Hunter-manufactured components. All replacement splices will be completed using manufacturer-recommended waterproof splice kits in accordance with industry standards.

Upon completion of repairs, all zones will be tested for proper operation.

D-Controller Electrical Issue

Troubleshoot electrical issue that is taking down the entire controller

Item
ICD 100 Hunter ICD Decoder 1 Station for Use With Acc Controllers Model: ICD100
24V Solenoid Hunter Hunter 24 Volt A/C Solenoid Model: Hunter Solenoid 24 volt

Item
3MDBR-Y6 Direct Burial Splice Kit 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V Model: '270672
Tech 3 Irrigation Tech
Tech 4 Irrigation Helper
Discount 85% of total cost. The remaining 15% will be sent to the HOA.

Thank you for your business!

Total **$2,547.24**

Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.05.29 15:22:07 -04'00'

Sprinkler Solutions of Florida

License #: SCC131152611

401 N. Parsons Ave Suite 106-A
Brandon, FL 33510

813-503-1228

admin@ssofla.com

Estimate 68661

SENT

Fishhawk 4 CDD: Fishhawk 4 CDD

5020 W. Linebaugh Avenue Suite 240
Tampa, FL 33624

Date: Jun 3, 2026
Expiration Date: Jul 3, 2026
Status: Sent
Payment Terms: 10 Days Net

Notes:

This is a NOT TO EXCEED PROPOSAL to troubleshoot the D-Controller at the Dog Park that is not coming on. The alarms are indicating an issue on the 2-wire path.

Description of Proposed Work:
Sprinkler Solutions of Florida will troubleshoot the 2-wire path, checking for voltage loss along the path, testing decoders and inspecting wire splices. All damaged decoders and solenoids will be replaced and any failed wire splices will be taken apart, cleaned and re-spliced using Hunter recommended waterproof splice kits.

Upon completion of the work, the controller will be tested for proper operation and the June wet check will be scheduled.

Troubleshoot D-Controller at Dog Park

Alarms indicate there is a short on the wire path that is taking down the entire controller

Item
Tech 3 Irrigation Tech
Tech 4 Irrigation Helper

Item	
ICD 100 Hunter ICD Decoder 1 Station for Use With Acc Controllers Model: ICD100	
24V Solenoid Hunter Hunter 24 Volt A/C Solenoid Model: Hunter Solenoid 24 volt	
3MDBR-Y6 Direct Burial Splice Kit 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V Model: '270672	

Thank you for your business!

Total **$3,320.94**

Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.06.05 10:52:25 -04'00'

Sprinkler Solutions of Florida

License #: SCC131152611

401 N. Parsons Ave Suite 106-A
Brandon, FL 33510

813-503-1228

admin@ssofla.com

Estimate #68761

SENT

Fishhawk 4 CDD: Fishhawk 4 CDD

5020 W. Linebaugh Avenue Suite 240
Tampa, FL 33624

Date: Jun 19, 2026
Expiration Date: Jul 18, 2026
Status: Sent
Payment Terms: 10 Days Net

Notes:

This is a NOT TO EXCEED PROPOSAL
Lateral pipe will be excavated to determine size and exact location. Large tree roots will be exposed to reveal the best possible path with as little damage to the tree as possible. The broken pipe will be cut from each side of the tree and new pipe and fittings will be installed so it doesn't run directly under the tree. Once completed, the zone will be turned on to flush any debris from the pipe and any clogged nozzles will be cleaned or replaced.

Repair lateral leak on zone M36

NOT TO EXCEED PROPOSAL to repair lateral leak under oak tree on zone M36 that is causing low operating pressure

Item
Tech 3 Irrigation Technician Labor Provide a skilled irrigation technician to perform diagnostic, repair, installation, maintenance, and system optimization services on commercial irrigation systems. Services may include system inspections, troubleshooting, controller programming, valve and sprinkler repairs, pipe repairs, irrigation audits, electrical testing, pump system evaluation, and operational adjustments as required. Technician will utilize industry-standard tools, testing equipment, and best management practices to identify deficiencies and restore proper system performance.

Item
Tech 4 Irrigation Helper Labor Provide an irrigation helper to assist the lead technician with irrigation system installation, repair, maintenance, and construction activities. Duties may include material handling, excavation, site preparation, equipment operation, pipe assembly, backfilling, cleanup, and other tasks necessary to support the efficient completion of authorized work. The irrigation helper works under the direct supervision of a qualified irrigation technician and assists in maintaining a safe and productive job site.
Misc Miscellaneous pipe and fittings that will be necessary to re-route the lateral pipe around the tree.

Thank you for your business!

Total **$2,940.00**

Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.06.19 16:00:58 -04'00'

Sprinkler Solutions of Florida

License #: SCC131152611

401 N. Parsons Ave Suite 106-A
Brandon, FL 33510

813-503-1228

admin@ssofla.com

Estimate 68773

SENT

Fishhawk 4 CDD: Fishhawk 4 CDD

6001 Village Center Drive
Fish Hawk, Florida 33547

Date: Jun 22, 2026
Expiration Date: Jul 22, 2026
Status: Sent
Payment Terms: 10 Days Net

Notes:

This is a NOT TO EXCEED PROPOSAL to troubleshoot overcurrent alarms on the L-Controller at the lift station north of the Oaks.

Valves and wire splices will be tracked and inspected to verify all splices are sound and utilize Hunter recommended waterproof splice kits. Decoders and solenoids will be tested for proper operation. Any bad decoders and solenoids will be replaced with Hunter products and all splices completed with manufacturer recommended waterproof splice kits.

Upon completion of the work, all zones will be operational and the entire controller operating without alarms. Please note that if the damage is the result of a nearby lightning strike, additional issues could develop in the future.

L-Controller Troubleshoot Overcurrent Alarm

Troubleshoot overcurrent alarm on controller with new annuals

Item
Tech 3 Irrigation Technician Labor Provide a skilled irrigation technician to perform diagnostic, repair, installation, maintenance, and system optimization services on commercial irrigation systems. Services may include system inspections, troubleshooting, controller programming, valve and sprinkler repairs, pipe repairs, irrigation audits, electrical testing, pump system evaluation, and operational adjustments as required. Technician will utilize industry-standard tools, testing equipment, and best management practices to identify deficiencies and restore proper system performance.

Item
Tech 4 Irrigation Helper Labor Provide an irrigation helper to assist the lead technician with irrigation system installation, repair, maintenance, and construction activities. Duties may include material handling, excavation, site preparation, equipment operation, pipe assembly, backfilling, cleanup, and other tasks necessary to support the efficient completion of authorized work. The irrigation helper works under the direct supervision of a qualified irrigation technician and assists in maintaining a safe and productive job site.
ICD 100 Hunter ICD Decoder 1 Station for Use With Acc Controllers Model: ICD100
24V Solenoid Hunter Hunter 24 Volt A/C Solenoid Model: Hunter Solenoid 24 volt
3MDBR-Y6 Direct Burial Splice Kit 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V Model: '270672

Thank you for your business!

Total **$2,000.94**

Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.06.23 13:24:17 -04'00'

Sprinkler Solutions of Florida

License #: SCC131152611

401 N. Parsons Ave Suite 106-A
Brandon, FL 33510

813-503-1228

admin@ssofla.com

Estimate 68806

SENT

Fishhawk 4 CDD: Fishhawk 4 CDD

6001 Village Center Drive
Fish Hawk, Florida 33547

Date: Jun 29, 2026
Expiration Date: Jul 29, 2026
Status: Sent
Payment Terms: 10 Days Net

Notes:

Sprinkler Solutions of Florida will troubleshoot Zone “6” associated with Controller “G” to determine the cause of failure. Troubleshooting procedures will include locating the valve and decoder assembly, testing decoder communication, verifying voltage and resistance on the two-wire path, and testing the associated solenoid for proper operation.

If testing determines that the solenoid and/or decoder has failed, the defective component(s) will be removed and replaced with new manufacturer-recommended components. All wire connections will be completed utilizing industry-standard waterproof splice kits to ensure long-term reliability and protection from moisture intrusion.

Upon completion of repairs, the decoder will be programmed and the irrigation zone will be tested from the controller for proper operation.

G6 Alarm

Troubleshoot alarm on G-controller zone 6

Item
ICD 100 Hunter ICD Decoder 1 Station for Use With Acc Controllers Model: ICD100
24V Solenoid Hunter Hunter 24 Volt A/C Solenoid Model: Hunter Solenoid 24 volt

Item
3MDBR-Y6 Direct Burial Splice Kit 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V Model: '270672
Tech 3 Irrigation Technician Labor Provide a skilled irrigation technician to perform diagnostic, repair, installation, maintenance, and system optimization services on commercial irrigation systems. Services may include system inspections, troubleshooting, controller programming, valve and sprinkler repairs, pipe repairs, irrigation audits, electrical testing, pump system evaluation, and operational adjustments as required. Technician will utilize industry-standard tools, testing equipment, and best management practices to identify deficiencies and restore proper system performance.

Thank you for your business!

Total **$603.26**

Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.07.01 08:29:36 -04'00'

Sprinkler Solutions of Florida

License #: SCC131152611

401 N. Parsons Ave Suite 106-A
Brandon, FL 33510

813-503-1228

admin@ssofla.com

Estimate 68789

SENT

Fishhawk 4 CDD: Fishhawk 4 CDD

6001 Village Center Drive
Fish Hawk, Florida 33547

Date: Jun 25, 2026
Expiration Date: Jul 25, 2026
Status: Sent
Payment Terms: 10 Days Net

Notes:

Replace one broken valve box as identified in the June Community Asset Management Report and five others that were identified while troubleshooting L-Controller

Replace broken valve boxes

Replace six round valve boxes located throughout the property.

Item
10" Round Valve Box Rainbird Rain Bird Valve Box Round 10 in. Black Box/Green Lid Overlapping VB Specification Series
Tech 3 Irrigation Technician Labor Provide a skilled irrigation technician to perform diagnostic, repair, installation, maintenance, and system optimization services on commercial irrigation systems. Services may include system inspections, troubleshooting, controller programming, valve and sprinkler repairs, pipe repairs, irrigation audits, electrical testing, pump system evaluation, and operational adjustments as required. Technician will utilize industry-standard tools, testing equipment, and best management practices to identify deficiencies and restore proper system performance.

Thank you for your business!

Total **$1,069.50**

Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.07.01 08:37:30 -04'00'

Sprinkler Solutions of Florida

License #: SCC131152611

401 N. Parsons Ave Suite 106-A
Brandon, FL 33510

813-503-1228

admin@ssofla.com

Estimate 68792

SENT

Fishhawk 4 CDD: Fishhawk 4 CDD

6001 Village Center Drive
Fish Hawk, Florida 33547

Date: Jun 26, 2026
Expiration Date: Jul 26, 2026
Status: Sent
Payment Terms: 10 Days Net

Notes:

While Maintenance was being performed on Controller A, it was discovered that an alarm was showing on Zone 73. This Estimate is for the technician to troubleshoot the alarm, determine the problem. and repair.

Zone A73 Alarm

Troubleshoot alarm on zone A73

Item
ICD 100 Hunter ICD Decoder 1 Station for Use With Acc Controllers Model: ICD100
24V Solenoid Hunter Hunter 24 Volt A/C Solenoid Model: Hunter Solenoid 24 volt
3MDBR-Y6 Direct Burial Splice Kit 3M DBR-Y6 Direct Bury Splice Kit DBR/Y-6 (Bulk) 600V Model: '270672

Item
Tech 3 Irrigation Technician Labor Provide a skilled irrigation technician to perform diagnostic, repair, installation, maintenance, and system optimization services on commercial irrigation systems. Services may include system inspections, troubleshooting, controller programming, valve and sprinkler repairs, pipe repairs, irrigation audits, electrical testing, pump system evaluation, and operational adjustments as required. Technician will utilize industry-standard tools, testing equipment, and best management practices to identify deficiencies and restore proper system performance.

Thank you for your business!

Total **$603.26**

Rachel Welborn

Digitally signed by Rachel Welborn
Date: 2026.07.01 08:39:05 -04'00'

Tab 6

Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 3, 2026 at 10:00 AM

District Manager's Report

August 6

2026

FISHHAWK CDD 4

FINANCIAL SUMMARY		6/30/2026
General Fund Cash & Investment Balance:		$1,543,259
Reserve Fund Cash & Investment Balance:		$367,650
Debt Service Fund Investment Balance:		$391,575
Total Cash and Investment Balances:		**$2,302,484**
General Fund Expense Variance:	**$121,117**	**Under Budget**

Tab 7



Quarterly Compliance Audit Report

FishHawk IV

Date: June 2026 - 2nd Quarter
Prepared for: Matthew Huber
Developer: Rizzetta
Insurance agency:

Preparer:
Jason Morgan - *Campus Suite Compliance*
ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit

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ADA Compliance Categories 7
Web Accessibility Glossary 11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in Florida Statute Chapter 189.069.



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – WCAG 2.1, which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. 189.069, every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the WCAG 2.1 levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE**: Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: PASSED

Accessibility Grading Criteria

Passed	Description
Passed	**Website errors*** **0** WCAG 2.1 errors appear on website pages causing issues**
Passed	**Keyboard navigation** The ability to navigate website without using a mouse
Passed	**Website accessibility policy** A published policy and a vehicle to submit issues and resolve issues
Passed	**Color contrast** Colors provide enough contrast between elements
Passed	**Video captioning** Closed-captioning and detailed descriptions
Passed	**PDF accessibility** Formatting PDFs including embedded images and non-text elements
Passed	**Site map** Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing
**Error reporting details are available in your Campus Suite Website Accessibility dashboard

Florida F.S. 189.069 Requirements

Result: PASSED

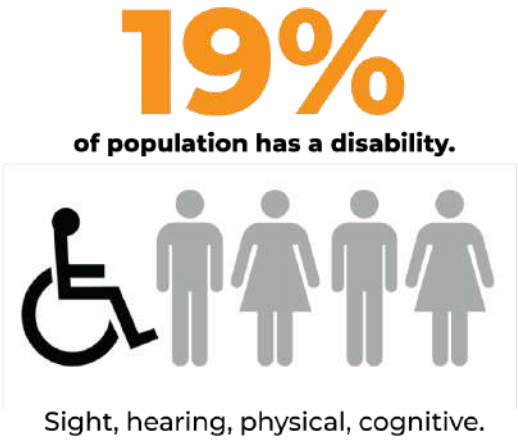
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: *http://webaim.org/resources/contrastchecker*



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: *http://webaim.org/techniques/alttext*



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using WAI-ARIA for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: *www.nngroup.com/articles/keyboard-accessibility*
Helpful article: *http://webaim.org/techniques/skipnav*



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: *http://webaim.org/techniques/sitetools/*



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: *http://webaim.org/techniques/tables/data*



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: *http://webaim.org/techniques/acrobat/acroba*t



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: *http://webaim.org/techniques/captions*



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: *http://webaim.org/techniques/forms*



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that

	enable them to perform tasks they otherwise would not be able to perform (e..g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 8



Rizzetta & Co

Fishhawk #1

10523 Whispering Bench Way
Lithia, FL 33547

Inspector:	Eric Patterson
CPSI #:	46348-0822
Inspection Type:	CPSI Inspection
Completed On:	07/16/2026
# of Issues:	12

Inventory



3-Bay Swing

Category:	Playground Equipment
Type:	Swings
Equipment:	3-leg swing
Manufacturer:	GameTime
Age Group:	5 - 12



EWF Surface

Category:	Surface
Type:	Loose fill
Equipment:	EWF
Manufacturer:	Unknown/None
Age Group:	All



Free Standing Dual Slide

Category:	Playground Equipment
Type:	Slides
Equipment:	Freestanding plastic
Manufacturer:	GameTime
Age Group:	5 - 12



Merry-go-round (vertical rotating)

Category:	Playground Equipment
Type:	Motion Items
Equipment:	Spinner
Manufacturer:	GameTime
Age Group:	5 - 12



Teeter/Totter (Buck-A-Bout)

Category:	Playground Equipment
Type:	Spring Items
Equipment:	See saw
Manufacturer:	GameTime
Age Group:	5 - 12

Issues Summary



Insufficient area - 3-Bay Swing

Part:	Entire unit	Reported By:	Eric Patterson
Action:	Increase surface size	Created On:	07/16/2026
Priority:	2		
Comments:	Distance from the seat to the perimeter should be 2 times the height from the surface to the pivot point. The height from surface to pivot point is 104” which means the distance from the seat to the perimeter should be 208”. Legs should be 72 inches away from the perimeters.		







Insufficient area - Teeter/Totter (Buck-A-Bout)

Part:	Entire unit	Reported By:	Eric Patterson
Action:	Increase surface size	Created On:	07/16/2026
Priority:	3		
Comments:	Seesaw should be 72 inches away from the perimeter.		





Insufficient area - Merry-go-round (vertical rotating)

Part:	Entire unit	Reported By:	Eric Patterson
Action:	Increase surface size	Created On:	07/16/2026
Priority:	3		
Comments:	Merry-go-round should be 72 inches away from the perimeter.		





Insufficient Surface Depth - EWF Surface

Part:	Other - See Comments	Reported By:	Eric Patterson
Action:	Increase surface size	Created On:	07/16/2026
Priority:	4		
Comments:	Surfacing is low in high traffic areas. CPSC recommends 9 inches of compact EWF in all fall zones.		







Worn - 3-Bay Swing

Part:	Entire unit	Reported By:	Eric Patterson
Action:	Paint	Created On:	07/16/2026
Priority:	4		
Comments:	Paint worn on the toprail and legs. Hardware is beginning to rust.		










Rusted - Teeter/Totter (Buck-A-Bout)

Part:	Entire unit	Reported By:	Eric Patterson
Action:	Remove rust	Created On:	07/16/2026
Priority:	4		
Comments:	Paint worn and minor rust on seesaw.		






Damaged - Free Standing Dual Slide

Part:	Coating	Reported By:	Eric Patterson
Action:	Repair	Created On:	07/16/2026
Priority:	4		
Comments:	Stair coating is damaged at the top corner. Recommend repairing before issue gets worse.		





Entanglement - Free Standing Dual Slide

Part:	Deck	Reported By:	Eric Patterson
Action:	Correct	Created On:	07/16/2026
Priority:	4		
Comments:	CPSC 5.3.6.2 Slides will not have any spaces or gaps that could trap strings, clothing, body parts, etc. between the platform and the start of the slide chute.		







Worn - 3-Bay Swing

Part:	Seat	Reported By:	Eric Patterson
Action:	Other (See Comments)	Created On:	07/16/2026
Priority:	5		
Comments:	Brackets are beginning to peel on the swing seats, which lead to sharp edges. Recommend keeping an eye on this.		







Non Compliant - Merry-go-round (vertical rotating)

Part:	Entire unit	Reported By:	Eric Patterson
Action:	Correct	Created On:	07/16/2026
Priority:	4		
Comments:	Contact manufacturer to see if merry-go-round has a speed limiting device.		





Other (See Comments) - Free Standing Dual Slide

Part:	Entire unit	Reported By:	Eric Patterson
Action:	Correct	Created On:	07/16/2026
Priority:	4		
Comments:	No ADA ramp or entrance to the play area.		





Vandalism - Free Standing Dual Slide

Part:	Deck	Reported By:	Eric Patterson
Action:	Remove	Created On:	07/16/2026
Priority:	4		
Comments:	Writing/vandalism on the top deck.		



Questions

LF Safety Inspection

1. Are warning labels and age appropriate signage present and legible? ASTM Section 14, CPSC 2.2.6
   0 issues

2. Does equipment have proper use zones? ASTM Section 9, CPSC 5.3
   3 issues



Insufficient area - 3-Bay Swing

Part:	Entire unit	Reported By:	Eric Patterson
Action:	Increase surface size	Created On:	07/16/2026
Priority:	2		
Comments:	Distance from the seat to the perimeter should be 2 times the height from the surface to the pivot point. The height from surface to pivot point is 104” which means the distance from the seat to the perimeter should be 208”. Legs should be 72 inches away from the perimeters.		







Insufficient area - Teeter/Totter (Buck-A-Bout)

Part:	Entire unit	Reported By:	Eric Patterson
Action:	Increase surface size	Created On:	07/16/2026
Priority:	3		
Comments:	Seesaw should be 72 inches away from the perimeter.		





Insufficient area - Merry-go-round (vertical rotating)

Part:	Entire unit	Reported By:	Eric Patterson
Action:	Increase surface size	Created On:	07/16/2026
Priority:	3		
Comments:	Merry-go-round should be 72 inches away from the perimeter.		



3. Is loose fill surfacing level and at proper depth? CPSC 2.4.2.2 and Table 2
   1 issue



Insufficient Surface Depth - EWF Surface

Part:	Other - See Comments	Reported By:	Eric Patterson
Action:	Increase surface size	Created On:	07/16/2026
Priority:	4		
Comments:	Surfacing is low in high traffic areas. CPSC recommends 9 inches of compact EWF in all fall zones.		





4. Are metal surfaces free of rust and loose paint? ASTM 4.1.1, CPSC 2.5.3; 2.5.4
   2 issues



Worn - 3-Bay Swing

Part:	Entire unit	Reported By:	Eric Patterson
Action:	Paint	Created On:	07/16/2026
Priority:	4		
Comments:	Paint worn on the toprail and legs. Hardware is beginning to rust.		










Rusted - Teeter/Totter (Buck-A-Bout)

Part:	Entire unit	Reported By:	Eric Patterson
Action:	Remove rust	Created On:	07/16/2026
Priority:	4		
Comments:	Paint worn and minor rust on seesaw.		




5. Are coatings not peeling and in good condition?
   1 issue



Damaged - Free Standing Dual Slide

Part:	Coating	Reported By:	Eric Patterson
Action:	Repair	Created On:	07/16/2026
Priority:	4		
Comments:	Stair coating is damaged at the top corner. Recommend repairing before issue gets worse.		



6. Is equipment free of entanglement hazards and protrusions? ASTM 6.3, 6.4, CPSC 3.2
   1 issue



Entanglement - Free Standing Dual Slide

Part:	Deck	Reported By:	Eric Patterson
Action:	Correct	Created On:	07/16/2026
Priority:	4		
Comments:	CPSC 5.3.6.2 Slides will not have any spaces or gaps that could trap strings, clothing, body parts, etc. between the platform and the start of the slide chute.		





7. Is equipment free of openings that can cause head and neck entrapments? [use probes] ASTM 6.1, CPSC 3.3
   0 issues
8. Are bolt ends less than two threads, rounded and smooth? ASTM 6.4.3, CPSC 3.2
   0 issues
9. Is hardware present, tight and fully engaged including cap ends? ASTM 4.2.2, CPSC 2.5.2
   0 issues
10. Are plastic components free of cracks or excessive wear?
    0 issues
11. Is the equipment free of any insect or animal infestation?
    0 issues
12. Is equipment free of crush and shear hazards? ASTM 6.5, CPSC 3.1
    0 issues
13. Are chains not twisted and free of excessive wear?
    0 issues
14. Are s-hooks not worn and closed to within .04 of an inch? ASTM 6.4.5, CPSC 5.3.8.1
    0 issues
15. Are swing hangers and bushings free of excessive wear? ASTM 8.6.3
    0 issues
16. Are all swing seats including tire, bucket etc. smooth and in good condition? ASTM 8.6.4.1, CPSC 5.3.8.3.1, 5.3.8.3.2
    1 issue



Worn - 3-Bay Swing

Part:	Seat	Reported By:	Eric Patterson
Action:	Other (See Comments)	Created On:	07/16/2026
Priority:	5		
Comments:	Brackets are beginning to peel on the swing seats, which lead to sharp edges. Recommend keeping an eye on this.		




17. Are all pipe caps present on tubing ends? ASTM 6.2.2, CPSC 3.4
    0 issues
18. Are cables and ropes anchored and not unraveled or fraying? ASTM 4.2.3.1
    0 issues
19. Are elevated hand components at proper height for age group?
    0 issues

20. Are footings and anchoring devices secure and stable? ASTM 5.3, CPSC 2.6
    0 issues

21. Is equipment free of sharp points and edges? ASTM 6.2, CPSC 3.4
    0 issues

22. Are welds intact and crack free?
    0 issues

23. Are all play components properly installed and intact?
    0 issues

24. Are fittings and bearings functional, greased and squeak free? CPSC 2.5.2
    0 issues

25. Are stepping surfaces level, stable and clean?
    0 issues

26. Are springs and rocking components in good shape?
    0 issues

27. Are tire seats lightweight, smooth and in good condition? CPSC 5.3.8.4
    0 issues

28. Is unitary surfacing intact, free of depressions and ruts?
    0 issues

29. Is surface drainage functional with no standing water?
    0 issues

30. Is wood free of rot, splinters, warping or excessive wear? ASTM 4.1.3, CPSC 2.5.5
    0 issues

31. Is this area clear and free of any other issues?
    3 issues



Non Compliant - Merry-go-round (vertical rotating)

Part:	Entire unit	Reported By:	Eric Patterson
Action:	Correct	Created On:	07/16/2026
Priority:	4		
Comments:	Contact manufacturer to see if merry-go-round has a speed limiting device.		





Other (See Comments) - Free Standing Dual Slide

Part:	Entire unit	Reported By:	Eric Patterson
Action:	Correct	Created On:	07/16/2026
Priority:	4		
Comments:	No ADA ramp or entrance to the play area.		





Vandalism - Free Standing Dual Slide

Part:	Deck	Reported By:	Eric Patterson
Action:	Remove	Created On:	07/16/2026
Priority:	4		
Comments:	Writing/vandalism on the top deck.		



Inspector Signature



Manager Signature

The inspection is intended solely to evaluate whether the playground equipment meets current safety standards. This report addresses the condition of playground equipment as of the date and time of the inspection only and does not address any changes in, damage, additions or alterations to, or removal of any of the equipment after the date and time of the inspection. We recommend that an initial compliance inspection be conducted by a knowledgeable, trained playground equipment inspector followed up by a low frequency inspection at least once per year. Playground Guardian also suggests an inspection be conducted (a) whenever equipment is damaged, added, removed or altered, (b) when the equipment will be used by children in age groups other than those considered in prior inspections, (c) whenever the equipment is subject to damage, abuse or unusual wear and tear, and (d) as circumstances otherwise warrant.

The inspection is not invasive or technically exhaustive, and our inspectors will not attempt to access inaccessible areas or open or unlock any secured playground equipment in connection with the inspection. Latent, concealed and hidden defects and deficiencies are specifically excluded from the inspection. Abnormal or unusual circumstances may warrant or require further or additional safety procedures and considerations.

Playground Guardian provides the Limited Warranty (as defined in the attached terms and conditions) under this Contract. Playground Guardian has no liability, and assumes no liability, in connection with any services, general items or materials provided, or any safety suggestions made, by Playground Guardian. The inspection may not disclose or report every possible safety procedure that could be recommended or made with respect to the playground equipment.

Except as expressly provided in the Limited Warranty, Playground Guardian makes no representations or warranties of any kind or nature, including without limitation any representations or warranties as to merchantability, fitness for any particular purpose or infringement. Further, Playground Guardian makes no representations or warranties that any of the items inspected are designed or constructed in a good or workmanlike manner or will continue to perform in the future as they are performing at the time of inspection.

This inspection does not address the protective surfacing for compliance as it pertains to impact attenuating results such as HIC & GMAX.

Important: This information is for internal use only and is not to be released or otherwise disseminated to anyone other than an agency official, or designated representative.

Priority Key

High

1. Permanent disability, loss of life or body part
   Condition should be corrected immediately.
2. Serious injury resulting in temporary disability
   Condition should be corrected as soon as possible.
3. Minor (Non-Disabling) injury
   Condition should be corrected when time permits.
4. Potential for injury very minimal *Condition should be corrected if it worsens.*
5. Existing condition is compliant Low

Low



Rizzetta & Co

Fishhawk #2

Shell Ridge and Rolling Dunes
Lithia, FL 33547

Inspector:	Eric Patterson
CPSI #:	46348-0822
Inspection Type:	CPSI Inspection
Completed On:	07/16/2026
# of Issues:	17

Inventory



Benches

Category:	Site
Type:	Site
Equipment:	Bench
Manufacturer:	Unknown/None
Age Group:	All



EWF Surfacing

Category:	Surface
Type:	Loose fill
Equipment:	EWF
Manufacturer:	Unknown/None
Age Group:	All



Functionally Linked Play Structure - Spiral Slide

Category:	Playground Equipment
Type:	Climbing Equipment
Equipment:	Composite structure
Manufacturer:	GameTime
Age Group:	5 - 12



Single Arch Tire Swing

Category:	Playground Equipment
Type:	Swings
Equipment:	Tire Swing
Manufacturer:	GameTime
Age Group:	5 - 12



Three-Bay Swing structure

Category:	Playground Equipment
Type:	Swings
Equipment:	3-leg swing
Manufacturer:	GameTime
Age Group:	5 - 12

Issues Summary



No signage - Three-Bay Swing structure

Part:	Entire unit	Reported By:	Eric Patterson
Action:	Add New Labels	Created On:	07/16/2026
Priority:	4		
Comments:	Warning label beginning to wear off on the play unit. Age appropriate and wanting labels have been added to swings however it says the entire swings are intended for 5-12 year olds, bucket seats are generally intended for 2-5 year olds.		







Insufficient area - Functionally Linked Play Structure - Spiral Slide

Part:	Plastic slide	Reported By:	Eric Patterson
Action:	Contact Manufacturer Rep	Created On:	07/16/2026
Priority:	4		
Comments:	Upright is in the slides 21 inches clearance zone.		






Overhanging branches - Three-Bay Swing structure

Part:	Toprail	Reported By:	Eric Patterson
Action:	Cut back	Created On:	07/16/2026
Priority:	4		
Comments:	Tree branches should be 84 inches away from the pivot point of the swings.		





Overhanging branches - Single Arch Tire Swing

Part:	Toprail	Reported By:	Eric Patterson
Action:	Cut back	Created On:	07/16/2026
Priority:	4		
Comments:	Tree branches should be 84 inches away from the pivot point of the swings.		





Insufficient Surface Depth - EWF Surfacing

Part:	Other - See Comments	Reported By:	Eric Patterson
Action:	Add surface level	Created On:	07/16/2026
Priority:	3		
Comments:	Surfacing is low in the play area. CPSC recommends 9 inches of compact EWF in all fall zones. Stickers at the bottom of the uprights indicate where surfacing should be. Tree roots showing through the surface. Transfer deck and slides are too guess due to low surfacing, adding 3 to 4 inches of EWF to the play areas should correct this issue. Concrete footers showing under the benches.		












Rusted - Functionally Linked Play Structure - Spiral Slide

Part:	Paint	Reported By:	Eric Patterson
Action:	Remove rust	Created On:	07/16/2026
Priority:	4		
Comments:	Paint worn and metal is rusting on the play unit.		

















Rusted - Single Arch Tire Swing

Part:	Other - See Comments	Reported By:	Eric Patterson
Action:	Remove rust	Created On:	07/16/2026
Priority:	4		
Comments:	Rust developing on the swing.		






Worn - Three-Bay Swing structure

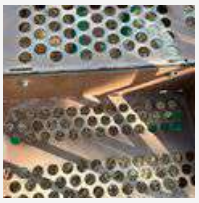
Part:	Toprail	Reported By:	Eric Patterson
Action:	Paint	Created On:	07/16/2026
Priority:	4		
Comments:	Paint worn on the toprail.		






Damaged - Functionally Linked Play Structure - Spiral Slide

Part:	Coating	Reported By:	Eric Patterson
Action:	Repair	Created On:	07/16/2026
Priority:	3		
Comments:	Stair coating is damaged exposing bare and rusted metal.		






Entanglement - Functionally Linked Play Structure - Spiral Slide

Part:	Plastic slide	Reported By:	Eric Patterson
Action:	Correct	Created On:	07/16/2026
Priority:	4		
Comments:	CPSC 5.3.6.2 Slides will not have any spaces or gaps that could trap strings, clothing, body parts, etc. between the platform and the start of the slide chute.		






Rusted - Three-Bay Swing structure

Part:	Hardware	Reported By:	Eric Patterson
Action:	Replace	Created On:	07/16/2026
Priority:	4		
Comments:	Clevises are rusted on the bucket swings.		






Damaged - Functionally Linked Play Structure - Spiral Slide

Part:	Plastic slide	Reported By:	Eric Patterson
Action:	Repair	Created On:	07/16/2026
Priority:	4		
Comments:	Plastic slides are damaged.		






Non Compliant - Functionally Linked Play Structure - Spiral Slide

Part:	Stepping Stones	Reported By:	Eric Patterson
Action:	Correct	Created On:	07/16/2026
Priority:	2		
Comments:	2 floating pods are disconnected from the ground and can make contact with uprights, decks, and other stepping pods creating crush and shear hazards.		












Worn - Three-Bay Swing structure

Part:	Hanger	Reported By:	Eric Patterson
Action:	Replace	Created On:	07/16/2026
Priority:	4		
Comments:	Hardware at the top of the swings are rusted. Hangers are worn.		








Missing - Single Arch Tire Swing

Part:	Seat	Reported By:	Eric Patterson
Action:	Replace	Created On:	07/16/2026
Priority:	4		
Comments:	Missing swing seat.		





Damaged - Three-Bay Swing structure

Part:	Seat	Reported By:	Eric Patterson
Action:	Replace	Created On:	07/16/2026
Priority:	3		
Comments:	Brackets are peeling creating sharp edges.		










Vandalism - Functionally Linked Play Structure - Spiral Slide

Part:	Stairs	Reported By:	Eric Patterson
Action:	Remove	Created On:	07/16/2026
Priority:	4		
Comments:	Writing/Vandalism on the side of the stairs and slide. Unit is dirty.		






Questions

LF Safety Inspection

1. Are warning labels and age appropriate signage present and legible? ASTM Section 14, CPSC 2.2.6
   1 issue



No signage - Three-Bay Swing structure

Part:	Entire unit	Reported By:	Eric Patterson
Action:	Add New Labels	Created On:	07/16/2026
Priority:	4		
Comments:	Warning label beginning to wear off on the play unit. Age appropriate and wanting labels have been added to swings however it says the entire swings are intended for 5-12 year olds, bucket seats are generally intended for 2-5 year olds.		





2. Does equipment have proper use zones? ASTM Section 9, CPSC 5.3
   3 issues



Insufficient area - Functionally Linked Play Structure - Spiral Slide

Part:	Plastic slide	Reported By:	Eric Patterson
Action:	Contact Manufacturer Rep	Created On:	07/16/2026
Priority:	4		
Comments:	Upright is in the slides 21 inches clearance zone.		






Overhanging branches - Three-Bay Swing structure

Part:	Toprail	Reported By:	Eric Patterson
Action:	Cut back	Created On:	07/16/2026
Priority:	4		
Comments:	Tree branches should be 84 inches away from the pivot point of the swings.		





Overhanging branches - Single Arch Tire Swing

Part:	Toprail	Reported By:	Eric Patterson
Action:	Cut back	Created On:	07/16/2026
Priority:	4		
Comments:	Tree branches should be 84 inches away from the pivot point of the swings.		



3. Is loose fill surfacing level and at proper depth? CPSC 2.4.2.2 and Table 2
   1 issue



Insufficient Surface Depth - EWF Surfacing

Part:	Other - See Comments	Reported By:	Eric Patterson
Action:	Add surface level	Created On:	07/16/2026
Priority:	3		
Comments:	Surfacing is low in the play area. CPSC recommends 9 inches of compact EWF in all fall zones. Stickers at the bottom of the uprights indicate where surfacing should be. Tree roots showing through the surface. Transfer deck and slides are too guess due to low surfacing, adding 3 to 4 inches of EWF to the play areas should correct this issue. Concrete footers showing under the benches.		










4. Are metal surfaces free of rust and loose paint? ASTM 4.1.1, CPSC 2.5.3; 2.5.4
   3 issues



Rusted - Functionally Linked Play Structure - Spiral Slide

Part:	Paint	Reported By:	Eric Patterson
Action:	Remove rust	Created On:	07/16/2026
Priority:	4		
Comments:	Paint worn and metal is rusting on the play unit.		

















Rusted - Single Arch Tire Swing

Part:	Other - See Comments	Reported By:	Eric Patterson
Action:	Remove rust	Created On:	07/16/2026
Priority:	4		
Comments:	Rust developing on the swing.		






Worn - Three-Bay Swing structure

Part:	Toprail	Reported By:	Eric Patterson
Action:	Paint	Created On:	07/16/2026
Priority:	4		
Comments:	Paint worn on the toprail.		

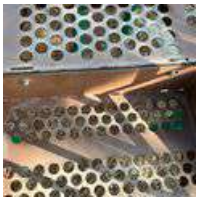



5. Are coatings not peeling and in good condition?
   1 issue



Damaged - Functionally Linked Play Structure - Spiral Slide

Part:	Coating	Reported By:	Eric Patterson
Action:	Repair	Created On:	07/16/2026
Priority:	3		
Comments:	Stair coating is damaged exposing bare and rusted metal.		




6. Is equipment free of entanglement hazards and protrusions? ASTM 6.3, 6.4, CPSC 3.2
   1 issue



Entanglement - Functionally Linked Play Structure - Spiral Slide

Part:	Plastic slide	Reported By:	Eric Patterson
Action:	Correct	Created On:	07/16/2026
Priority:	4		
Comments:	CPSC 5.3.6.2 Slides will not have any spaces or gaps that could trap strings, clothing, body parts, etc. between the platform and the start of the slide chute.		




7. Is equipment free of openings that can cause head and neck entrapments? [use probes] ASTM 6.1, CPSC 3.3
   0 issues

8. Are bolt ends less than two threads, rounded and smooth? ASTM 6.4.3, CPSC 3.2
   0 issues

9. Is hardware present, tight and fully engaged including cap ends? ASTM 4.2.2, CPSC 2.5.2
   1 issue



Rusted - Three-Bay Swing structure

Part:	Hardware	Reported By:	Eric Patterson
Action:	Replace	Created On:	07/16/2026
Priority:	4		
Comments:	Clevises are rusted on the bucket swings.		




10. Are plastic components free of cracks or excessive wear?
    1 issue



Damaged - Functionally Linked Play Structure - Spiral Slide

Part:	Plastic slide	Reported By:	Eric Patterson
Action:	Repair	Created On:	07/16/2026
Priority:	4		
Comments:	Plastic slides are damaged.		




11. Is the equipment free of any insect or animal infestation?
    0 issues

12. Is equipment free of crush and shear hazards? ASTM 6.5, CPSC 3.1
    1 issue



Non Compliant - Functionally Linked Play Structure - Spiral Slide

Part:	Stepping Stones	Reported By:	Eric Patterson
Action:	Correct	Created On:	07/16/2026
Priority:	2		
Comments:	2 floating pods are disconnected from the ground and can make contact with uprights, decks, and other stepping pods creating crush and shear hazards.		










13. Are chains not twisted and free of excessive wear?
    0 issues

14. Are s-hooks not worn and closed to within .04 of an inch? ASTM 6.4.5, CPSC 5.3.8.1
    0 issues

15. Are swing hangers and bushings free of excessive wear? ASTM 8.6.3
    1 issue



Worn - Three-Bay Swing structure

Part:	Hanger	Reported By:	Eric Patterson
Action:	Replace	Created On:	07/16/2026
Priority:	4		
Comments:	Hardware at the top of the swings are rusted. Hangers are worn.		






16. Are all swing seats including tire, bucket etc. smooth and in good condition? ASTM 8.6.4.1, CPSC 5.3.8.3.1, 5.3.8.3.2
2 issues



Missing - Single Arch Tire Swing

Part:	Seat	Reported By:	Eric Patterson
Action:	Replace	Created On:	07/16/2026
Priority:	4		
Comments:	Missing swing seat.		





Damaged - Three-Bay Swing structure

Part:	Seat	Reported By:	Eric Patterson
Action:	Replace	Created On:	07/16/2026
Priority:	3		
Comments:	Brackets are peeling creating sharp edges.		








17. Are all pipe caps present on tubing ends? ASTM 6.2.2, CPSC 3.4
0 issues

18. Are cables and ropes anchored and not unraveled or fraying? ASTM 4.2.3.1
0 issues

19. Are elevated hand components at proper height for age group?
0 issues

20. Are footings and anchoring devices secure and stable? ASTM 5.3, CPSC 2.6
0 issues

21. Is equipment free of sharp points and edges? ASTM 6.2, CPSC 3.4
0 issues

22. Are welds intact and crack free?
0 issues

23. Are all play components properly installed and intact?
0 issues

24. Are fittings and bearings functional, greased and squeak free? CPSC 2.5.2
0 issues

25. Are stepping surfaces level, stable and clean?
0 issues

26. Are springs and rocking components in good shape?
0 issues

27. Are tire seats lightweight, smooth and in good condition? CPSC 5.3.8.4
0 issues

28. Is unitary surfacing intact, free of depressions and ruts?

0 issues

29. Is surface drainage functional with no standing water?
    0 issues

30. Is wood free of rot, splinters, warping or excessive wear? ASTM 4.1.3, CPSC 2.5.5
    0 issues

31. Is this area clear and free of any other issues?
    1 issue



Vandalism - Functionally Linked Play Structure - Spiral Slide

Part:	Stairs	Reported By:	Eric Patterson
Action:	Remove	Created On:	07/16/2026
Priority:	4		
Comments:	Writing/Vandalism on the side of the stairs and slide. Unit is dirty.		






Inspector Signature



Manager Signature

The inspection is intended solely to evaluate whether the playground equipment meets current safety standards. This report addresses the condition of playground equipment as of the date and time of the inspection only and does not address any changes in, damage, additions or alterations to, or removal of any of the equipment after the date and time of the inspection. We recommend that an initial compliance inspection be conducted by a knowledgeable, trained playground equipment inspector followed up by a low frequency inspection at least once per year. Playground Guardian also suggests an inspection be conducted (a) whenever equipment is damaged, added, removed or altered, (b) when the equipment will be used by children in age groups other than those considered in prior inspections, (c) whenever the equipment is subject to damage, abuse or unusual wear and tear, and (d) as circumstances otherwise warrant.

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This inspection does not address the protective surfacing for compliance as it pertains to impact attenuating results such as HIC & GMAX.

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Priority Key

High

1. Permanent disability, loss of life or body part
   Condition should be corrected immediately.
2. Serious injury resulting in temporary disability
   Condition should be corrected as soon as possible.
3. Minor (Non-Disabling) injury
   Condition should be corrected when time permits.
4. Potential for injury very minimal *Condition should be corrected if it worsens.*
5. Existing condition is compliant Low

Low

Tab 9

RESOLUTION 2026 - 04

A RESOLUTION OF THE FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day of June, 2026, submitted to the Board of Supervisors (the "**Board**") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of Fishhawk Community Development District IV (the "District"), pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set August 6, 2026 at 10:00 AM as the date and time for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing, pursuant to Section 190.008(2)(a), *Florida Statutes*; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV:

Section 1. Recitals. The provisions of the Whereas clauses are true and correct, and are incorporated herein as dispositive.

Section 2. Budget

a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager, and at the District's Records Office, and hereby approves certain amendments thereto, as shown in **Exhibit "A"** hereto (the "Adopted Budget").

b. That the Proposed Budget, as amended by the Board, attached hereto as **Exhibit "A,"** is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (the "Adopted Budget"); provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2025-2026 and/or revised projections for Fiscal Year 2026-2027.

c. That the Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the FishHawk Community Development District IV for the Fiscal Year Beginning October 1, 2026 and Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's website, pursuant to Section 189.016(4), *Florida Statutes.*

Section 2. Appropriations

There is hereby appropriated out of the revenues of the FishHawk Community Development District IV, for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sums set forth in **Exhibit "A,"** to be raised by the levy of assessments and/or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during the budget year, to be divided and appropriated as set forth in **Exhibit "A."**

Section 3. Supplemental Appropriations

Pursuant to Section 189.418(6), *Florida Statutes*, the District at any time within the Fiscal Year, or within sixty (60) days following the end of the Fiscal Year, may amend its budget for that Fiscal Year, as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

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

The District Manager or Treasurer may establish administrative procedures to ensure that any budget amendments are in compliance with this Resolution, and with Section 189.418, *Florida Statutes*, among other applicable laws.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 6th DAY OF AUGUST 2026.

ATTEST:

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV

Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2026-2027 Budget

Exhibit "A"

Adopted Budget [FY 2026-2027 Budget]

Rizzetta & Company

FishHawk Community Development District IV

www.fishhawkcdd4.org

Approved Proposed Budget for Fiscal Year 2026/2027

Presented by Rizzetta and Company, Inc.

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Proposed Budget
FishHawk IV Community Development District
General Fund

Budget for 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	**ASSESSMENT REVENUES**						
3							
4	***Special Assessments***						
5	Tax Roll	$ 1,442,957	$ 1,442,957	$ 1,427,988	$ 14,969	$ 1,427,988	$ -
6							
7	**Assessment Revenue Subtotal**	**$ 1,442,957**	**$ 1,442,957**	**$ 1,427,988**	**$ 14,969**	**$ 1,427,988**	**$ -**
8							
9	**OTHER REVENUES**						
10							
11	Balance Forward from Prior Year	$ -	$ -	$ -	$ -	$ -	$ -
12	Interest Earnings	$ 22,840	$ 30,453	$ -	$ 30,453	$ -	$ -
13							
14	**Other Revenue Subtotal**	**$ 22,840**	**$ 30,453**	**$ -**	**$ 30,453**	**$ -**	**$ -**
15							
16	**TOTAL REVENUES**	**$ 1,465,797**	**$ 1,473,410**	**$ 1,427,988**	**$ 45,422**	**$ 1,427,988**	**$ -**
17							
18	**EXPENDITURES - ADMINISTRATIVE**						
19							
20	***Legislative***						
21	Supervisor Fees	$ 8,400	$ 11,200	$ 12,000	$ 800	$ 12,000	$ -
22	***Financial & Administrative***						

Proposed Budget
FishHawk IV Community Development District
General Fund
Budget for 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
23	Accounting Services	$ 15,640	$ 20,853	$ 20,853	$ (0)	$ 20,853	$ -
24	Administrative Services	$ 3,910	$ 5,213	$ 5,213	$ (0)	$ 5,213	$ -
25	Arbitrage Rebate Calculation	$ -	$ 650	$ 650	$ -	$ 650	$ -
26	Assessment Roll	$ 5,793	$ 5,793	$ 5,793	$ -	$ 5,793	$ -
27	Auditing Services	$ 4,400	$ 4,400	$ 5,500	$ 1,100	$ 5,500	$ -
28	Bank Fees	$ 325	$ 433	$ 900	$ 467	$ 900	$ -
29	Disclosure Report	$ -	$ 1,000	$ 1,000	$ -	$ 1,000	$ -
30	District Engineer	$ 15	$ 9,000	$ 11,500	$ 2,500	$ 11,500	$ -
31	District Management	$ 16,738	$ 22,317	$ 22,317	$ (0)	$ 22,317	$ -
32	Dues, Licenses & Fees	$ 175	$ 175	$ 175	$ -	$ 175	$ -
33	Financial & Revenue Collections	$ 3,127	$ 4,169	$ 4,170	$ 1	$ 5,393	$ 1,223
34	Legal Advertising	$ 160	$ 750	$ 1,200	$ 450	$ 1,200	$ -
35	Public Officials Liability Insurance	$ 3,027	$ 3,027	$ 3,405	$ 378	$ 3,530	$ 125
36	Trustees Fees	$ 4,256	$ 4,265	$ 4,500	$ 235	$ 4,500	$ -
37	Website Hosting, Maintenance, Backup (and Email)	$ 2,460	$ 3,280	$ 4,500	$ 1,220	$ 4,500	$ -
38	***Legal Counsel***						
39	District Counsel	$ 19,120	$ 25,493	$ 40,000	$ 14,507	$ 40,000	$ -
40							
41	**Administrative Subtotal**	**$ 87,546**	**$ 122,020**	**$ 143,676**	**$ 21,656**	**$ 145,024**	**$ 1,348**
42							
43	**EXPENDITURES - FIELD OPERATIONS**						
44							

Proposed Budget
FishHawk IV Community Development District
General Fund

Budget for 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
45	***Electric Utility Services***						
46	Utility - Street Lights	$ 354,449	$ 472,599	$ 468,000	$ (4,599)	$ 475,000	$ 7,000
47	Utility Services	$ 10,545	$ 14,060	$ 16,000	$ 1,940	$ 16,000	$ -
48	***Water-Sewer Combination Services***						
49	Utility Services	$ 1,743	$ 2,324	$ 5,700	$ 3,376	$ 5,700	$ -
50	***Stormwater Control***						
51	Aquatic Maintenance	$ 12,150	$ 16,200	$ 21,000	$ 4,800	$ 25,000	$ 4,000
52	Lake/Pond Bank Maintenance	$ -	$ -	$ 3,000	$ 3,000	$ 3,000	$ -
53	Mitigation Area Monitoring & Maintenance - GTP	$ 7,465	$ 9,953	$ 50,000	$ 40,047	$ 50,000	$ -
54	***Other Physical Environment***						
55	Entry & Walls Maintenance	$ -	$ 1,500	$ 2,500	$ 1,000	$ 2,500	$ -
56	General Liability Insurance	$ 3,700	$ 3,700	$ 4,163	$ 463	$ 4,314	$ 151
57	Holiday Decorations	$ 6,850	$ 6,850	$ 7,000	$ 150	$ 7,000	$ -
58	Irrigation Maintenance	$ 66,663	$ 88,884	$ 61,500	$ (27,384)	$ 65,354	$ 3,854
59	Irrigation Repairs	$ 43,987	$ 58,649	$ 45,000	$ (13,649)	$ 60,000	$ 15,000
60	Landscape - Annuals	$ 30,745	$ 30,745	$ 20,700	$ (10,045)	$ 30,745	$ 10,045
61	Landscape - Palm Tree Injections	$ -	$ 5,500	$ 5,500	$ -	$ 5,500	$ -
62	Landscape - Mulch	$ 61,750	$ 82,333	$ 68,220	$ (14,113)	$ 78,000	$ 9,780
63	Landscape Inspection Services	$ 8,775	$ 11,700	$ 11,700	$ -	$ 12,900	$ 1,200
64	Landscape Maintenance	$ 228,395	$ 304,527	$ 340,650	$ 36,123	$ 287,368	$ (53,282)
65	Landscape Replacement Plants, Shrubs, Trees	$ 2,600	$ 40,000	$ 40,000	$ -	$ 44,333	$ 4,333
66	Property Insurance	$ 8,036	$ 8,036	$ 8,803	$ 767	$ 7,250	$ (1,553)

Proposed Budget
FishHawk IV Community Development District
General Fund
Budget for 2026/2027

	Chart of Accounts Classification	Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
67	Well Maintenance/Repairs	$ 2,461	$ 3,281	$ 20,000	$ 16,719	$ 20,000	$ -
68	***Road & Street Facilities***						
69	Roadway Repair & Maintenance	$ -	$ 7,500	$ 10,000	$ 2,500	$ 10,000	$ -
70	Street Sign Repair & Replacement	$ -	$ 1,500	$ 3,000	$ 1,500	$ 3,000	$ -
71	***Parks & Recreation***						
72	Athletic/Park Court/Field Repairs	$ -	$ 3,500	$ 4,000	$ 500	$ 4,000	$ -
73	Dog Waste Station/Trash Removal	$ 11,935	$ 15,913	$ 17,628	$ 1,715	$ 20,000	$ 2,372
74	Park Landscape Maintenance	$ -	$ 3,000	$ 6,000	$ 3,000	$ 6,000	$ -
75	Playground Equipment and Maintenance	$ -	$ 8,000	$ 8,000	$ -	$ 8,000	$ -
76	Pressure washing	$ -	$ 12,000	$ 12,000	$ -	$ 12,000	$ -
77	Miscellaneous Contingency	$ 9,805	$ 22,000	$ 24,248	$ 2,248	$ 20,000	$ (4,248)
77	**Field Operations Subtotal**	**$ 872,054**	**$ 1,234,255**	**$ 1,284,312**	**$ 50,057**	**$ 1,282,964**	**$ (1,348)**
78							
79	**TOTAL EXPENDITURES**	**$ 959,600**	**$ 1,356,275**	**$ 1,427,988**	**$ 71,713**	**$ 1,427,988**	**$ -**
80							
81	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 506,197**	**$ 117,135**	**$ -**	**$ 117,135**	**$ -**	**$ -**
82							

FishHawk IV Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2023	Budget for 2024/2025
REVENUES		
Special Assessments		
Net Special Assessments [1]	$803,612.27	$803,612.27
TOTAL REVENUES	**$803,612.27**	**$803,612.27**
EXPENDITURES		
Administrative		
Debt Service Obligation	$803,612.27	$803,612.27
Administrative Subtotal	**$803,612.27**	**$803,612.27**
TOTAL EXPENDITURES	**$803,612.27**	**$803,612.27**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**

Hillsborough County collection Costs (2%) and Early payment Discounts (4%)	6.0%
GROSS ASSESSMENTS	**$854,906.67**

Notes:

Tax Roll Collection Costs and Early Payment Discount is 6% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

[1] Maximum Annual Debt Service less any Prepaid Assessments received.

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		$1,427,988.00	**2025/2026 O&M Budget:**	$1,427,988.00
Collection Cost:	2%	$30,382.72	**2026/2027 O&M Budget:**	$1,427,988.00
Early Payment Discount:	4%	$60,765.45		
2026/2027 Total:		**$1,519,136.17**	**Total Difference**	**$0.00**

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	*2026/2027*	*$*	*%*
Townhome/Attached	Series 2023 Debt Service	$485.90	$485.90	$0.00	0.00%
	Operations/Maintenance	$1,221.17	$1,221.17	$0.00	0.00%
	Total	**$1,707.07**	**$1,707.07**	**$0.00**	**0.00%**
30 Series/Villas	Series 2023 Debt Service	$561.23	$561.23	$0.00	0.00%
	Operations/Maintenance	$1,221.17	$1,221.17	$0.00	0.00%
	Total	**$1,782.40**	**$1,782.40**	**$0.00**	**0.00%**
40 Series	Series 2023 Debt Service	$636.56	$636.56	$0.00	0.00%
	Operations/Maintenance	$1,221.17	$1,221.17	$0.00	0.00%
	Total	**$1,857.73**	**$1,857.73**	**$0.00**	**0.00%**
50 Series	Series 2023 Debt Service	$711.90	$711.90	$0.00	0.00%
	Operations/Maintenance	$1,221.17	$1,221.17	$0.00	0.00%
	Total	**$1,933.07**	**$1,933.07**	**$0.00**	**0.00%**
60 Series	Series 2023 Debt Service	$828.67	$828.67	$0.00	0.00%
	Operations/Maintenance	$1,221.17	$1,221.17	$0.00	0.00%
	Total	**$2,049.84**	**$2,049.84**	**$0.00**	**0.00%**
70 Series	Series 2023 Debt Service	$979.34	$979.34	$0.00	0.00%
	Operations/Maintenance	$1,221.17	$1,221.17	$0.00	0.00%
	Total	**$2,200.51**	**$2,200.51**	**$0.00**	**0.00%**
Office	Series 2023 Debt Service	$546.55	$546.55	$0.00	0.00%
	Operations/Maintenance	$1,221.17	$1,221.17	$0.00	0.00%
	Total	**$1,767.72**	**$1,767.72**	**$0.00**	**0.00%**

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		**$1,427,988.00**
COLLECTION COSTS @	**2%**	**$30,382.72**
EARLY PAYMENT DISCOUNT @	**4%**	**$60,765.45**
TOTAL O&M ASSESSMENT		**$1,519,136.17**

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2023 DEBT SERVICE [1]
Townhome/Attached	208	208
30 Series/Villas	94	94
40 Series	310	309
50 Series	333	333
60 Series	139	139
70 Series	154	152
Office	6	6
	1244	**1241**

ALLOCATION OF O&M ASSESSMENT

EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	208.00	16.72%	$254,003.48
1.00	94.00	7.56%	$114,790.03
1.00	310.00	24.92%	$378,562.87
1.00	333.00	26.77%	$406,649.79
1.00	139.00	11.17%	$169,742.71
1.00	154.00	12.38%	$188,060.27
1.00	6.00	0.48%	$7,327.02
	1244.00	**100.00%**	**$1,519,136.17**

PER LOT ANNUAL ASSESSMENT

O&M	SERIES 2023 DEBT SERVICE [2]	TOTAL [3]
$1,221.17	**$485.90**	**$1,707.07**
$1,221.17	**$561.23**	**$1,782.40**
$1,221.17	**$636.56**	**$1,857.73**
$1,221.17	**$711.90**	**$1,933.07**
$1,221.17	**$828.67**	**$2,049.84**
$1,221.17	**$979.34**	**$2,200.51**
$1,221.17	**$546.55**	**$1,767.72**

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discount Costs (4%) : **($91,148.17)**

Net Revenue to be Collected: **$1,427,988.00**

[1] **Reflects the number of total lots with Series 2023 debt outstanding including 3 (three) prepayments.**

[2] **Annual debt service assessment per lot adopted in connection with the Series 2023 bond issue. Annual Debt Service assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.**

[3] **Annual assessment that will appear on November 2026 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.**

GENERAL FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of $200.00 maximum per meeting within an annual cap of $4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, the overall administration of District functions, all required state, and local filings, preparation of the annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Financial consulting services including investment administration of the District's bank and trust accounts, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests, owner inquiries, collection agent fees, and lien releases upon full repayment of bond obligations.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET
ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

Tab 10

RESOLUTION 2026 - 05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Hillsborough County, Florida (the "County"); and

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

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake various operations and maintenance activities described in the District's budget(s) for Fiscal Year 2026-2027 ("Adopted Budget"), attached hereto as **Exhibit "A"**; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may fund the Adopted Budget through the levy and imposition of non-ad valorem special assessments (the "O&M Assessments") on benefitted lands within the District; and

WHEREAS, under Florida law, the District may collect such O&M Assessments by tax roll, or in accordance with other collection methods, as provided by law; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such O&M Assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method, and which is also indicated on Exhibit "A"; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the O&M Assessments in the amount set forth in the Adopted Budget; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Fishhawk Community Development District IV (the "Assessment Roll") available for review as **Exhibit "B"**, and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV:

SECTION 1. RECITALS. The recitals set forth above are incorporated herein, and are dispositive.

SECTION 2. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the O&M Assessments allocated to such lands. The allocation of the costs to the specially benefitted lands is shown in the Adopted Budget and in the Assessment Roll, and is hereby found to be fair and reasonable.

SECTION 3. O&M ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and the procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District and in accordance with the Adopted Budget and the Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Uniform Method Assessments. The collection of the previously levied debt service assessments and the O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, *Florida Statutes.*

B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 5. ASSESSMENT ROLL. The District's Assessment Rollis hereby certified to the County Tax Collector, is authorized to be transmitted to the Tax Collector, and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to Fishhawk Community Development District IV.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to the property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and the fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within sixty (60) days for the adoption date of this Resolution.

SECTION 8. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessments were duly levied, that the O&M Assessments were duly made and adopted, and that all other proceedings adequate to such O&M Assessments were duly had, taken, and performed as required.

SECTION 9. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 10. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of Fishhawk Community Development District IV.

PASSED AND ADOPTED this 6th day of August, 2026.

ATTEST:

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV

_____
Secretary / Assistant Secretary

By:_____
Chairman / Vice Chairman

Exhibit A: Budget Fiscal Year 2026-2027
Exhibit B: Assessment Roll FY 2026-2027

EXHIBIT A

Adopted Budget [Fiscal Year 2026-2027]

EXHIBIT B

Assessment Roll [Fiscal Year 2026-2027]

The Assessment Roll is maintained in the District's Official Records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, *Florida Statutes*.

Tab 11

RESOLUTION 2026 - 06

A RESOLUTION OF THE FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV DESIGNATING TIME AND DATE FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2026/2027, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS**,** the FishHawk Community Development District (the "District") IV is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter 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 the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV:

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST 2026.

ATTEST:

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV

Asst. Secretary

Chair / Vice Chair

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES
FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV
FISCAL YEAR 2026/2027

October 1, 2026
November 5, 2026
December 3, 2026
January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 2027

The meetings will be held at **10:00 AM** at the **Lake House at FishHawk Ranch West, located at 6001 Village Center Drive, Lithia, Florida 33547.**

Tab 12

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT
IN AND FOR HILLSBOROUGH COUNTY, FLORIDA
CIVIL DIVISION

TAMPA BAY WATER, a Regional Water Supply Authority,

Petitioner, **Case No.: 26-CA-000085**

v.

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV, A Local Unit Of Special Purpose Government Organized And Existing Under Chapter 190, Florida Statutes; FISHHAWK RANCH WEST HOMEOWNERS ASSOCIATION, INC.; BOB HENRIQUEZ, HILLSBOROUGH COUNTY PROPERTY APPRAISER; and **NANCY C. MILLAN, HILLSBOROUGH COUNTY TAX COLLECTOR**,

Parcel Nos.: 01616-01P, 01616-02P, 01616-02T, 01616-03P A & B, 01616-3T, 01616-04P, 01616-48P, 01616-49P A & B, and 01616-50P

Respondents.
_____/

JOINT MOTION FOR ENTRY OF A STIPULATED FINAL JUDGMENT AND ORDER DISBURSING FUNDS AS TO PARCELS 01616-1P, 01616-02P, 01616-03P A & B, 01616-04P, 01616-48P, 01616-49P A & B, 01616-50P, 01616-02T and 01616-3T

Petitioner TAMPA BAY WATER, a Regional Water Supply Authority, and Respondents FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV ("FISHHAWK CDD"), HILLSBOROUGH COUNTY PROPERTY APPRAISER, and the HILLSBOROUGH COUNTY TAX COLLECTOR, by and through their undersigned attorneys, hereby request the Court enter the Stipulated Final Judgment and Order Disbursing Funds as to Parcels 01616-1P, 01616-02P, 01616-03P A & B, 01616-04P, 01616-48P, 01616-49P A & B, 01616-50P, 01616-02T and 01616-3T attached as **Exhibit 1** hereto.

Respectfully submitted this _____ day of _____, 2026.

/s/ Kent L. Hipp
KENT L. HIPP, ESQUIRE
Florida Bar No.: 879630
RACHAEL M. CREWS, ESQUIRE
Florida Bar No.: 795321
SUMMER E. DEGEL, ESQUIRE
Florida Bar No.: 106536
Gray Robinson, P.A.
301 E. Pine St., Suite 1400
Orlando, FL 32801
Telephone: 407-843-8880
Primary e-mail addresses:
kent.hipp@gray-robinson.com
rachael.crews@gray-robinson.com
summer.degel@gray-robinson.com
Secondary e-mail addresses:
jamal.wilson@gray-robinson.com
donna.flynn@gray-robinson.com
mariah.richardson@gray-robinson.com
Attorneys for Petitioner

/s/ Fred S. Werdine
FRED S. WERDINE, ESQUIRE
Florida Bar No. 614483
FWerdine@shutts.com
4301 West Boy Scout Boulevard, Suite 300
Tampa, FL 33607
(813) 227-8128
Counsel for Respondent, FishHawk Community Development District IV

/s/ Brian T. FitzGerald
Brian T. FitzGerald, Esq.
Florida Bar No.: 484067
Senior Assistant County Attorney
Post Office Box 1110
Tampa, FL 33601
Telephone: 813-272-5670
fitzgeraldb@hcfl.gov
stroupj@hcfl.gov
leema@hcfl.gov
Attorney Nancy C. Millan, Hillsborough County Tax Collector

/s/ Dean R. Dirose
Dean R. Dirose, Esquire
Florida Bar No.: 980390
Senior Assistant County Attorney
Post Office Box 1110
Tampa, FL 33601
Telephone: 813-307-3195
dirosed@hcfl.gov
barrientosr@hcfl.gov
Attorney for Hillsborough County

CERTIFICATE OF SERVICE

I HEREBY CERTIFY on this ____ day of _____, 2026, I electronically filed the foregoing with the Clerk of the Court using the E-Portal system, and a true and correct copy of the foregoing was furnished to the parties listed on the following service list by the means so indicated.

/s/ Kent L. Hipp
Kent L. Hipp, Esquire
Florida Bar No.: 879630

SERVICE LIST

PARCELS 01616-1P, 01616-02P, 01616-02T, 01616-03P A&B, 01616-3T, 01616-04P 01616-48P, 01616-49P, 01616-50P

RESPONDENT	SERVICE TYPE
FishHawk Community Development District IV, A Local Unit of Special Purpose Government Organized and Existing Under Chapter 190, Florida Statutes c/o Fred Werdine, Esq. Shutts & Bowen LLP 4301 West Boy Scout Blvd., Suite 300 Tampa, FL 33607	e-Portal
FishHawk Ranch West Homeowners Association, Inc. c/o Registered Agent 6001 Village Center Drive Lithia, FL 33547	U.S. Mail
Nancy C. Millan, Hillsborough County Tax Collector c/o Brian T. FitzGerald, Esquire Senior Assistant County Attorney Post Office Box 1110 Tampa, Florida 33601-1110 Tel.: (813) 272-5670 Fax: (813) 272-5758 fitzgeraldb@hcfl.gov stroupj@hcfl.gov	e-Portal

RESPONDENT	SERVICE TYPE
leema@hcfl.gov	
Bob Henriquez, Hillsborough County Property Appraiser c/o Dean R. Dirose, Esquire Senior Assistant County Attorney Florida Bar No. 980390 Post Office Box 1110 Tampa, Florida 33601 (813) 307-3195 dirosed@HCFL.GOV barrientosr@HCFL.GOV abrahamss@HCFL.GOV	e-Portal

EXHIBIT 1

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA CIVIL DIVISION

TAMPA BAY WATER, a Regional Water Supply Authority,

Petitioner, **Case No.: 26-CA-000085**

v.

FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV, A Local Unit Of Special Purpose Government Organized And Existing Under Chapter 190, Florida Statutes; FISHHAWK RANCH WEST HOMEOWNERS ASSOCIATION, INC.; BOB HENRIQUEZ, HILLSBOROUGH COUNTY PROPERTY APPRAISER; and **NANCY C. MILLAN, HILLSBOROUGH COUNTY TAX COLLECTOR**,

Parcel Nos.: 01616-01P, 01616-02P, 01616-02T, 01616-03P A & B, 01616-3T, 01616-04P, 01616-48P, 01616-49P A & B, and 01616-50P

Respondents.
_____/

STIPULATED FINAL JUDGMENT AND ORDER DISBURSING FUNDS AS TO PARCELS 01616-1P, 01616-02P, 01616-03P A & B, 01616-04P, 01616-48P, 01616-49P A & B, 01616-50P, 01616-02T and 01616-3T

THIS CAUSE having come before the Court upon the Joint Motion for Entry of a Stipulated Final Judgment and Order Disbursing Funds as to Parcels 01616-1P, 01616-02P, 01616-03P A & B, 01616-04P, 01616-48P, 01616-49P A & B, 01616-50P, 01616-02T and 01616-3T filed by Petitioner TAMPA BAY WATER, a Regional Water Supply Authority, and Respondents FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV ("FISHHAWK CDD"), the HILLSBOROUGH COUNTY PROPERTY APPRAISER, and the HILLSBOROUGH COUNTY TAX COLLECTOR, and it appearing to the Court the parties were authorized to enter into the Joint Motion, proper notice was given to all Respondents and to all persons having or claiming any equity, lien, or other interest in or to the property

described in the Petition, and the Court being otherwise fully advised in the premises, it is thereupon **ADJUDGED** as follows:

1. The Stipulated Order of Taking as to Parcels 01616-1P, 01616-02P, 01616-03P A & B, 01616-04P, 01616-48P, 01616-49P A & B, 01616-50P, 01616-02T and 01616-3T is hereby approved, ratified, and confirmed except as modified by the easement terms set out in the attached Composite Exhibits 1 and 2. Composite Exhibit 1 sets out the updated and controlling specific easement terms for the permanent easements and attaches the legal descriptions and surveys for the permanent easements as Composite Exhibit A. Composite Exhibit 2 sets out the updated and controlling specific easement terms for the temporary easements and attaches the legal descriptions and surveys for the temporary easements as Composite Exhibit A.

2. That Respondent, Fishhawk CDD, shall have and recover of and from Tampa Bay Water, the sum of ONE MILLION EIGHT HUNDRED THOUSAND DOLLARS AND NO/100 CENTS ($1,800,000.00), in full payment for the property designated herein as Parcels 01616-1P, 01616-02P, 01616-03P A & B, 01616-04P, 01616-48P, 01616-49P A & B, 01616-50P, 01616-02T, and any and all damages relating thereto. That said amount is subject to apportionment.

3. Tampa Bay Water is entitled to a credit for the good faith estimate of value it previously deposited into the Registry of this Court in the amount of ONE MILLION THIRTEEN THOUSAND FOUR HUNDRED DOLLARS AND NO/100 CENTS ($1,013,400.00).

4. In addition to the sum in paragraph two (2) above, Tampa Bay Water shall pay a total of TWO HUNDRED TWENTY-FIVE THOUSAND SEVENTY-FIVE DOLLARS AND NO/100 CENTS ($225,075.00) for all attorneys' fees and costs and EIGHTY-ONE

THOUSAND FIVE HUNDRED DOLLARS AND NO/100 CENTS ($81,500.00) for all expert fees and costs, claimed or claimable by Fishhawk CDD, its beneficiaries, successors, and assigns now and in the future arising from this cause.

5. Within thirty (30) days from the date of this Stipulated Order, TAMPA BAY WATER shall deposit into the registry of this Court the total sum of ONE MILLION NINETY-THREE THOUSAND ONE HUNDRED SEVENTY-FIVE DOLLARS AND NO/100 CENTS ($1,093,175.00), this sum being the difference between the Petitioner's initial deposit of $1,013,400.00 and the final awards pursuant to Paragraphs 2 through 4.

6. Upon deposit, the Clerk shall forthwith disburse ONE MILLION NINETY-THREE THOUSAND ONE HUNDRED SEVENTY-FIVE DOLLARS AND NO/100 CENTS ($1,093,175.00), less any pro-rated ad valorem taxes and assessments paid, if any, to "Shutts & Bowen LLP, Trust Account" and shall send its check via U.S. Mail to c/o Fred S. Werdine, 4301 West Boy Scout Boulevard, Suite 300, Tampa, FL 33607, for appropriate disbursement.

7. TAMPA BAY WATER shall use its best efforts to notify FISHHAWK CDD via written notice at least two (2) business days in advance of when TAMPA BAY WATER'S personnel or agents enter the FISHHAWK CDD property for future (post initial construction) use of the easements acquired by TAMPA BAY WATER in this case.

8. TAMPA BAY WATER shall be solely responsible for ensuring that its Activities are consistent with all local, state and federal laws, rules, ordinances and permits, and TAMPA BAY WATER will comply with all restrictions governing the Property, including, but not limited to, the conservation easement, as amended, in favor of the Florida Fish and Wildlife Conservation Commission (the "FWC"), recorded at OR Book 19423, Pages 1882 through 1994 of the Official Records of Hillsborough County, Florida (the "Conservation

Easement"), as amended, and the Gopher Tortoise Relocation Permit to be issued by the FWC.

9. TAMPA BAY WATER shall indemnify, defend and save CDD harmless from and against any and all liability, damage, expense, claims, liens, fines or penalties or judgments as set forth in Paragraph 7. of the Stipulated Order of Taking, and this obligation to indemnify, defend and save the CDD harmless includes, but is not limited to any failure to comply with the Conservation Easement, as amended, and any failure to comply with the Gopher Tortoise Relocation Permit to be issued by the FWC.

10. This Court shall retain jurisdiction to enforce the terms and provisions of this Stipulated Final Judgment and Order Disbursing Funds.

11. However, as there are no further matters to adjudicate as to the Parcels, the Petitioner is directed to file a Final Disposition form.

DONE and ORDERED in Tampa, Hillsborough County, Florida, on _____.

_____
CHERYL K. THOMAS
Circuit Court Judge

Conformed copies to counsel and parties as follows:

SERVICE LIST:

KENT L. HIPP, ESQUIRE
Florida Bar No.: 879630
RACHAEL M. CREWS, ESQUIRE
Florida Bar No.: 795321
SUMMER E. DEGEL, ESQUIRE
Florida Bar No.: 106536
Gray Robinson, P.A.
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Secondary e-mail addresses:
jamal.wilson@gray-robinson.com
donna.flynn@gray-robinson.com
mariah.richardson@gray-robinson.com
Attorneys for Petitioner

PARCELS 01616-1P, 01616-02P, 01616-02T, 01616-03P A&B, 01616-3T, 01616-04P 01616-48P, 01616-49P, 01616-50P

RESPONDENT	SERVICE TYPE
FishHawk Community Development District IV, A Local Unit of Special Purpose Government Organized and Existing Under Chapter 190, Florida Statutes c/o Fred Werdine, Esq. Shutts & Bowen LLP 4301 West Boy Scout Blvd., Suite 300 Tampa, FL 33607	e-Portal
FishHawk Ranch West Homeowners Association, Inc. c/o Registered Agent 6001 Village Center Drive Lithia, FL 33547	U.S. Mail
Nancy C. Millan, Hillsborough County Tax Collector c/o Brian T. FitzGerald, Esquire Senior Assistant County Attorney Post Office Box 1110 Tampa, Florida 33601-1110 Tel.: (813) 272-5670 Fax: (813) 272-5758 fitzgeraldb@hcfl.gov stroupj@hcfl.gov leema@hcfl.gov	e-Portal
Bob Henriquez, Hillsborough County Property Appraiser c/o Dean R. Dirose, Esquire Senior Assistant County Attorney Florida Bar No. 980390 Post Office Box 1110	e-Portal

RESPONDENT	SERVICE TYPE
Tampa, Florida 33601 (813) 307-3195 dirosed@HCFL.GOV barrientosr@HCFL.GOV abrahamss@HCFL.GOV	

COMPOSITE EXHIBIT 1
Permanent Utility Easement

The following permanent utility easement rights are to be acquired by Tampa Bay Water for the South Hillsborough Pipeline Project (the "Project"), subject to the listed limitations in this Permanent Utility Easement ("Easement"):

1. A non-exclusive, permanent utility easement, over, under, and across the properties listed and described in **Composite Exhibit A** as Permanent Utility Easements, located in Hillsborough County, Florida (hereinafter the "Easement Area").

2. The right, privilege, and authority within the Easement Area to perform such work as may be necessary within the Easement Area in order to substantially conform the Easement Area to the design specifications set forth in the Project construction plans. Such work may include, but not be limited to, the right, privilege, and authority within the Easement Area to construct, install, operate, replace, repair, remove, extend, inspect, patrol, test, sod, upgrade, modify and maintain underground water transmission pipeline facilities, including related above and below ground electrical, communications and data facilities, fixtures and/or associated appurtenances thereto (the "Utility").

    - Construction method will be open cut with trench boxes.
    - Points of access are the North and South ends at Fishhawk Blvd and Boyette Rd respectively.
    - Materials will be staged ahead of installation along the alignment. Fencing will be installed as necessary to barricade the construction zone; as well as open excavations covered during non-working hours.
    - Construction period expected to be 10 months (from start of construction activity) including clearing, gopher tortoise relocations, silt fence installation, pipe staging, dewatering installation, pipe installation and backfill, and stabilized restoration. Final restoration and replacement of the paved recreational trail will follow pipe testing in 2028.
    - Erosion and Sediment control and Best Management Practices are shown on the drawings.
    - Dewatering discharge will go to the existing Fishhawk CDD Municipal Separate Storm Sewer System. Tampa Bay Water shall be solely responsible for paying any costs and expenses associated with any dewatering activities that result in any issues such as erosion, sediment buildup, or regulatory agency coordination, in the CDD owned stormwater system (ponds or structures).
    - Protection of trench and construction zone as noted above.
    - Protection of wetlands as noted in the plans.
    - The Gopher Tortoises within Composite Exhibit "A" must be relocated prior to the commencement of construction, to the "Property," described in Exhibit "A" of the Conservation Easement with the Florida Fish and Wildlife Conservation Commission, recorded in OR Book 19423, Pages 1882-1994 of the Public Records of Hillsborough County, Florida. The Gopher Tortoise relocation will be timed to

most effectively limit the movement of the gopher tortoises back to the Conservation Easement prior to or during the construction.

3. Tampa Bay Water has the right to excavate and/or fill the Easement Area as needed to construct the Utility. Tampa Bay Water has the right and authority to remove and dispose of dirt, rocks and vegetation within the Easement Area. Tampa Bay Water further has the right to remove fences, bushes, trees, undergrowth, structures and any other obstructions or physical objects which might interfere with the location, construction, operation, maintenance, repair, upgrade and replacement of the Utility.

4. Tampa Bay Water may install temporary fencing or barricades in the Easement Area when deemed necessary or convenient to Tampa Bay Water's construction, operation, upgrade, replacement, repair, or maintenance activities.

5. All of TAMPA BAY WATER 's Activities shall be completed at its sole risk, cost, and expense. Tampa Bay Water shall be solely responsible for costs and expenses associated with the project and the TAMPA BAY WATER Activities on the Property. Tampa Bay Water agrees to comply with all local, state, and federal laws, rules and ordinances, and permits applicable to TAMPA BAY WATER Activities and to the Property, including Section 471.027, Florida Statutes. Tampa Bay Water will comply with all restrictions governing the Property, including, but not limited to, the Conservation Easement in favor of the Florida Fish and Wildlife Conservation Commission (the "FWC") recorded at OR Book 19423, Pages 1882 through 1994 of the Official Records of Hillsborough County, Florida (the "Conservation Easement"), as amended. Areas disturbed will be returned to natural grade where topographical features allow.

6. Nothing in this Easement shall be deemed as a waiver of sovereign immunity by the CDD or Tampa Bay Water beyond the statutory limited waiver of sovereign immunity in Section 768.28, *Florida Statutes*, as may be amended, and nothing in this Easement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

7. Tampa Bay Water agrees to indemnify, defend and save CDD harmless from and against any and all liability, damage, expense, claims, liens, fines or penalties or judgments resulting from injury to person or damage to property resulting from or arising out of the Activities of Tampa Bay Water, its agents, employees, contractors, or invitees, upon the Property, to the extent provided in Section 768.28, Florida Statutes, up to the limits enumerated in Section 768.28(5), Florida Statutes as may be amended. TAMPA BAY WATER, its subcontractors, consultants, and agents of any kind agree to maintain commercially reasonable general liability insurance with limits, coverages, and endorsements customary for the exercise of rights or the performance of activities under this Agreement.

8. Notices or questions as to the TAMPA BAY WATER Activities and the project shall be directed to:

CDD's contact information:

Names: Fishhawk CDD IV/Erin McCormick/Ph.#: 813-579-2653

Emails: Erin@emccormicklaw.com

How to best notify: Email & Follow up Call.

Engineering Manager
Tampa Bay Water
727-796-2355

And

Jarah Parke PE, PMP, and Senior Project Manager, Stantec
777 S. Harbour Island Blvd, Suite 600

Tampa, FL 33602

813.204.3324 office

702.241.2763 cell

jarah.parke@stantec.com

9. Upon completion of construction, Tampa Bay Water shall stabilize the Easement Area with seed, sod, or other ground cover so as to prevent erosion (where appropriate), will restore pre-existing landscaping (but not trees) and irrigation, will restore pre-existing fencing and signage, and will restore any pre-existing paved surface and retention or detention ponds and related improvements to a state that is as good or better than its pre-construction condition. The type of seed and/or sod to be utilized for erosion control shall be coordinated with the Property Owner to ensure that such seed and/or sod is consistent with maintenance of the Conservation Easement to prevent the encroachment of invasive vegetation. Tampa Bay Water and/or its contractor shall make the final decision as to seed or sod in the easement area(s). Tampa Bay Water shall have no obligation to maintain the seed or sod in the easement area(s).

10. As soon as practicable and no later than 30 days after the conclusion of any construction or maintenance activities within the Easement Area, Tampa Bay Water shall:

    a. Remove all stockpiled materials associated with the construction activities.
    b. Restore any disturbed area to a condition equal to or better than its former condition, subject to the restrictions herein.
    c. Repair or replace, as it deems appropriate, any improvements within the Easement Area which were disturbed or damaged by Tampa Bay Water's use of the Easement Area; provided, Tampa Bay Water shall only be required to repair or replace improvements within the Easement Area which constitute Consistent Uses as defined herein.
    d. Repair or replace any landscaping (except trees) within the Easement Area which

has been disturbed or damaged by Tampa Bay Water's use of the Easement Area, but only to the extent that plants of similar species and size are readily available in the local market at reasonable cost.

11. Tampa Bay Water's Easement Rights shall include the right to sod or seed, stabilize, modify and maintain the surface grade of the Easement Area. Provided however, any sodding or seeding shall be coordinated with the CDD, and shall be consistent with the Conservation Easement to prevent the intrusion of invasive vegetation within the Conservation Easement. Tampa Bay Water and/or its contractor shall make the final decision as to seed or sod in the easement area(s). Tampa Bay Water shall have no obligation to maintain the seed or sod in the easement area(s). Tampa Bay Water's Easement Rights shall also include the right to install, inspect, maintain, and repair any utility placed within the Easement Area as well as the right to clear the Easement Area of trees, roots, undergrowth, and other physical objects or obstructions which may, in Tampa Bay Water's sole discretion, endanger or interfere with the safe and efficient installation, operation, maintenance or reconstruction of the Utility.

12. Tampa Bay Water shall be entitled to assign the easement.

13. Title to the Utility improvements constructed by Tampa Bay Water within the Easement Area will remain in Tampa Bay Water's name, its successors or assigns.

14. Tampa Bay Water shall have the right, but not the obligation, from time to time, to re-clear the Easement Area by cutting and removing therefrom, trees, brush and other obstructions that may, in the reasonable judgment of Tampa Bay Water, injure, endanger or interfere with the use of the Easement Area. Periodic maintenance of the Utility will be on an as needed basis, as determined by Tampa Bay Water. Tampa Bay Water shall have the right, but not the obligation, to otherwise maintain the Easement Area. Tampa Bay Water shall be solely responsible for ensuring that any maintenance activities are consistent with the Conservation Easement, as amended, and shall defend, indemnify and save the CDD harmless for such maintenance activities, as set forth in Paragraph 7. hereof.

15. Tampa Bay Water, its consultants, contractors, agents and assigns shall have the right of ingress to and egress from the Easement Area by means of any adjacent public roadways, easements or rights-of-way owned or held or lawfully available to Tampa Bay Water its consultants, contractors, agents or assigns, including any other property over which Tampa Bay Water has access rights.

16. Consistent Uses. The property owner may utilize the Easement Area for all lawful purposes provided the property owner does not interfere with or unreasonably burden Tampa Bay Water's easement rights ("Consistent Uses"). Consistent Uses include, but shall not be limited to, the following:

    a. Pasturing and crop cultivation.
    b. Fences. Fencing inside of the Easement Area is allowed but is subject to Tampa Bay Water approval to ensure the safety of the Utility. Tampa Bay Water's

approval shall not be unreasonably withheld, conditioned or delayed. However, fences shall not interfere with the use of the Easement Area so any fence within the boundaries of the Easement Area may be required to provide adequate gates (the size and location of which will be in the sole discretion of Tampa Bay Water, the cost of which shall be the responsibility of the property owner) to allow for vehicular and pedestrian ingress and egress by Tampa Bay Water and its designees.

c. Landscaping. The Easement Area may be used for vegetation, green space, small gardens, ground cover, sod, landscaping with shallow roots and shallow irrigation (less than 18 inches in depth).

d. Public Utilities. Placement of other utility facilities (limited to power lines, telephone lines, cable T.V. lines, fiber optic lines, water lines, sewer lines, or stormwater lines) which intersect the Easement Area or the granting of easements for such utility facilities, provided the integrity and operation of the Utility and the exercise of Tampa Bay Water's rights in and to the Easement Area are not adversely affected. Such other utility facilities must be designed, permitted, constructed, operated, and maintained in accordance with applicable federal, state, and local laws, regulations, and safety codes. At least ninety (90) days prior to any such proposed use of the Easement Area, the property owner shall provide notice of the proposed use and associated construction plans, if any exist, to Tampa Bay Water. Junction/pull boxes, underground utility boxes and conduit duct banks are not allowed within the Easement Area.

e. Vehicular and pedestrian access across the Easement Area.

f. Placement of paved areas, unpaved areas, driveways, and roads for ingress and egress, which intersect the Easement Area ("Perpendicular Crossings"), provided the integrity and operation of the Utility and the exercise of Tampa Bay Water's rights in and to the Easement Area are not adversely affected. If the property owner constructs a curb or any other similar structure across the Easement Area, the property owner shall place a curb cut within the Easement Area so that Tampa Bay Water has vehicular access for the full length of the easement. The property owner shall consult with and receive written approval from Tampa Bay Water prior to constructing any Perpendicular Crossings over the Easement Area, the approval of which will not be unreasonably withheld.

g. Placement of paved areas, unpaved areas, driveways, and roads for ingress and egress, which overlap the Easement Area ("Parallel Crossings"), provided the nearest edge of the parallel pavement is at least twenty (20) feet from the nearest edge of the Utility. The rights established by this paragraph shall in no way extend beyond the boundary of the Easement Area. The property owner shall consult with and receive written approval from Tampa Bay Water prior to constructing any Parallel Crossings over the Easement Area, the approval of which will not be unreasonably withheld. Notwithstanding the above, the paved recreational trail currently located within the Easement Area as depicted in composite Exhibit "A", shall be replaced by Tampa Bay Water and then allowed to remain in its current location.

h. Parking Areas. Paved parking areas over the Easement Area are allowed, provided the integrity and operation of the Utility and the exercise of Tampa Bay Water's

rights in and to the Easement Area are not adversely affected. The property owner shall consult with and receive written approval from Tampa Bay Water prior to constructing any paved parking areas over the Easement Area, the approval of which will not be unreasonably withheld.

i. Retention/Detention Ponds: Any existing Retention and Detention Ponds located within the Easement Area and related improvements shall be allowed to remain in their current location.

Activities within the Easement Area which are not Consistent Uses may be removed by Tampa Bay Water without further notice.

17. Inconsistent Uses. The property owner shall not impede, obstruct, excavate or alter any part of the Utility located within the Easement Area, or engage in any other uses, activities, or conduct which foreseeably would or could prevent, impede, or otherwise interfere with the operation of the Utility within the Easement Area ("Inconsistent Uses"). Unless expressly waived by written instrument executed by Tampa Bay Water, Inconsistent Uses include, but shall not be limited to, the following:

    a. Trees. Any tree placed within the Easement Area may be removed at the sole discretion of Tampa Bay Water and without notice to the property owner.
    b. Above ground improvements which require a foundation, including but not limited to structures and fixtures such as buildings, masonry walls, storage sheds and monument signs.
    c. Below ground improvements which require excavation, including but not limited to pits, wells, tanks, ponds, vaults, swimming pools, burial sites, junction/pull boxes, underground utility boxes and conduit duct banks.
    d. Stockpiling materials in excess of 500 pounds per square foot or any earth loadings exceeding a 10-foot depth of cover above the Utility. Any materials stockpiled or placed on the Easement Area must be clean and sanitary and shall not block Tampa Bay Water's access to the Easement Area or the Utility.
    e. Storage or parking of vehicles, trailers, boats, other vessels or equipment directly above the Utility unless expressly permitted by Tampa Bay Water.
    f. Placement of paved surfaces or roads directly above the Utility, except as expressly permitted in accordance with paragraph 12 above.
    g. Stormwater ponds or borrow pits not in existence as of the date of this easement.
    h. Irrigation systems placed deeper than 18 inches below ground.
    i. Excavation or construction within the Easement Area without notice.
    j. Any uses, activities, or improvements which are not Consistent Uses.

The property owner shall be solely responsible for any loss or damage caused by or resulting from Inconsistent Uses.

18. Notice Required. Property Owner shall notify Tampa Bay Water in writing prior to construction activities by the property owner or anyone operating on the property owner's behalf that will impact the Easement Area.

19. Property Owner Construction Activities. To the extent the property owner, or anyone operating on the property owner's behalf, undertakes construction activities within the Easement Area, the determination of whether the construction will adversely affect the Utility, or the exercise of Tampa Bay Water's easement rights shall be within the sole and absolute discretion of Tampa Bay Water, which shall make any such determination in good faith and without undue delay. Prior to any construction activities within the Easement Area, coordination with Tampa Bay Water is required, as follows:

    a. Submit a design and/or locate ticket via Sunshine 811 (https://sunshine811.com) to request as-builts and other information.
    b. Submit design plans for review via the Sunshine 811 utility coordination portal at least 90 days prior to construction.
    c. Submit a locate ticket via Sunshine 811 a minimum of 72 hours before digging over or near the Utility in order to schedule a Tampa Bay Water staff person to be present on site.
    d. Questions should be directed to: utilitycoordination@tampabaywater.org.

20. Future platting. The property owner shall ensure that the Easement Area is clearly shown on any future Plats of the subject property.

If a Tampa Bay Water pipeline or facility is damaged and needs immediate attention, please call Operations at 813-929-4500. Staff is available 24/7.

January 28, 2025
Tampa Bay Water
Permanent Easement
Parcel No.01616-01P
Folio No. 076800-1002
Sec. 19, Twp. 30S, Rng. 21E

PROJECT NO.
01616

EXHIBIT "A"

A parcel of land, being a part of Tract B-19, per the plat of FISHHAWK RANCH WEST PHASE 2A/2B, as recorded in Plat Book 123, Page 165, of the Public Records of Hillsborough County, Florida, and per Instrument Number 2024427261, of the Public Records of Hillsborough County, Florida, lying in the southwest 1/4 of Section 19, Township 30 South, Range 21 East, Hillsborough County, Florida, being described as follows:

COMMENCE at the intersection of the south right-of-way line of Fishhawk Boulevard and the east right-of-way line of Hometown Lane per aforesaid plat of FISHHAWK RANCH WEST PHASE 2A/2B; thence along said south right-of-way line of Fishhawk Boulevard, South 89°27' 50" East, a distance of 231.79 feet, to the northwest corner of those lands described in aforesaid Instrument Number 2024427261 and the POINT OF BEGINNING; thence continue along said right-of-way line, South 89°27'50" East, a distance of 50.86 feet, to a point on a line lying 50.00 feet easterly of and parallel to the westerly boundary line of said Instrument Number 2024427261; thence departing said right-of-way line, and along said parallel line, the following five (5) courses: South 11°03'47" West, a distance of 145.38 feet; thence South 02°05'28" East, a distance of 121.36 feet; thence South 05°15'51" East, a distance of 114.28 feet; thence South 00°55'56" West, a distance of 60.29 feet; thence South 21°11'41" East, a distance of 290.76 feet; thence South 39°49'01" East, a distance of 201.30 feet to a point on the westerly boundary line of aforesaid Instrument Number 2024427261; thence along said westerly boundary line the following eight (8) courses: North 80°26'15" West, a distance of 52.21 feet; thence North 55°47'46" West, a distance of 82.45 feet; thence North 35°17'05" West, a distance of 92.81 feet; thence North 21°11'41" West, a distance of 306.72 feet; thence North 00°55'56" East, a distance of 67.36 feet; thence North 05°15'51" West, a distance of 112.96 feet; thence North 02°05'28" West, a distance of 128.51 feet; thence North 11°03'47" East, a distance 141.85 feet to the POINT OF BEGINNING.

Containing 46,161 square feet, or 1.060 acres more or less.



This document has been digitally signed and sealed under Rule 5J-17.062 of the Florida Administrative Code.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Michael J. Curley, PSM
Florida Professional Surveyor and Mapper
License Number LS 6361
George F. Young Inc. LB21

NOT VALID WITHOUT ALL SHEETS

TAMPA BAY WATER Supplying Water To The Region	TAMPA BAY WATER 2575 Enterprise Road Clearwater, FL 33763 Phone: (727) 796-2355		BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
		PREPARED:	DE	1/28/25	SCALE:	N/A		
		CHECKED:	MC	1/28/25	19	30 S.	21 E.	
		APPROVED:	MC	1/28/25	SEC:	TWP:	RNG	SHEET 1 OF 5

Composite Exhibit A

PROJECT NO.
01616

Surveyor's Notes:

1. Bearings shown on this map are based on the south right-of-way line of Fishhawk Boulevard, being S89°27'50"E as measured on the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, 2011 Adjustment.
2. Distances shown hereon are in U.S. Feet.
3. All distances are calculated (C) unless otherwise noted.
4. The purpose of this sketch and description is to establish a permanent easement.
5. This sketch and description was prepared with the benefit of a property information report prepared by American Government Services Corporation, AGSC File No. 32231-9.
6. This legal description has been prepared based on the survey baseline and associated centerline of construction shown on that certain Control Survey prepared by Stantec Consulting Services Inc. entitled Southern Hillsborough County Supply Expansion Pipeline Segment B (Stantec Project No.177311699 having a last date of field survey of 9/5/2024).
7. The subject easement's positional relationship to the survey baseline has been verified by field survey and the ties between the easement and baseline are as shown hereon.
8. Monumentation delineating existing boundary lines herein is derived from a Record Survey/Base Map of the project route performed by George F. Young Inc, last date in field, November 5, 2024.
9. This is a sketch and legal description only, not a field survey.
10. Certified to Tampa Bay Water.
11. Unless it bears the original signature and seal, or the digital equivalent, of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

LEGEND:

(C)	CALCULATED
(CDD)	FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV
CO.	COUNTY
E	EASTING
INST	INSTRUMENT
FCM	FOUND CONCRETE MONUMENT
FIRC	FOUND IRON ROD AND CAP
FN&D	FOUND NAIL AND DISK
LB	LICENSED BUSINESS
L.H.G.T.C.E.	LAKE HUTTO GOPHER TORTOISE CONSERVATION EASEMENT
LS	LICENSED SURVEYOR
(M)	MEASURED
N	NORTHING
NO.	NUMBER
O.R.	OFFICIAL RECORDS BOOK
(P)	PER PLAT
P.B.	PLAT BOOK
PG.	PAGE
PI	POINT OF INTERSECTION
PIR	PROPERTY INFORMATION REPORT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MARKER
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE
R/W	RIGHT-OF-WAY
SEC	SECTION
STA	STATION
TP/RP	TRAVERSE POINT/REFERENCE POINT
TWP	TOWNSHIP

○	POINT ON EASEMENT DESCRIPTION
□	FOUND CONCRETE MONUMENT
△	FOUND IRON ROD
◉	FOUND NAIL AND DISK
	WETLAND CONSERVATION AREA
	GOPHER TORTOISE CONSERVATION AREA
	PROPOSED TAMPA BAY WATER PERMANENT EASEMENT

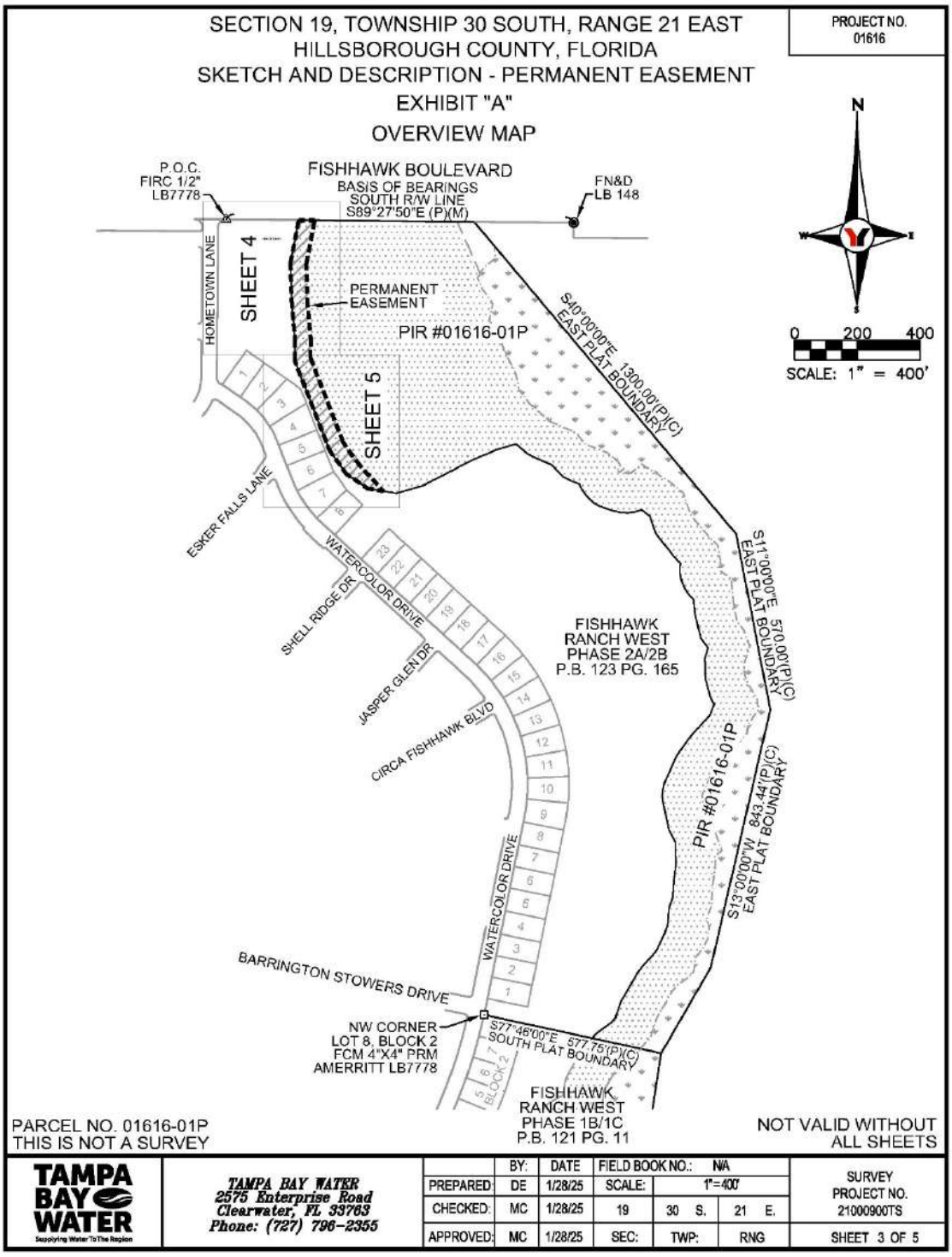
PARCEL NO. 01616-01P
THIS IS NOT A SURVEY

NOT VALID WITHOUT
ALL SHEETS

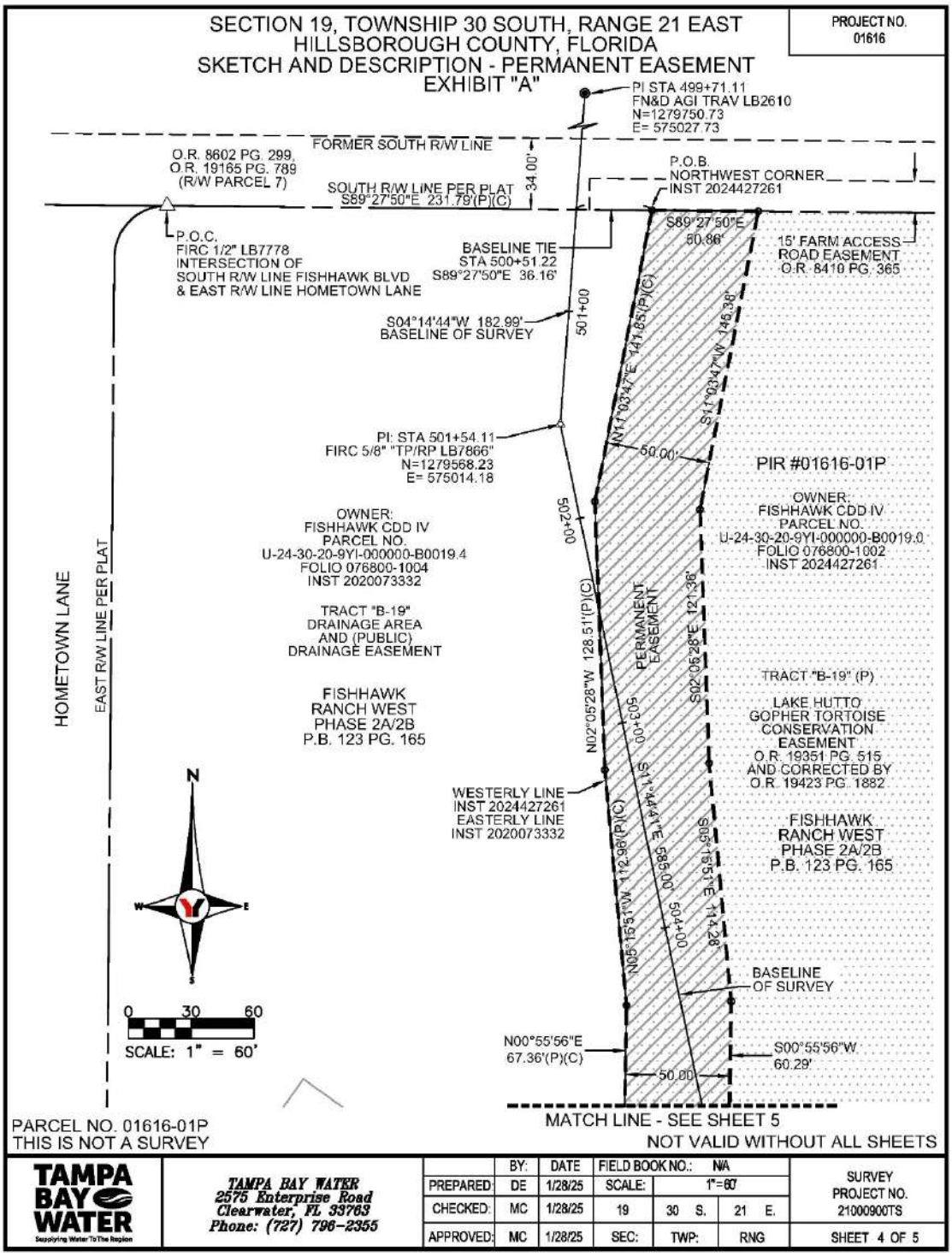
TAMPA BAY WATER
Supplying Water To The Region

TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

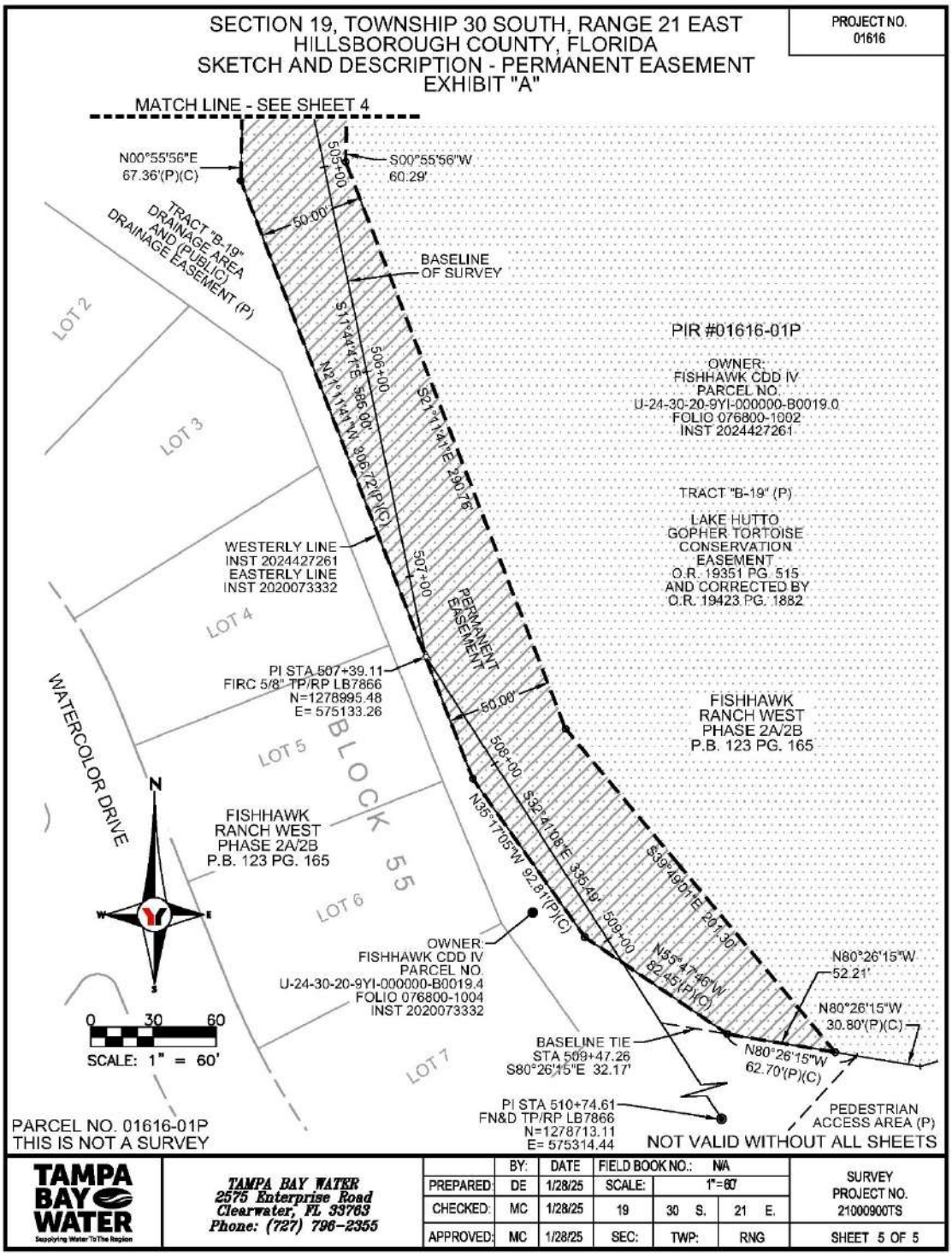
	BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
PREPARED:	DE	1/28/25	SCALE: N/A			
CHECKED:	MC	1/28/25	19	30 S.	21 E.	
APPROVED:	MC	1/28/25	SEC:	TWP:	RNG	SHEET 2 OF 5



Composite Exhibit A



Composite Exhibit A



Composite Exhibit A

February 11, 2025
Tampa Bay Water
Permanent Easement
Parcel No.01616-02P
Folio No. 076800-1004
Sec. 19 & 30, Twp. 30S, Rng. 21E

PROJECT NO.
01616

EXHIBIT "A"

A parcel of land, being a part of Tract B-19, per the plat of FISHHAWK RANCH WEST PHASE 2A/2B, as recorded in Plat Book 123, Page 165, of the Public Records of Hillsborough County, Florida, and per Instrument Number 2020073332, of the Public Records of Hillsborough County, Florida, lying in the southwest 1/4 of Section 19, Township 30 South, Range 21 East, and the northwest 1/4 of Section 30, Township 30 South, Range 21 East, Hillsborough County, Florida, being described as follows:

COMMENCE at the northwest corner of Lot 8, Block 2 of the plat of FISHHAWK RANCH WEST PHASE 1B/1C, as recorded in Plat Book 121, Page 11, of the Public Records of Hillsborough County, Florida, and marked by a 4" x 4" concrete monument stamped "PRM AMERRITT LB7778"; thence along the north boundary line of said plat, also being the south boundary line of the aforesaid plat of FISHHAWK RANCH WEST PHASE 2A/2B, South 77°46'00" East, a distance of 295.61, to the POINT OF BEGINNING; thence North 39°42'33" East, a distance of 20.40 feet; thence North 34°42'04" East, a distance of 261.77 feet; thence North 41°10'05" East, 82.99 feet; thence North 17°48'03" East, a distance of 107.60 feet; thence North 04°34'25" East, a distance of 13.33 feet; thence North 05°22'53" East, a distance of 196.22 feet; thence North 28°59'48" West, a distance of 60.33 feet; thence North 05°59'58" West, a distance of 86.63 feet to a point of curvature on a curve concave to the east, having a radius of 175.00 feet; thence along said curve, an arc length of 92.66 feet, delta of 30°20'14", chord bearing and distance of North 09°10'09" East, 91.58 feet, to a point of tangency; thence North 24°20'16" East, a distance of 84.05 feet; thence North 34°26'53" East, a distance of 71.85 feet; thence North 31°26'39" East, a distance of 89.35 feet; thence North 05°11'48" West, a distance of 186.34 feet; thence North 25°26'12" West, a distance of 383.23 feet; thence North 63°41'44" West, a distance of 123.63 feet, to a point on a non-tangent curve concave to the north, having a radius of 175.00 feet; thence along said curve, an arc length of 52.69 feet, through an arc having a delta of 17°15'07", chord bearing and distance of North 62°07'00" West, 52.49 feet, to a point of tangency; thence North 53°29'26" West, a distance of 253.54 feet, to a point on a non-tangent curve concave to the northeast, having a radius of 175.00 feet; thence along said curve, an arc length of 29.35 feet, through an arc having a delta of 09°36'34", chord bearing and distance of North 52°53'26" West, 29.32 feet, to a point of tangency; thence North 48°05'09" West, a distance of 1.63 feet; thence S 73°30'09" W, a distance of 35.38 feet; thence South 66°56'30" West, a distance of 75.86 feet; thence South 62°39'35" West, a distance of 180.48 feet; thence South 73°29'12" West, a distance of 105.27 feet; thence North 80°26'15" West, a distance of 71.38 feet; thence North 42°36'08" West, a distance of 137.56 feet, to a point on the easterly boundary line of aforesaid Instrument Number 2020073332, also being the westerly boundary of those lands described in Instrument Number 2024427261 of the Public Records of Hillsborough County, Florida; thence along said easterly boundary the following eight (8) courses: South 55°47'46" East, a distance of 82.45 feet; thence South 80°26'15" East, a distance of 93.50 feet; thence North 73°29'12" East, a distance of 88.95 feet; thence North 62°39'35" East, a distance of 177.61 feet; thence North 66°56'30" East, a distance of 80.60 feet; thence North 73°30'09" East, a distance of 66.20 feet; thence South 48°05'09" East, a distance of 29.58 feet, to a point of curvature on a curve concave to the northeast, having a radius of 125.00 feet; thence along said curve, an arc length of 22.65 feet, through an arc having a delta of 10°22'49", chord bearing and distance of South 53°16'33" East, 22.62 feet, to a non-tangent point; thence departing said easterly boundary line, South 53°29'26" East, a distance of 255.53 feet, to a point on the easterly boundary line of aforesaid Instrument Number 2020073332, and a point of curvature on a curve concave to the north, having a radius of 125.00 feet; thence along said curve, an arc length of 40.46 feet, through an arc having a delta of 18°32'43", chord bearing and distance of South 62°45'47" East, 40.28 feet, to a non-tangent point; thence departing said easterly boundary line, South 63°41'44" East, a distance of 144.31 feet; thence South 25°26'12" East, a distance of 409.50 feet; thence South 05°11'48" East, a distance of 211.82 feet; thence South 31°26'39" West, a distance of 107.22 feet, to a point on the easterly boundary line of aforesaid Instrument Number 2020073332; thence along said easterly boundary line, South 34°26'53" West, a distance of 68.74 feet; thence South 24°20'16' West, a distance of 79.63 feet to a point of curvature on a curve concave to the east, having a radius of 125.00 feet; <CONTINUED ON SHEET 2>

NOT VALID WITHOUT ALL SHEETS

			BY:	DATE	FIELD BOOK NO.: N/A			
TAMPA BAY WATER Supplying Water To The Region	TAMPA BAY WATER 2575 Enterprise Road Clearwater, FL 33763 Phone: (727) 796-2355	PREPARED:	DE	2/11/25	SCALE:	N/A		SURVEY PROJECT NO. 21000900TS
		CHECKED:	MC	2/11/25	19 & 30	30 S.	21 E.	
		APPROVED:	MC	2/11/25	SEC:	TWP:	RNG	SHEET 1 OF 11

Composite Exhibit A

February 11, 2025
Tampa Bay Water
Permanent Easement
Parcel No.01616-02P
Folio No. 076800-1004
Sec. 19 & 30, Twp. 30S, Rng. 21E

PROJECT NO.
01616

EXHIBIT "A" (CONTINUED)

thence along said curve, an arc length of 66.19 feet, delta of 30°20'14", chord bearing and distance of South 09°10'09" West, 65.42 feet, to a point of tangency; thence departing said easterly boundary line, South 05°59'58" East, a distance of 76.46 feet; thence South 28°59'48" East, a distance of 24.41 feet to a point on the easterly boundary line of lands described in aforesaid Instrument Number 2020073332; thence along said easterly boundary line, South 28°59'48" East, a distance of 41.21 feet; thence departing said easterly boundary line, South 05°22'53" West, a distance of 211.34 feet; thence South 04°34'25" West, a distance of 18.77 feet; thence departing said easterly boundary line, South 17°48'03" West, a distance of 123.74 feet, to a point on the easterly boundary line of aforesaid Instrument Number 2020073332; thence along said easterly boundary, South 41°10'05" West, a distance of 90.50 feet; thence departing said easterly boundary line, South 34°42'04" West, a distance of 257.86 feet, to a point on the south plat boundary of aforesaid FISHHAWK RANCH WEST PHASE 2A/2B; thence along said south plat boundary, North 77°46'00" West, a distance of 56.03 feet, to the POINT OF BEGINNING.

Containing 137,613 square feet, or 3.159 acres more or less.

MICHAEL J. CURLEY
License Number
6361
STATE OF
FLORIDA
Professional Surveyor and Mapper

This document has been digitally signed and sealed under Rule 5J-17.062 of the Florida Administrative Code.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Michael J Curley Digitally signed by Michael J Curley Date: 2025.03.03 15:47:22 -05'00'

Michael J. Curley, PSM
Florida Professional Surveyor and Mapper
License Number LS 6361
George F. Young Inc. LB21

NOT VALID WITHOUT ALL SHEETS

TAMPA BAY WATER Supplying Water To The Region	TAMPA BAY WATER 2575 Enterprise Road Clearwater, FL 33763 Phone: (727) 796-2355		BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
		PREPARED:	DE	2/11/25	SCALE:	N/A		
		CHECKED:	MC	2/11/25	19 & 30	30 S.	21 E.	
		APPROVED:	MC	2/11/25	SEC:	TWP:	RNG	SHEET 2 OF 11

PROJECT NO.
01616

Surveyor's Notes:

1. Bearings shown on this map are based on the south right-of-way line of Fishhawk Boulevard, being S89°27'50"E as measured on the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, 2011 Adjustment.
2. Distances shown hereon are in U.S. Feet.
3. All distances are calculated (C) unless otherwise noted.
4. The purpose of this sketch and description is to establish a permanent easement.
5. This sketch and description was prepared with the benefit of a property information report prepared by American Government Services Corporation, AGSC File No. 32231-4.
6. This legal description has been prepared based on the survey baseline and associated centerline of construction shown on that certain Control Survey prepared by Stantec Consulting Services Inc. entitled Southern Hillsborough County Supply Expansion Pipeline Segment B (Stantec Project No.177311699 having a last date of field survey of 9/5/2024).
7. The subject easement's positional relationship to the survey baseline has been verified by field survey and the ties between the easement and baseline are as shown hereon.
8. Monumentation delineating existing boundary lines herein is derived from a Record Survey/Base Map of the project route performed by George F. Young Inc, last date in field, November 5, 2024.
9. This is a sketch and legal description only, not a field survey.
10. Certified to Tampa Bay Water.
11. Unless it bears the original signature and seal, or the digital equivalent, of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

LEGEND:

A	ARC LENGTH
(C)	CALCULATED
CB	CHORD BEARING
CH	CHORD LENGTH
(CDD)	FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV
CO.	COUNTY
Δ	DELTA
E	EASTING
INST	INSTRUMENT
FCM	FOUND CONCRETE MONUMENT
FIRC	FOUND IRON ROD AND CAP
FN&D	FOUND NAIL AND DISK
LB	LICENSED BUSINESS
L.H.G.T.C.E.	LAKE HUTTO GOPHER TORTOISE CONSERVATION EASEMENT
LS	LICENSED SURVEYOR
(M)	MEASURED
N	NORTHING
NO.	NUMBER
O.R.	OFFICIAL RECORDS BOOK
(P)	PER PLAT
P.B.	PLAT BOOK
PG.	PAGE
PI	POINT OF INTERSECTION
PIR	PROPERTY INFORMATION REPORT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
RNG	RANGE
R/W	RIGHT-OF-WAY
SEC	SECTION
STA	STATION
TP/RP	TRAVERSE POINT/REFERENCE POINT
TWP	TOWNSHIP

POINT ON EASEMENT DESCRIPTION

FOUND CONCRETE MONUMENT

FOUND IRON ROD

FOUND NAIL AND DISK

WETLAND CONSERVATION AREA

GOPHER TORTOISE CONSERVATION AREA

PEDESTRIAN ACCESS AREA (P)

PROPOSED TAMPA BAY WATER PERMANENT EASEMENT

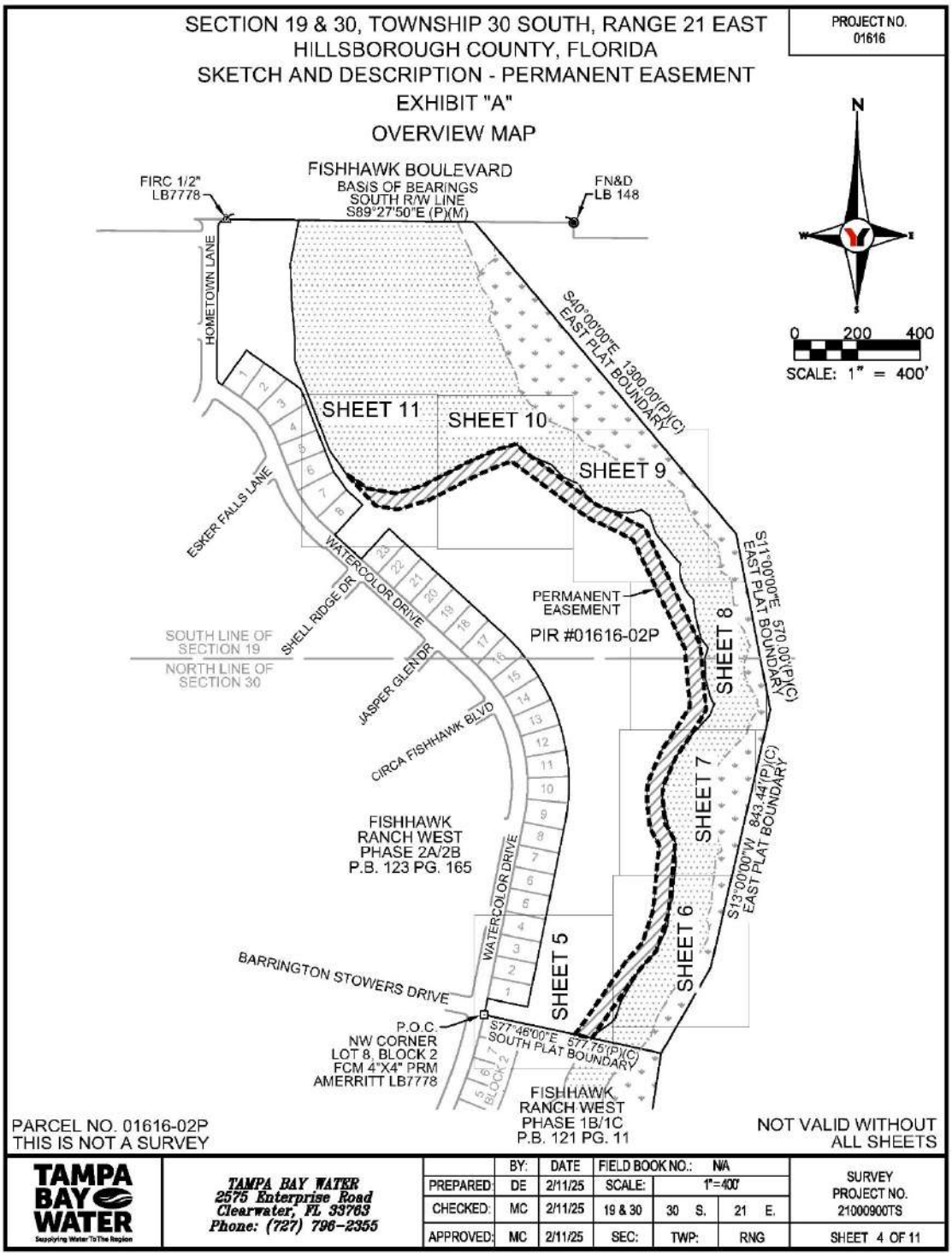
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THIS IS NOT A SURVEY

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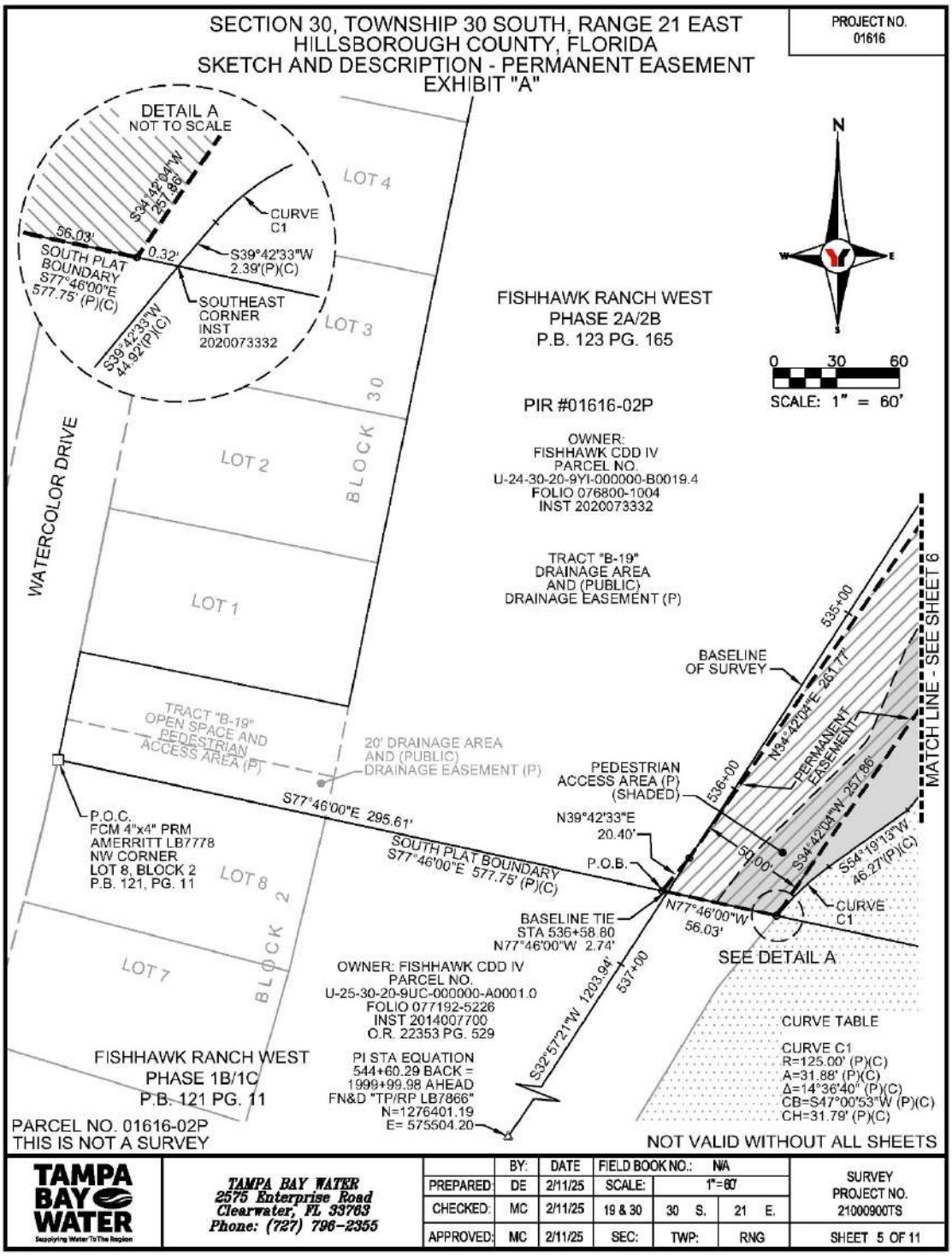
TAMPA BAY WATER
Supplying Water To The Region

TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

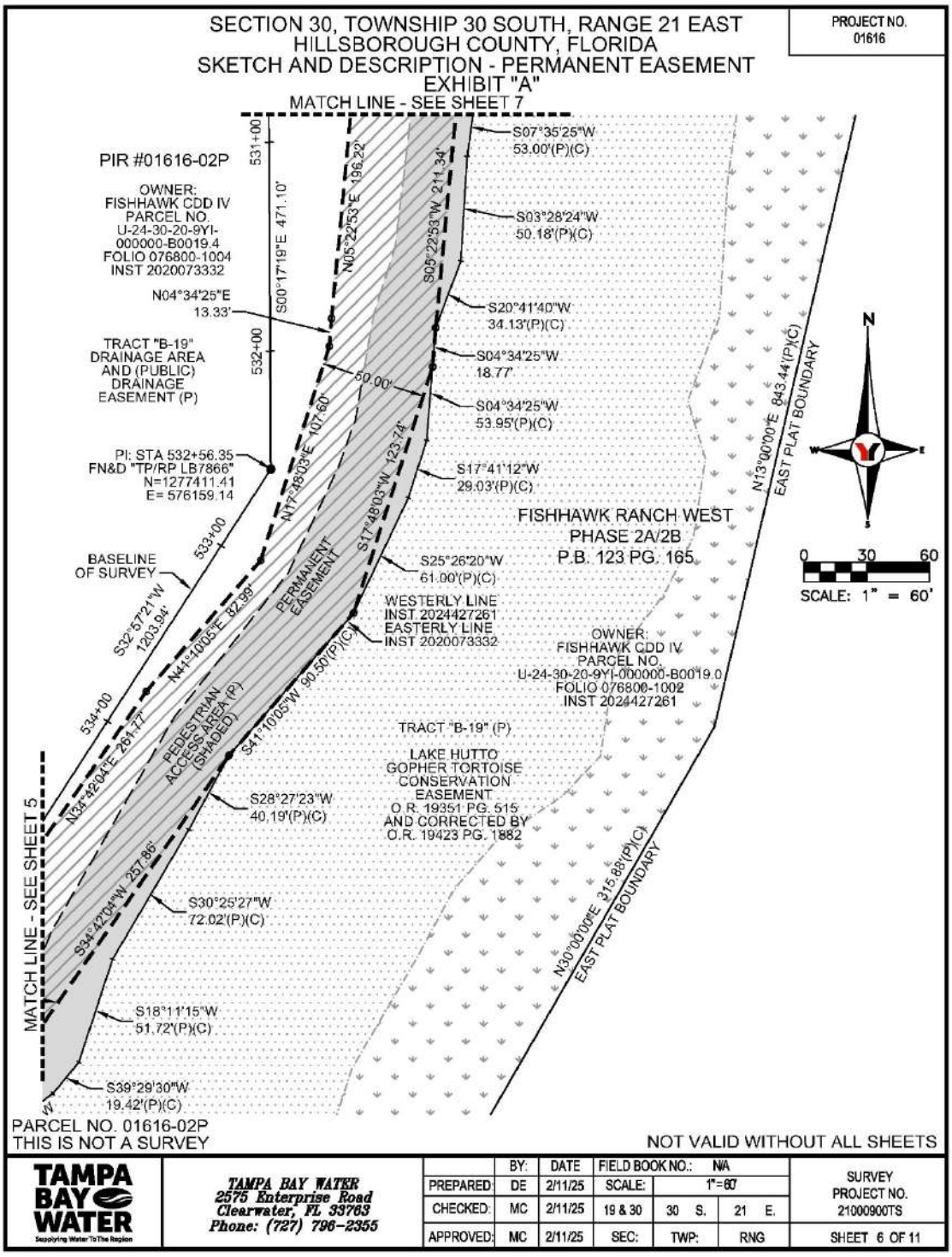
	BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
PREPARED:	DE	2/11/25	SCALE: N/A			
CHECKED:	MC	2/11/25	19 & 30	30 S.	21 E.	
APPROVED:	MC	2/11/25	SEC:	TWP:	RNG	SHEET 3 OF 11



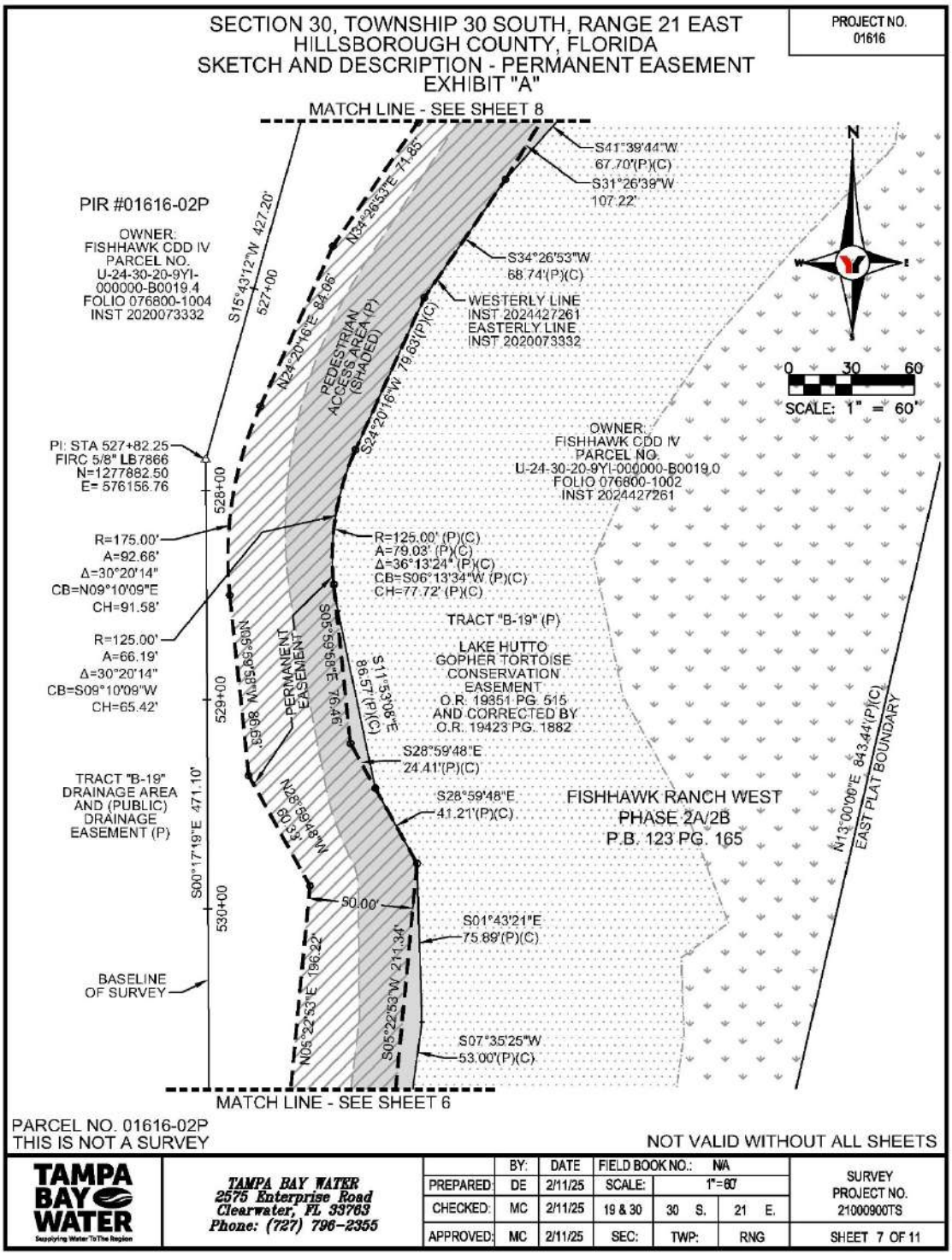
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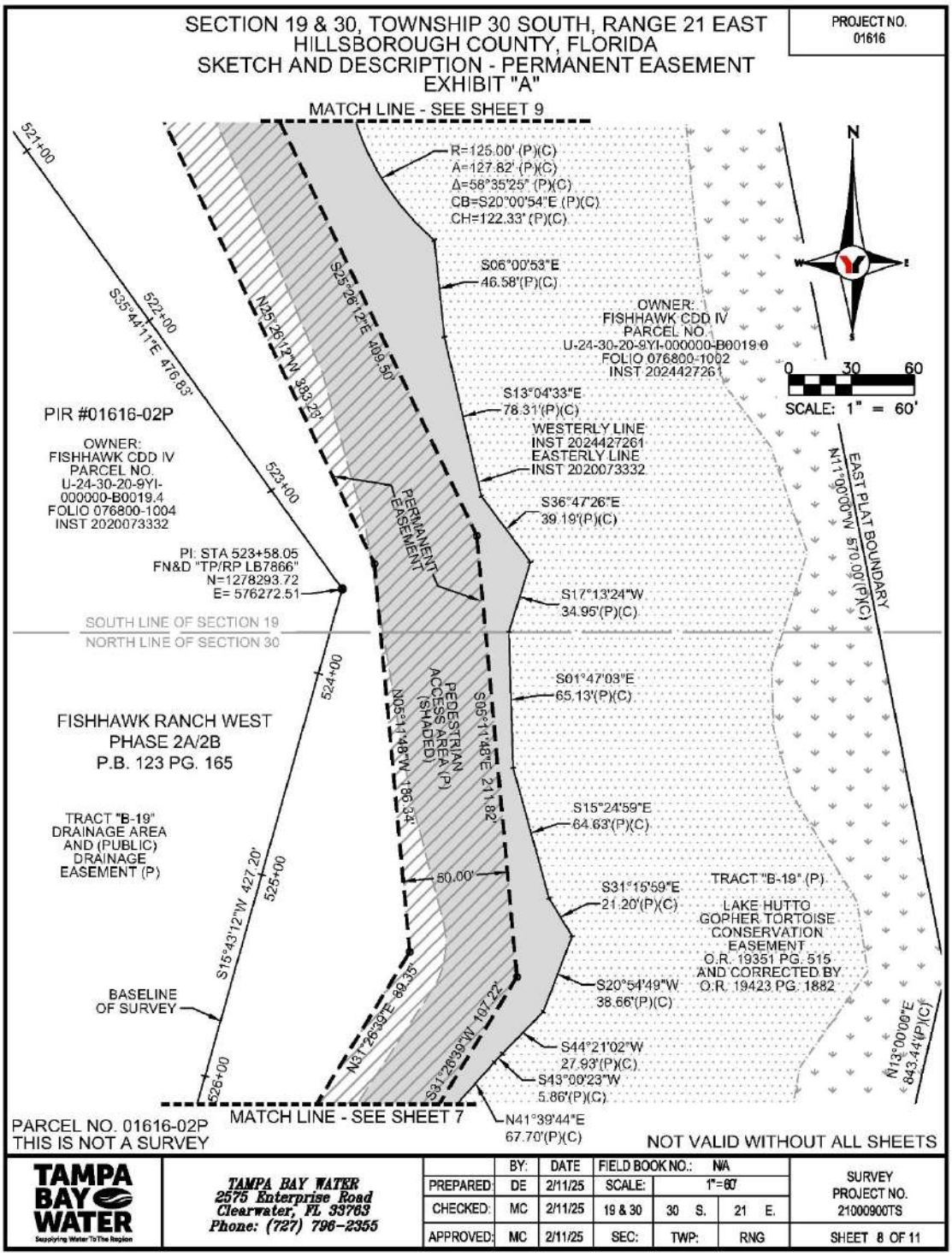
Composite Exhibit A



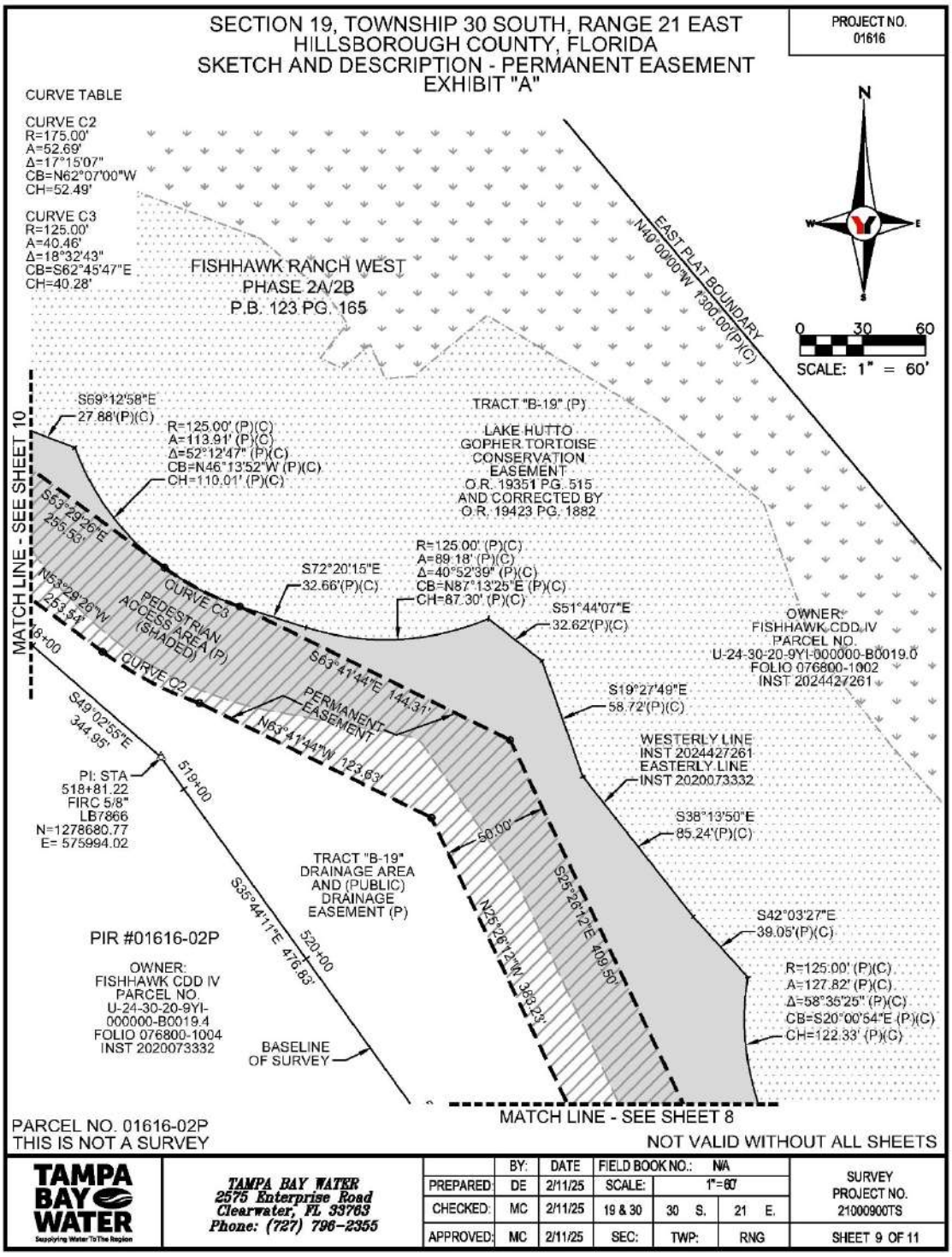
Composite Exhibit A



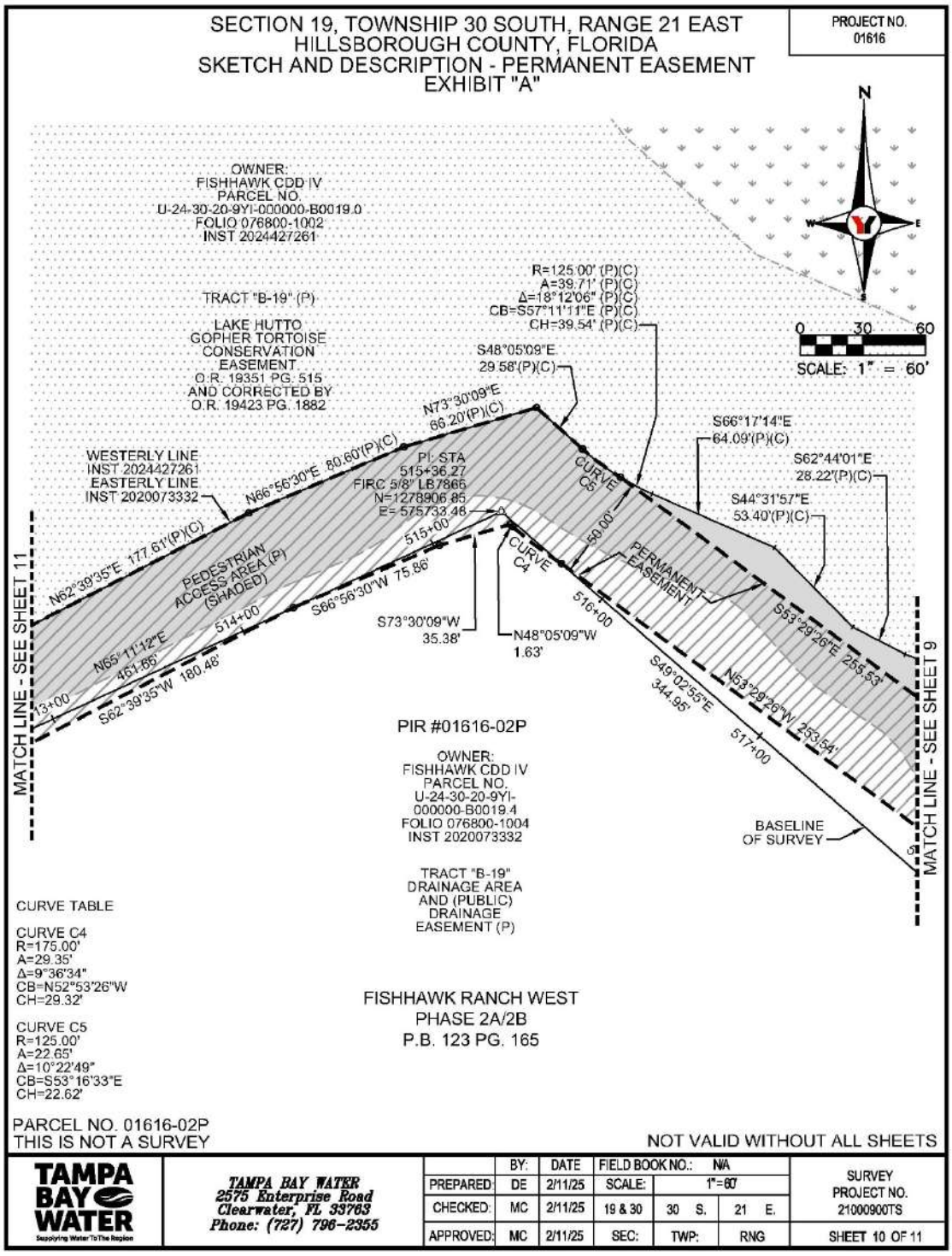
Composite Exhibit A



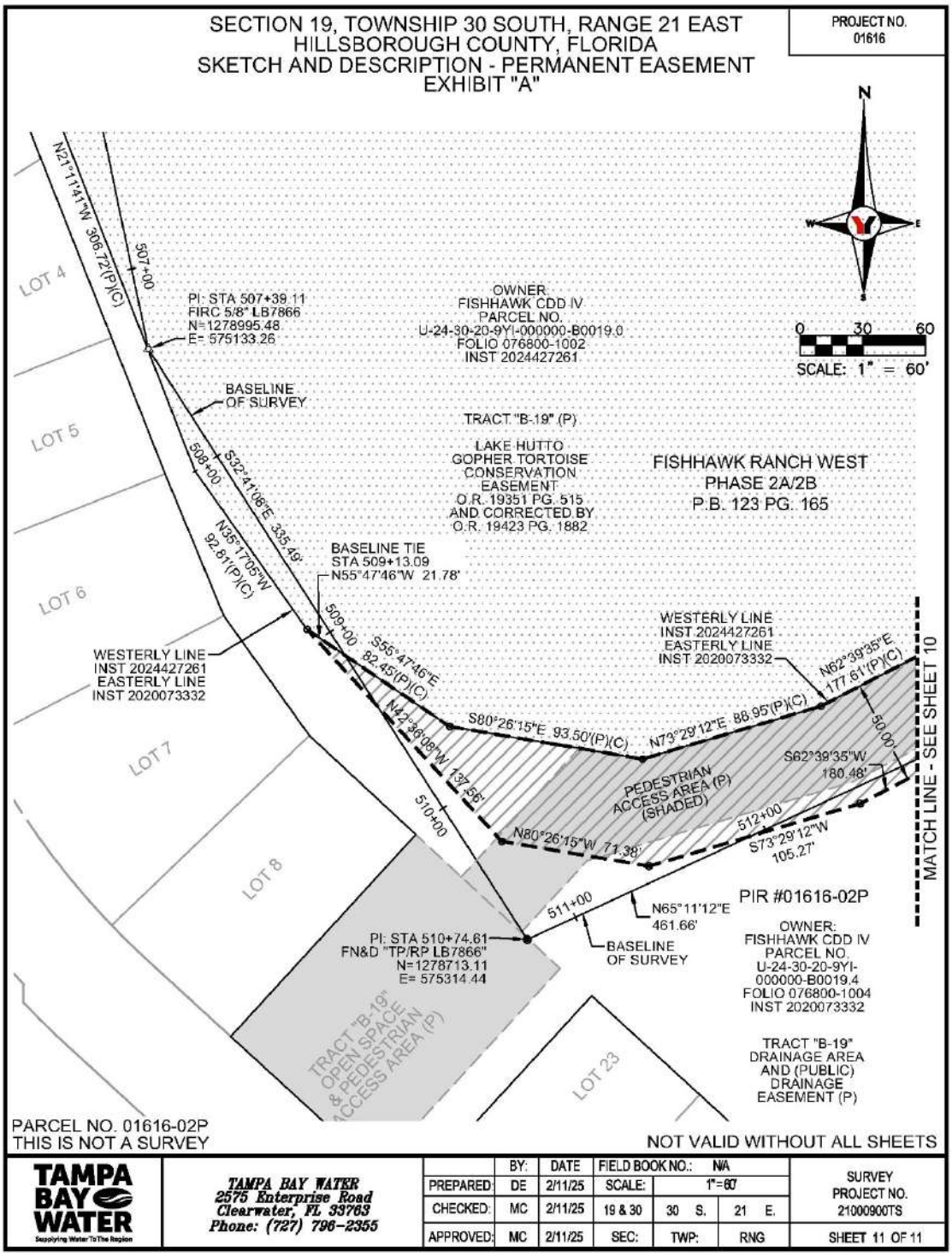
Composite Exhibit A



Composite Exhibit A



Composite Exhibit A



Composite Exhibit A

February 24, 2025
Tampa Bay Water
Permanent Easement
Parcel No.01616-03P
Folio No. 077192-5226
Sec. 30, Twp. 30S, Rng. 21E

PROJECT NO.
01616

EXHIBIT "A"

A parcel of land, being a part of Tract B-19, per the plat of FISHHAWK RANCH WEST PHASE 1B/1C, as recorded in Plat Book 121, Page 11, of the Public Records of Hillsborough County, Florida, and per Official Record Book 22353, Page 529, of the Public Records of Hillsborough County, Florida, lying in the northwest 1/4 of Section 30, Township 30 South, Range 21 East, Hillsborough County, Florida, being described as follows:

PART A

COMMENCE at the southwest corner of Lot 16, Block 1, per said plat of FISHHAWK RANCH WEST PHASE 1B/1C, as marked by a 4" x 4" concrete monument stamped "PRM AMERRITT LB7778"; thence along a reference line per said plat, South 35°09'10" East, a distance of 756.00 feet, to a point on the south boundary line of said plat; thence along said south boundary line, North 70°00'00" East, a distance of 166.64 feet, to a point on the northwesterly boundary line of aforesaid lands described in Official Record Book 22353, Page 529, also being the southeasterly boundary line of Parcel 1, as described in Instrument Number 2024427261 of the Public Records of Hillsborough County, Florida, and the POINT OF BEGINNING; thence departing said south boundary line, and along said northwesterly boundary line, the following two (2) courses: North 43°28'09" West, a distance of 12.60 feet; thence North 60°58'00" East, a distance of 24.74 feet; thence departing said northwesterly boundary line, South 00°00'00" West, a distance of 16.43 feet, to a point on the aforesaid south boundary line of the plat of FISHHAWK RANCH WEST PHASE 1B/1C; thence along said plat boundary, South 70°00'00" West, a distance of 13.80 feet, to the POINT OF BEGINNING.

PART A Containing 257 square feet, or 0.006 acres more or less.

TOGETHER WITH

PART B

COMMENCE at the northwest corner of Lot 8, Block 2, of the aforesaid plat of FISHHAWK RANCH WEST PHASE 1B/1C, as marked by a 4" x 4" concrete monument stamped "PRM AMERRITT LB7778"; thence along the north boundary line of said Lot 8, also being the north boundary line of said plat, South 77°46'00" East, a distance of 131.00 feet, to the northeast corner of Lot 8, also being the northwest corner of Tract B-19 of said plat of FISHHAWK RANCH WEST PHASE 1B/1C, and the northwest corner of the aforesaid lands described in Official Record Book 22353, Page 529; thence continue along said north boundary line of plat, also being the north boundary line of said Tract B-19 and the north boundary line of the aforesaid lands described in Official Record Book 22353, Page 529, South 77°46'00" East, a distance of 164.61 feet, to the POINT OF BEGINNING; thence continue South 77°46'00" East, a distance of 56.03 feet, thence departing said north boundary line, South 34°42'04" West, a distance of 3.28 feet, to a point on the easterly boundary line of said lands described in Official Record Book 22353, Page 529, also being the westerly boundary line of Parcel 1, as described in Instrument Number 2024427261, Public Records of Hillsborough County, Florida; thence along said easterly boundary line, the following two (2) courses: South 39°42'33" West, a distance of 41.51 feet; thence South 31°18'49" West, a distance of 60.60 feet; thence departing said easterly boundary line, South 34°53'59" West, a distance of 182.60 feet; thence South 33°46'39" West, a distance of 136.99 feet; thence South 29°45'46" West, a distance of 123.67 feet, to a point on the aforesaid easterly boundary of the lands described in Official Record Book 22353, Page 529; thence along said easterly boundary line the following two (2) courses: South 23°55'19" West, a distance of 56.13 feet; thence South 25°44'21" West, a distance of 41.89 feet; thence departing said easterly boundary line, South 21°35'47" West, a distance of 159.80 feet; thence South 16°39'55" West, a distance of 74.90 feet, to a point on the aforesaid easterly boundary of the lands described in Official Record Book 22353, Page 529; <CONTINUED ON SHEET 2>

NOT VALID WITHOUT ALL SHEETS

TAMPA BAY WATER — Supplying Water To The Region	TAMPA BAY WATER 2575 Enterprise Road Clearwater, FL 33763 Phone: (727) 796-2355		BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
		PREPARED:	DE	2/24/25	SCALE:	N/A		
		CHECKED:	MC	2/24/25	30	30 S.	21 E.	
		APPROVED:	MC	2/24/25	SEC:	TWP:	RNG	SHEET 1 OF 8

Composite Exhibit A

February 24, 2025
Tampa Bay Water
Permanent Easement
Parcel No.01616-03P
Folio No. 077192-5226
Sec. 30, Twp. 30S, Rng. 21E

PROJECT NO.
01616

EXHIBIT "A" (Continued)

thence along said easterly boundary line, South 16°59'39" West, a distance of 58.41 feet, to a point of curvature on a curve concave to the east, having a radius of 125.00 feet; thence along said curve, an arc length of 32.10 feet, through an arc having a delta of 14°42'42", chord bearing and distance of South 09°38'18" West, 32.01 feet, to a point of tangency; thence departing said easterly boundary line, South 02°16'57" West, a distance of 210.69 feet, to a point on the southeasterly boundary line of the aforesaid lands described in Official Record Book 22353, Page 529, also being the northwesterly boundary line of aforesaid lands described in Instrument Number 2024427261; thence along said southeasterly boundary line, South 43°15'14" West, a distance of 104.82 feet; thence departing said southeasterly boundary line, North 03°37'43" West, a distance of 65.97 feet; thence North 39°39'36" East, a distance of 42.04 feet; thence North 02°16'57" East, a distance of 190.80 feet, to a point of curvature on a curve concave to the east, having a radius of 175.00 feet; thence along said curve, an arc length of 44.93 feet, through an arc having a delta of 14°42'42", chord bearing and distance of North 09°38'18" East, 44.81 feet, to a point of tangency; thence North 16°59'39" East, a distance of 58.27 feet; thence North 16°39'55" East, a distance of 76.91 feet; thence North 21°35'47" East, a distance of 163.76 feet; thence North 25°44'21" East, a distance of 42.91 feet; thence North 23°55'19" East, a distance of 57.89 feet; thence North 29°45'46" East, a distance of 127.98 feet; thence North 33°46'39" East, a distance of 139.23 feet; thence North 34°53'59" East, a distance of 181.52 feet; thence North 31°18'49" East, a distance of 62.71 feet; thence North 39°42'33" East, a distance of 22.59 feet, to the POINT OF BEGINNING.

PART B containing 62,418 square feet or 1.433 acres, more or less.

TOTAL AREA: 62,675 square feet or 1.439 acres, more or less.

Surveyor's Notes:

1. Bearings shown on this map are based on a line measured from the southwest corner of Lot 16, Block 1 (P.O.C. Part A), to the northwest corner of Lot 8, Block 2 (P.O.C. Part B), P.B. 121, Pg. 11, being N32°09'28"E as measured on the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, 2011 Adjustment.
2. Distances shown hereon are in U.S. Feet.
3. All distances are calculated (C) unless otherwise noted.
4. The purpose of this sketch and description is to establish a permanent easement.
5. This sketch and description was prepared with the benefit of a property information report prepared by American Government Services Corporation, AGSC File No. 32231-3.
6. This legal description has been prepared based on the survey baseline and associated centerline of construction shown on that certain Control Survey prepared by Stantec Consulting Services Inc. entitled Southern Hillsborough County Supply Expansion Pipeline Segment B (Stantec Project No.177311699 having a last date of field survey of 9/5/2024).
7. The subject easement's positional relationship to the survey baseline has been verified by field survey and the ties between the easement and baseline are as shown hereon.
8. Monumentation delineating existing boundary lines herein is derived from a Record Survey/Base Map of the project route performed by George F. Young Inc, last date in field, November 5, 2024.
9. This is a sketch and legal description only, not a field survey.
10. Certified to Tampa Bay Water.
11. Unless it bears the original signature and seal, or the digital equivalent, of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

PARCEL NO. 01616-03P
THIS IS NOT A SURVEY

NOT VALID WITHOUT
ALL SHEETS

TAMPA BAY WATER Supplying Water To The Region	TAMPA BAY WATER 2575 Enterprise Road Clearwater, FL 33763 Phone: (727) 796-2355		BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
		PREPARED:	DE	2/24/25	SCALE:	N/A		
		CHECKED:	MC	2/24/25	30	30 S.	21 E.	
		APPROVED:	MC	2/24/25	SEC:	TWP:	RNG	SHEET 2 OF 8

PROJECT NO.
01616

LEGEND:

A	ARC LENGTH
(C)	CALCULATED
CB	CHORD BEARING
CH	CHORD LENGTH
(CDD)	FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV
CO.	COUNTY
Δ	DELTA
E	EASTING
INST	INSTRUMENT
FCM	FOUND CONCRETE MONUMENT
FIRC	FOUND IRON ROD AND CAP
FN&D	FOUND NAIL AND DISK
LB	LICENSED BUSINESS
L.H.G.T.C.E.	LAKE HUTTO GOPHER TORTOISE CONSERVATION EASEMENT
LS	LICENSED SURVEYOR
(M)	MEASURED
N	NORTHING
NO.	NUMBER
O.R.	OFFICIAL RECORDS BOOK
(P)	PER PLAT
P.B.	PLAT BOOK
PG.	PAGE
PI	POINT OF INTERSECTION
PIR	PROPERTY INFORMATION REPORT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MARKER
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS
RNG	RANGE
R/W	RIGHT-OF-WAY
SEC	SECTION
STA	STATION
TP/RP	TRAVERSE POINT/REFERENCE POINT
TWP	TOWNSHIP

- ○ POINT ON EASEMENT DESCRIPTION
- □ FOUND CONCRETE MONUMENT
- △ FOUND IRON ROD
- ● FOUND NAIL AND DISK
- WETLAND CONSERVATION AREA
- GOPHER TORTOISE CONSERVATION AREA
- PEDESTRIAN ACCESS AREA (P)
- PROPOSED TAMPA BAY WATER PERMANENT EASEMENT

MICHAEL J. CURLEY
License Number 6361
STATE OF FLORIDA
Professional Surveyor and Mapper

This document has been digitally signed and sealed under Rule 5J-17.062 of the Florida Administrative Code.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Michael J Curley Digitally signed by Michael J Curley Date: 2025.03.10 10:57:26 -04'00'

Michael J. Curley, PSM
Florida Professional Surveyor and Mapper
License Number LS 6361
George F. Young Inc. LB21

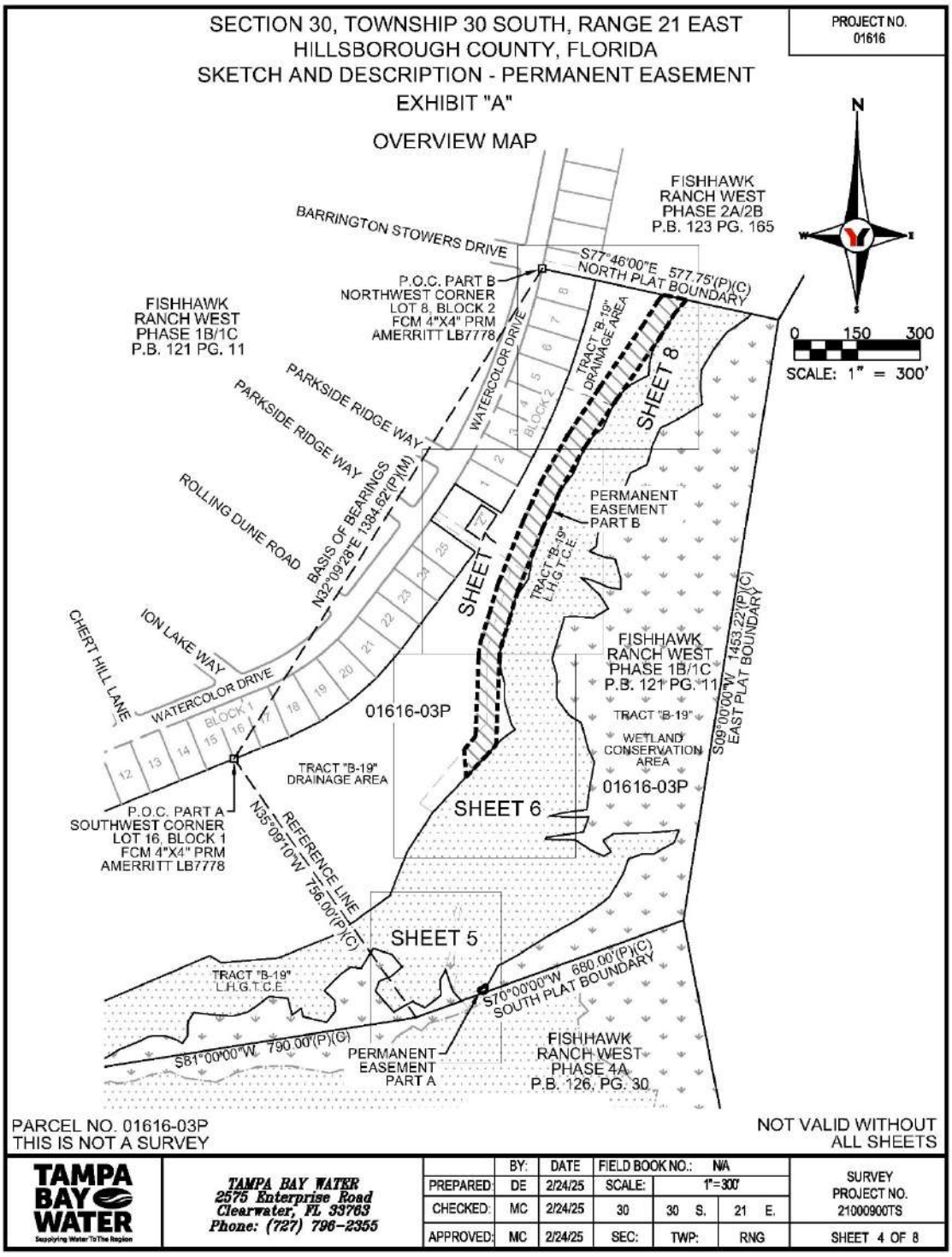
PARCEL NO. 01616-03P
THIS IS NOT A SURVEY

NOT VALID WITHOUT ALL SHEETS

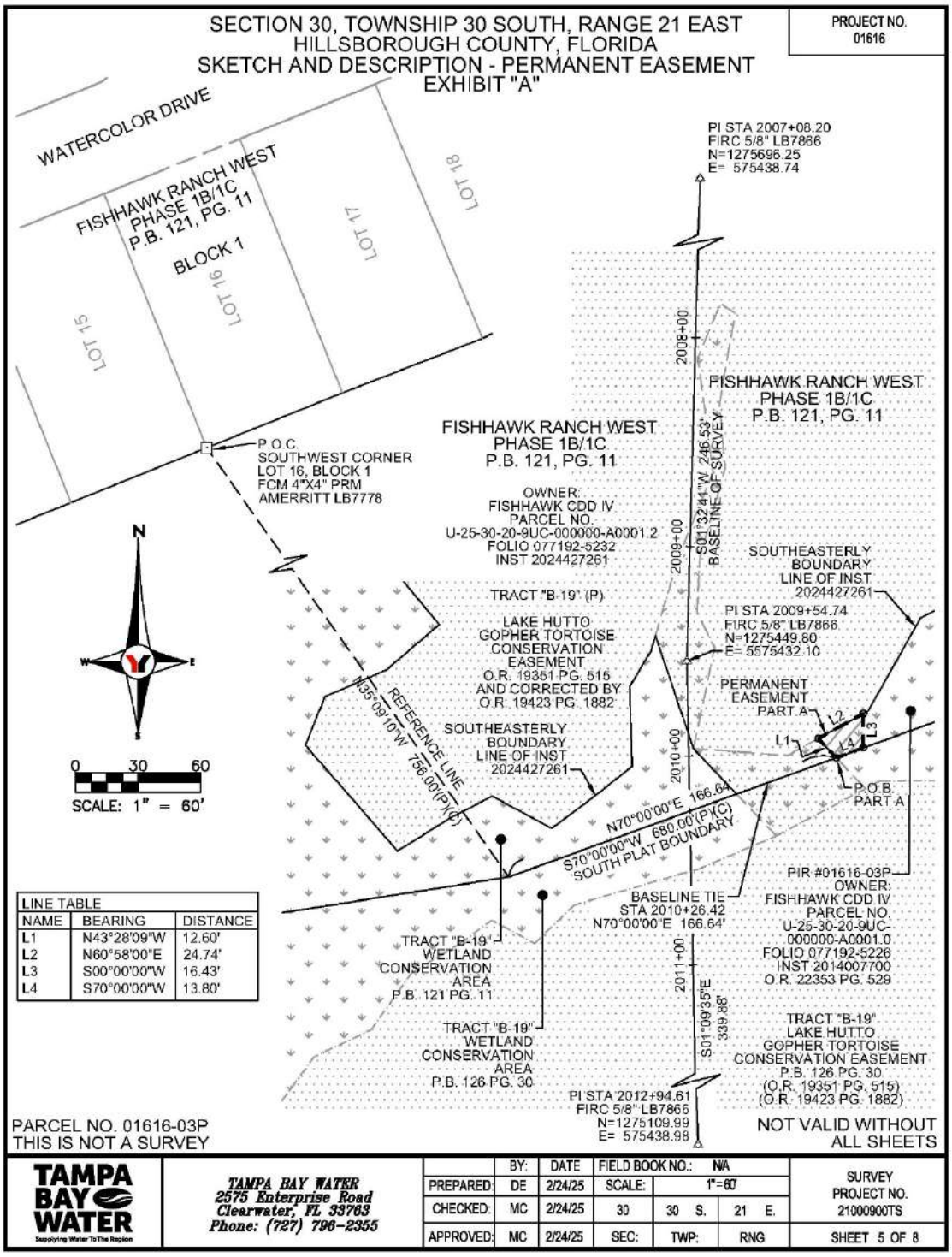
TAMPA BAY WATER
Supplying Water To The Region

TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

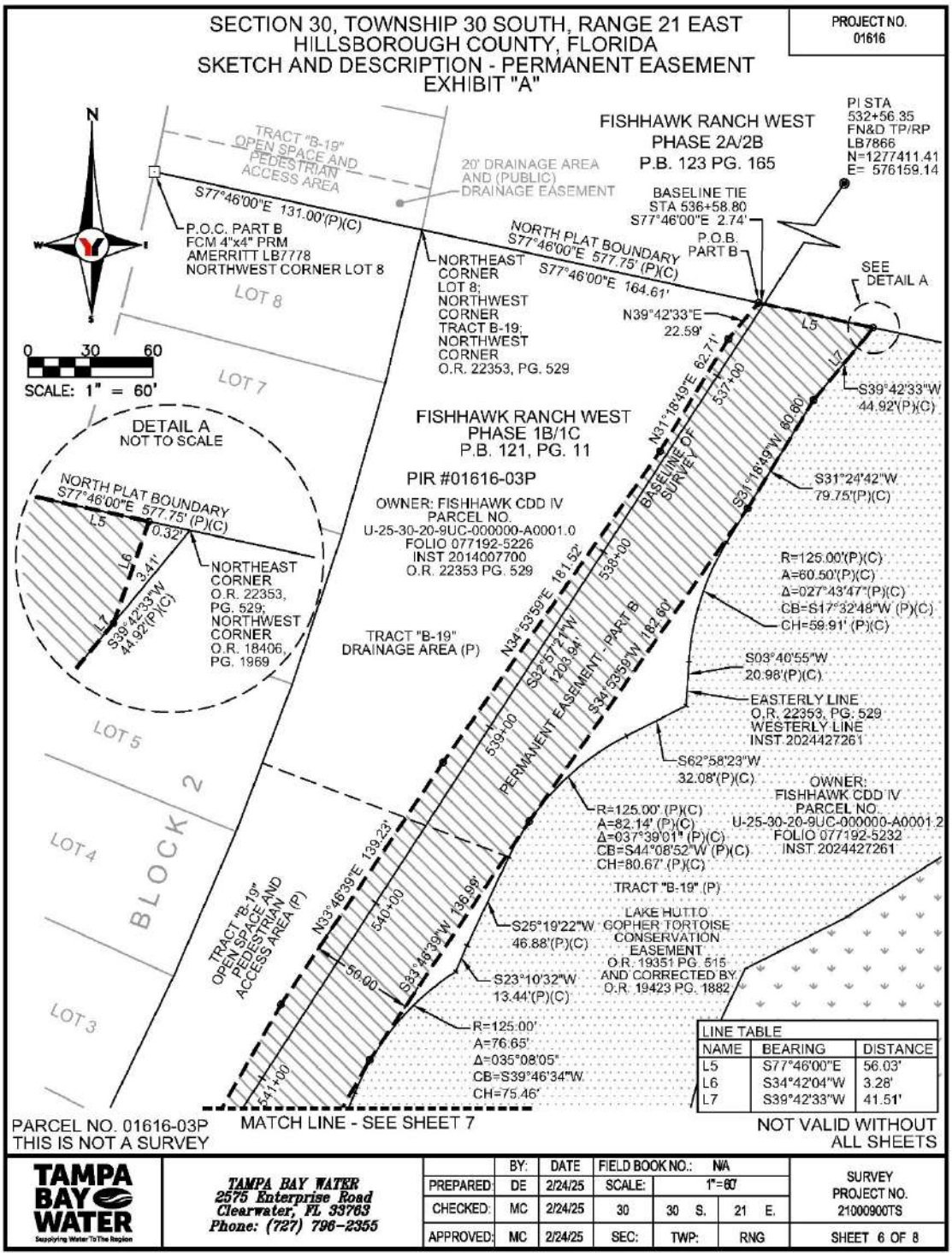
	BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
PREPARED:	DE	2/24/25	SCALE:	N/A		
CHECKED:	MC	2/24/25	30	30 S.	21 E.	
APPROVED:	MC	2/24/25	SEC:	TWP:	RNG	SHEET 3 OF 8



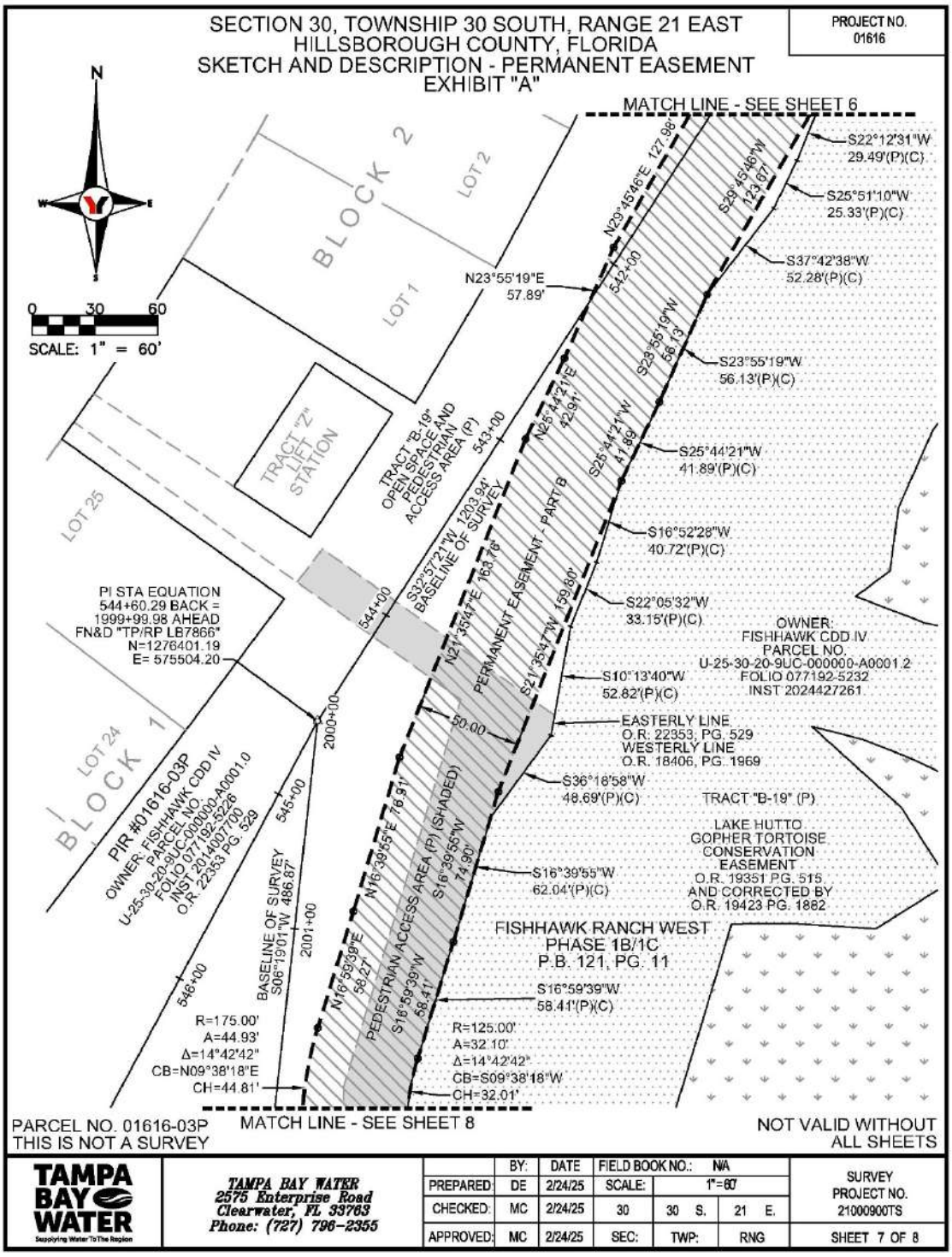
Composite Exhibit A



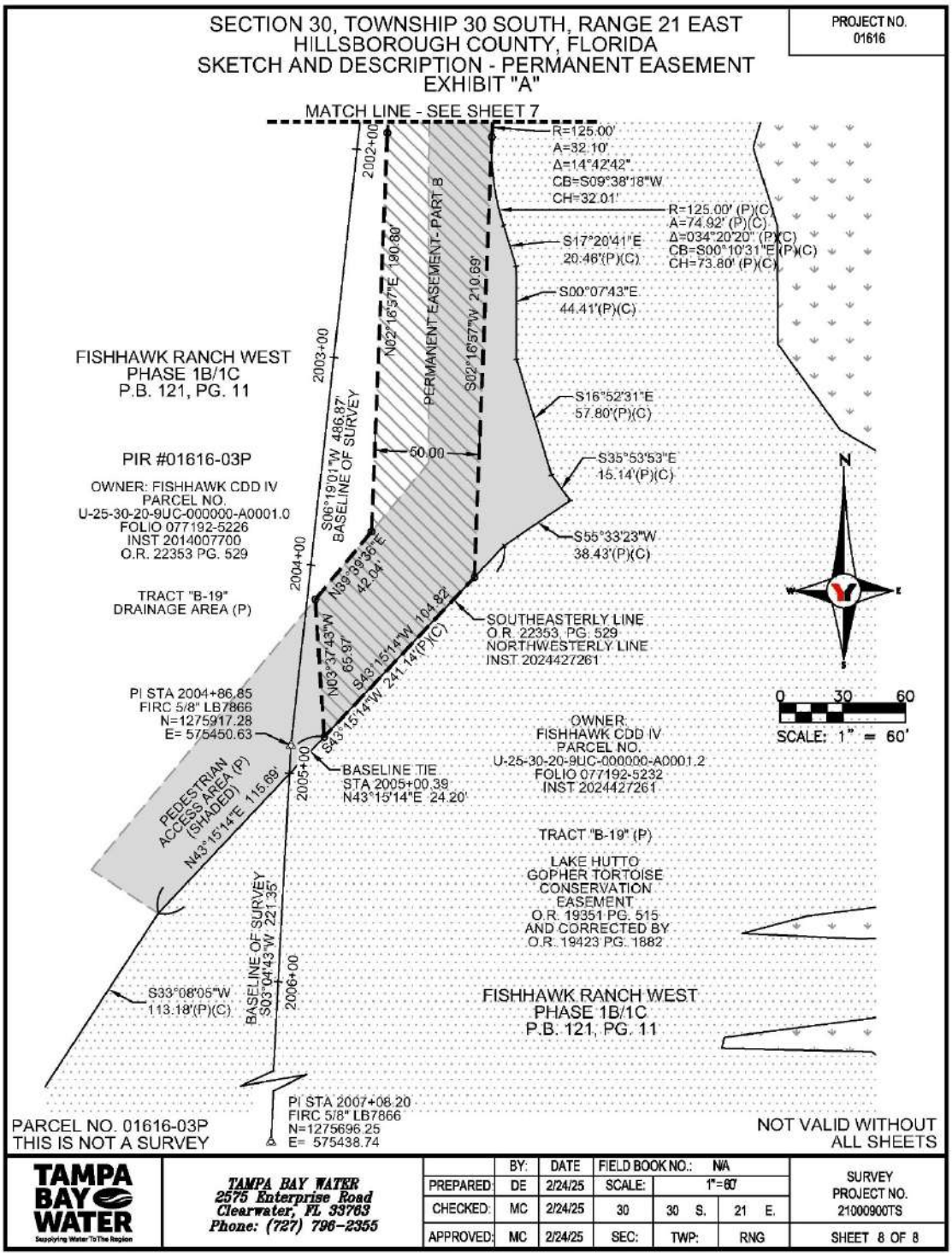
Composite Exhibit A



Composite Exhibit A



Composite Exhibit A



Composite Exhibit A

June 3, 2025
Tampa Bay Water
Permanent Easement
Parcel No.01616-04P
Folio No. 088366-1335
Sec. 30, Twp. 30S, Rng. 21E

PROJECT NO.
01616

EXHIBIT "A"

A parcel of land, being a part of Tract B-19, per the plat of FISHHAWK RANCH WEST PHASE 4A, as recorded in Plat Book 126, Page 30, of the Public Records of Hillsborough County, Florida, and per Instrument Number 2020255757 of the Public Records of Hillsborough County, Florida, lying in the southwest 1/4 of Section 30, Township 30 South, Range 21 East, Hillsborough County, Florida, being described as follows:

COMMENCE at the south 1/4 corner of said Section 30, as marked by a 4"x4" concrete monument "HEIDT & ASSOCIATES, WALTER C. CALDWELL 850", corresponding to Certified Corner Record 76924; thence along the south line of said southwest 1/4, North 89°58'06" West, a distance of 2019.13 feet; thence departing said south line, North 00°05'51" East, a distance of 30.00 feet to a point on the north right-of-way line of Boyette Road, also being the southwest corner of Tract B-19 Lake Hutto Gopher Tortoise Conservation Easement (L.H.G.T.C.E.), per the plat of FISHHAWK RANCH WEST PHASE 4A, as recorded in Plat Book 126, Page 30, of the Public Records of Hillsborough County, Florida; thence along the west boundary line of said Tract B-19, also being the east boundary line of Lots 20 through 26, Block 83, FISHHAWK RANCH WEST PHASE 4B, as recorded in Plat Book 128, Page 64, of the Public Records of Hillsborough County, Florida, North 00°05’51” East, a distance of 669.61 feet, to the northeast corner of said Lot 26; thence along the north boundary line of said Tract B-19, also being the south boundary line of Lots 28 through 33, Block 83, FISHHAWK RANCH WEST PHASE 4A, as recorded in Plat Book 126, Page 30, of the Public Records of Hillsborough County, Florida, the following two courses: North 82°01’24” East, a distance of 286.78 feet; thence North 87°42’38” East, a distance of 163.72 feet, to the southeast corner of said Lot 33; thence along the west boundary line of said Tract B-19, also being the east line of Lots 33 and 34, Block 83, of said Plat Book 128, Page 30, North 04°00’58” West, a distance of 351.69 feet, to the northeast corner of said Lot 34; thence along the easterly boundary line of Tract B-19 CDD Open Space of said Plat Book 126, Page 30, also being the westerly boundary of Tract B-19 Lake Hutto Gopher Tortoise Conservation Easement (L.H.G.T.C.E.), North 50°12'20" East, a distance of 72.70 feet to the POINT OF BEGINNING; thence departing said easterly boundary line, North 27°25'18" West, a distance of 302.08 feet, to a point on the easterly boundary line of said Tract B-19 CDD Open Space, also being the westerly boundary line of Tract B-19 L.H.G.T.C.E.; thence along said boundary line, North 55°48'53" East, a distance of 50.35 feet; thence departing said boundary line, South 27°25'18' East, a distance of 297.05 feet to a point on the easterly boundary line of said Tract B-19 CDD Open Space, also being the westerly boundary of Tract B-19 L.H.G.T.C.E.; thence along said easterly boundary line, South 50°12'20" West, a distance of 51.19 feet, to the POINT OF BEGINNING.

Containing 14978 square feet, or 0.344 acres more or less.

NOT VALID WITHOUT
ALL SHEETS

TAMPA BAY WATER
Supplying Water To The Region

TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

	BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
PREPARED:	DE	6/3/25	SCALE:	N/A		
CHECKED:	MC	6/3/25	30	30 S.	21 E.	
APPROVED:	MC	6/3/25	SEC:	TWP:	RNG	SHEET 1 OF 7

PROJECT NO.
01616

Surveyor's Notes:

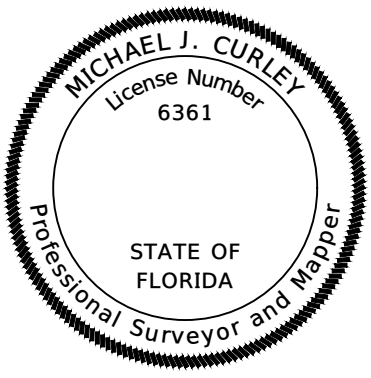
1. Bearings shown on this map are based on the south line of the southwest 1/4, Sec 30, Twp 30S, Rng 21 E, being S89°58'06"E as measured on the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, 2011 Adjustment.
2. Distances shown hereon are in U.S. Feet.
3. All distances are calculated (C) unless otherwise noted.
4. The purpose of this sketch and description is to establish a permanent easement.
5. This sketch and description was prepared with the benefit of a property information report prepared by American Government Services Corporation, AGSC File No. 32231-05.
6. This legal description has been prepared based on the survey baseline and associated centerline of construction shown on that certain Control Survey prepared by Stantec Consulting Services Inc. entitled Southern Hillsborough County Supply Expansion Pipeline Segment B (Stantec Project No.177311699 having a last date of field survey of 9/5/2024).
7. The subject easement's positional relationship to the survey baseline has been verified by field survey and the ties between the easement and baseline are as shown hereon.
8. Monumentation delineating existing boundary lines herein is derived from a Record Survey/Base Map of the project route performed by George F. Young Inc, last date in field, November 5, 2024.
9. This is a sketch and legal description only, not a field survey.
10. Certified to Tampa Bay Water.
11. Unless it bears the original signature and seal, or the digital equivalent, of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

LEGEND:

(C)	CALCULATED
CCR	CERTIFIED CORNER RECORD
(CDD)	FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV
CO.	COUNTY
(D)	DEED
E	EASTING
INST	INSTRUMENT
FCM	FOUND CONCRETE MONUMENT
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD AND CAP
FN&D	FOUND NAIL AND DISK
LB	LICENSED BUSINESS
L.H.G.T.C.E.	LAKE HUTTO GOPHER TORTOISE CONSERVATION EASEMENT
LS	LICENSED SURVEYOR
(M)	MEASURED
MRW	MAINTAINED RIGHT-OF-WAY
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NO.	NUMBER
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RNG	RANGE
R/W	RIGHT-OF-WAY
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SEC	SECTION
STA	STATION
TWP	TOWNSHIP
W/	WITH

- POINT ON EASEMENT DESCRIPTION
- FOUND CONCRETE MONUMENT
- FOUND IRON ROD
- FOUND NAIL AND DISK
- WETLAND CONSERVATION AREA
- GOPHER TORTOISE CONSERVATION AREA
- EXISTING EASEMENT
- PROPOSED TAMPA BAY WATER PERMANENT EASEMENT

This document has been digitally signed and sealed under Rule 5J-17.062 of the Florida Administrative Code. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Michael J. Curley, PSM
Florida Professional
Surveyor and Mapper
License Number LS 6361
George F. Young Inc. LB21

PARCEL NO. 01616-04P
THIS IS NOT A SURVEY
NOT VALID WITHOUT
ALL SHEETS

TAMPA BAY WATER
Supplying Water To The Region

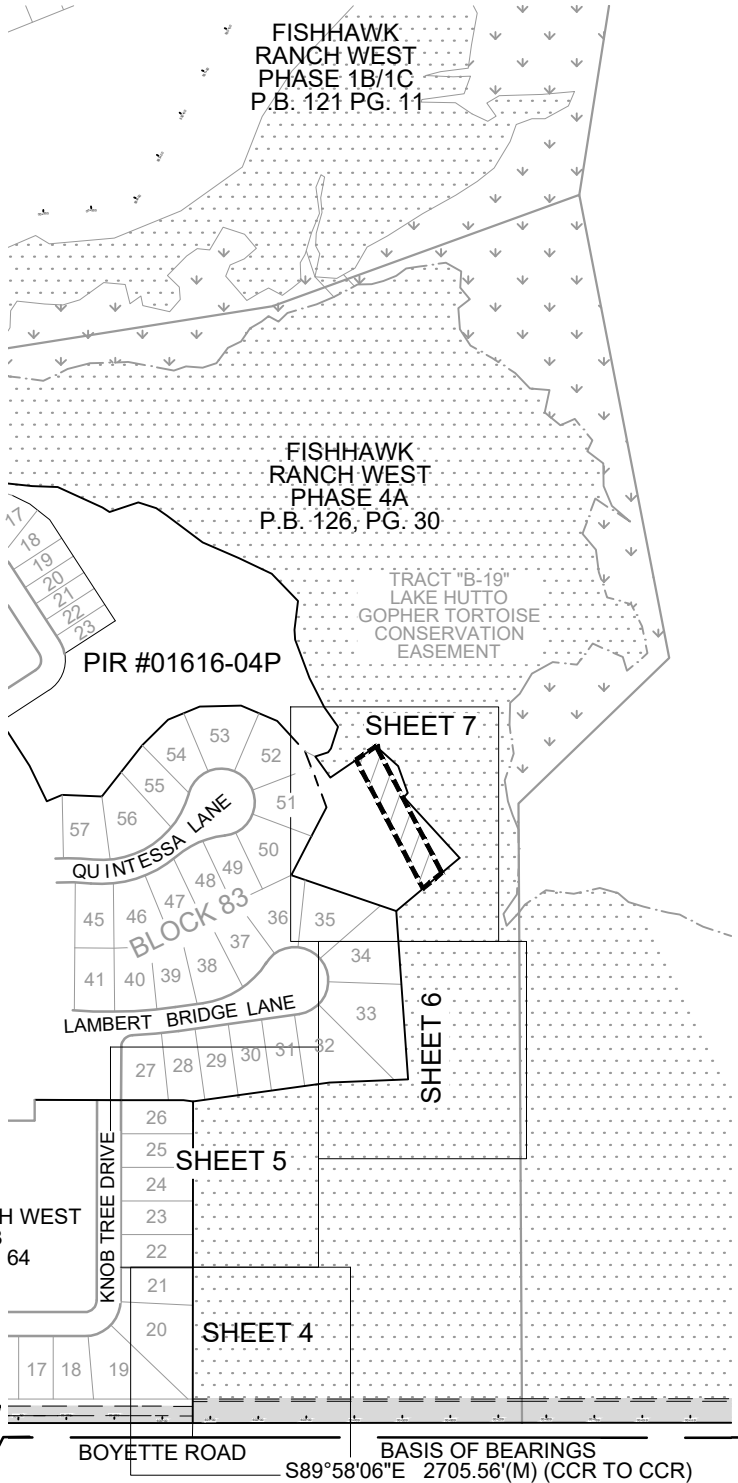
TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

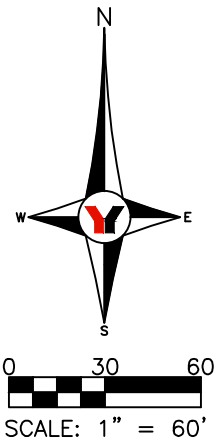
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PREPARED:	DE	6/3/25	SCALE:	N/A		
CHECKED:	MC	6/3/25	30	30 S.	21 E.	
APPROVED:	MC	6/3/25	SEC:	TWP:	RNG	SHEET 2 OF 7

PROJECT NO.
01616

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA
SKETCH AND DESCRIPTION - PERMANENT EASEMENT
EXHIBIT "A"

OVERVIEW MAP





PARCEL NO. 01616-04P
THIS IS NOT A SURVEY

NOT VALID WITHOUT ALL SHEETS

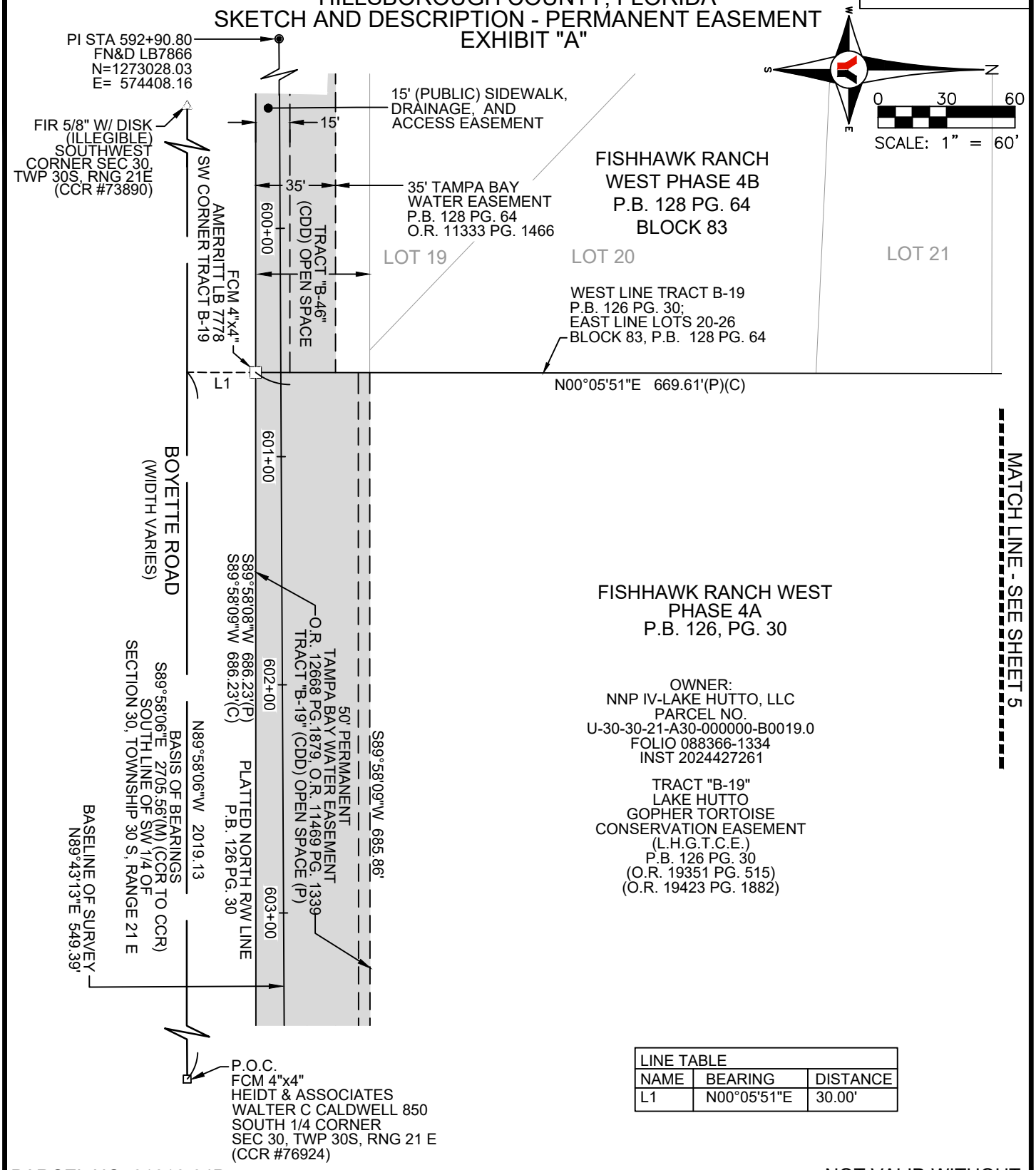
TAMPA BAY WATER
Supplying Water To The Region

TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

	BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
PREPARED:	DE	6/3/25	SCALE:	1"=60'		
CHECKED:	MC	6/3/25	30	30 S.	21 E.	
APPROVED:	MC	6/3/25	SEC:	TWP:	RNG	SHEET 3 OF 7

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA
SKETCH AND DESCRIPTION - PERMANENT EASEMENT
EXHIBIT "A"

PROJECT NO.
01616



LINE TABLE		
NAME	BEARING	DISTANCE
L1	N00°05'51"E	30.00'

PARCEL NO. 01616-04P
THIS IS NOT A SURVEY

NOT VALID WITHOUT
ALL SHEETS

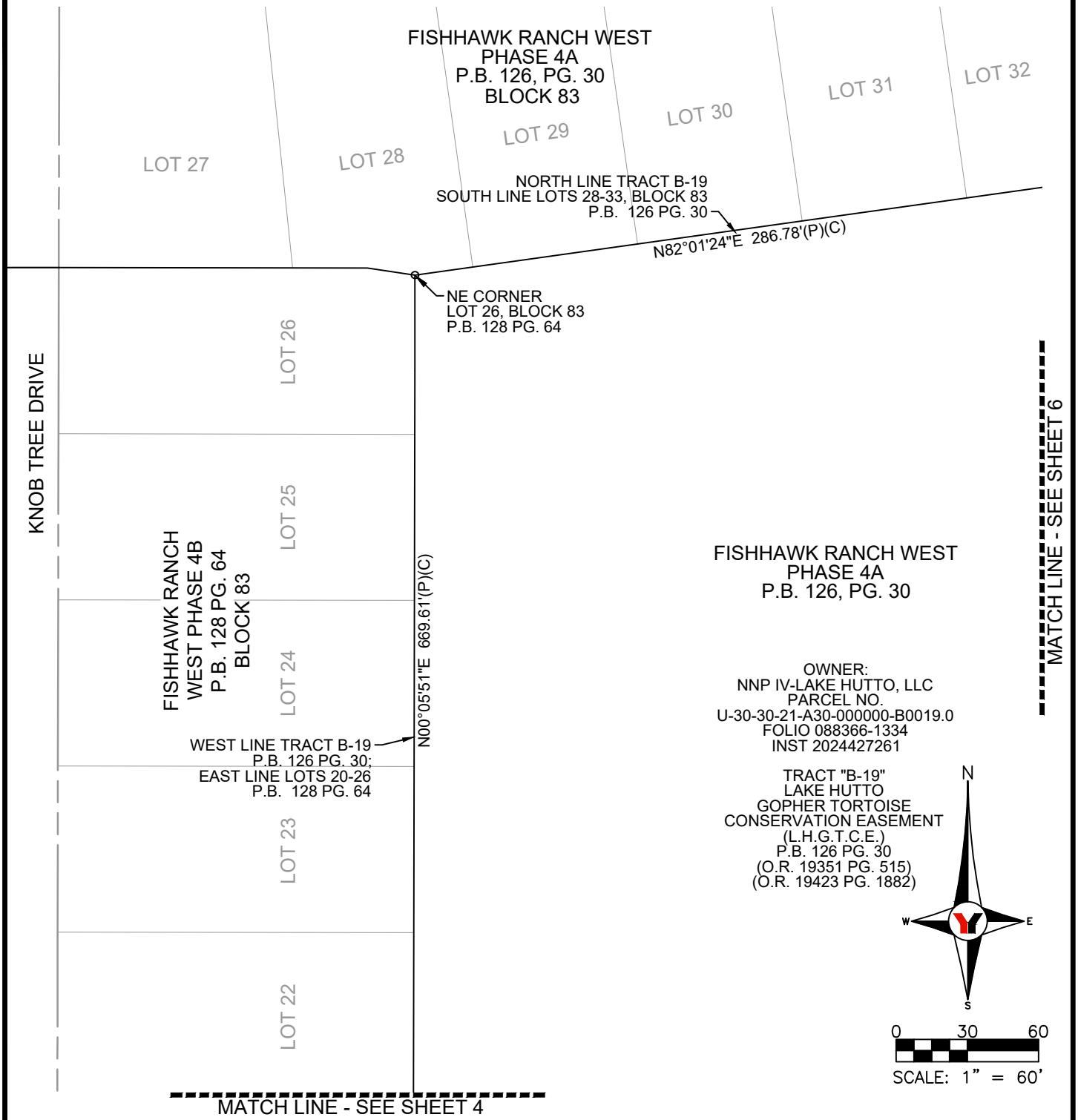
TAMPA BAY WATER
Supplying Water To The Region

TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

	BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO.
PREPARED:	DE	6/3/25	SCALE:	1"=60'		
CHECKED:	MC	6/3/25	30	30 S.	21 E.	21000900TS
APPROVED:	MC	6/3/25	SEC:	TWP:	RNG	SHEET 4 OF 7

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA
SKETCH AND DESCRIPTION - PERMANENT EASEMENT
EXHIBIT "A"

PROJECT NO.
01616



OWNER:
NNP IV-LAKE HUTTO, LLC
PARCEL NO.
U-30-30-21-A30-000000-B0019.0
FOLIO 088366-1334
INST 2024427261

TRACT "B-19"
LAKE HUTTO
GOPHER TORTOISE
CONSERVATION EASEMENT
(L.H.G.T.C.E.)
P.B. 126 PG. 30
(O.R. 19351 PG. 515)
(O.R. 19423 PG. 1882)

N
W
E
S

0 30 60

SCALE: 1" = 60'

PARCEL NO. 01616-04P
THIS IS NOT A SURVEY

NOT VALID WITHOUT
ALL SHEETS

TAMPA BAY WATER
Supplying Water To The Region

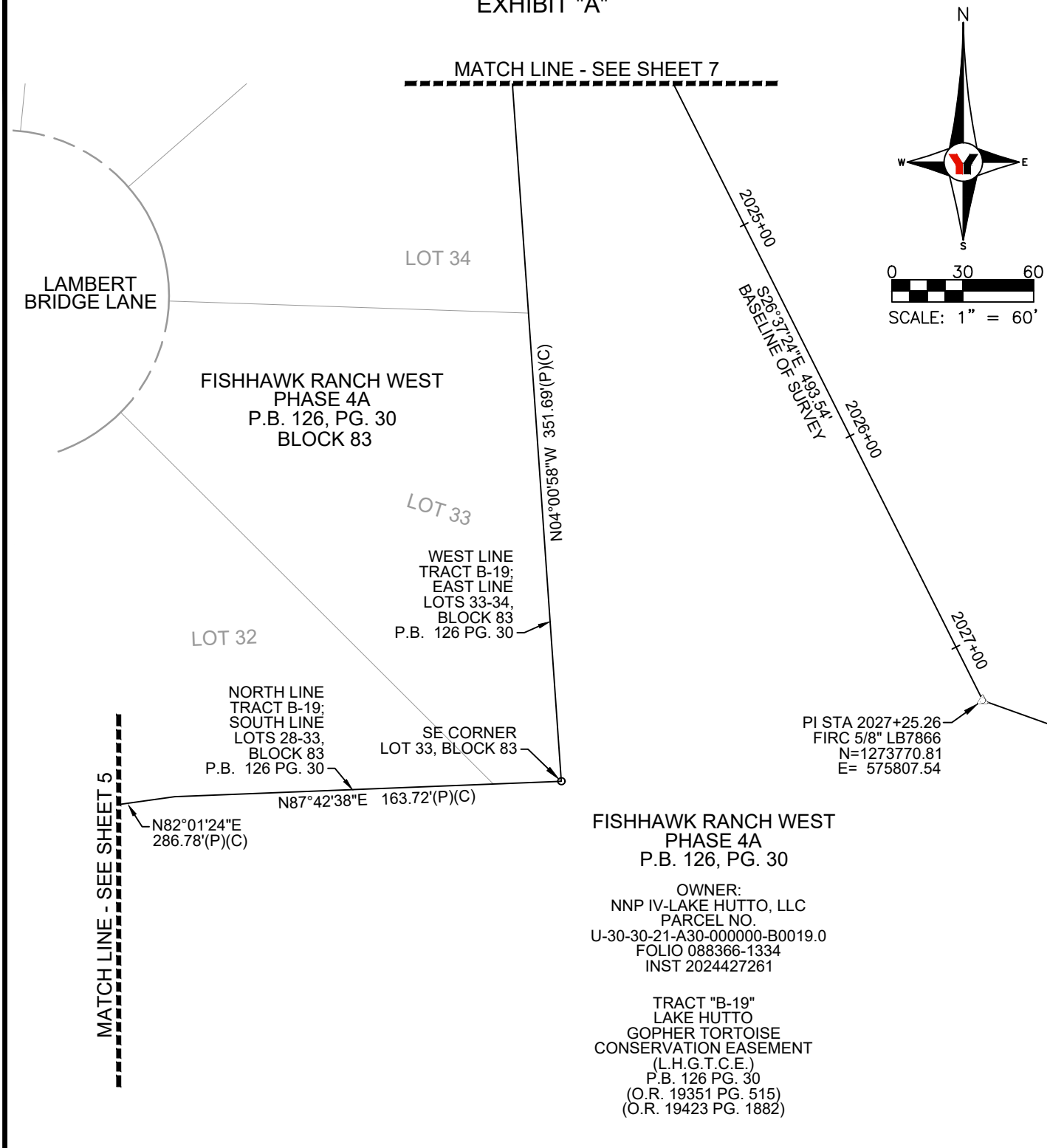
TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

	BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
PREPARED:	DE	6/3/25	SCALE:	1"=60'		
CHECKED:	MC	6/3/25	30	30 S.	21 E.	
APPROVED:	MC	6/3/25	SEC:	TWP:	RNG	SHEET 5 OF 7

Composite Exhibit A

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA
SKETCH AND DESCRIPTION - PERMANENT EASEMENT
EXHIBIT "A"

PROJECT NO.
01616



FISHHAWK RANCH WEST
PHASE 4A
P.B. 126, PG. 30

OWNER:
NNP IV-LAKE HUTTO, LLC
PARCEL NO.
U-30-30-21-A30-000000-B0019.0
FOLIO 088366-1334
INST 2024427261

TRACT "B-19"
LAKE HUTTO
GOPHER TORTOISE
CONSERVATION EASEMENT
(L.H.G.T.C.E.)
P.B. 126 PG. 30
(O.R. 19351 PG. 515)
(O.R. 19423 PG. 1882)

PARCEL NO. 01616-04P
THIS IS NOT A SURVEY

NOT VALID WITHOUT
ALL SHEETS

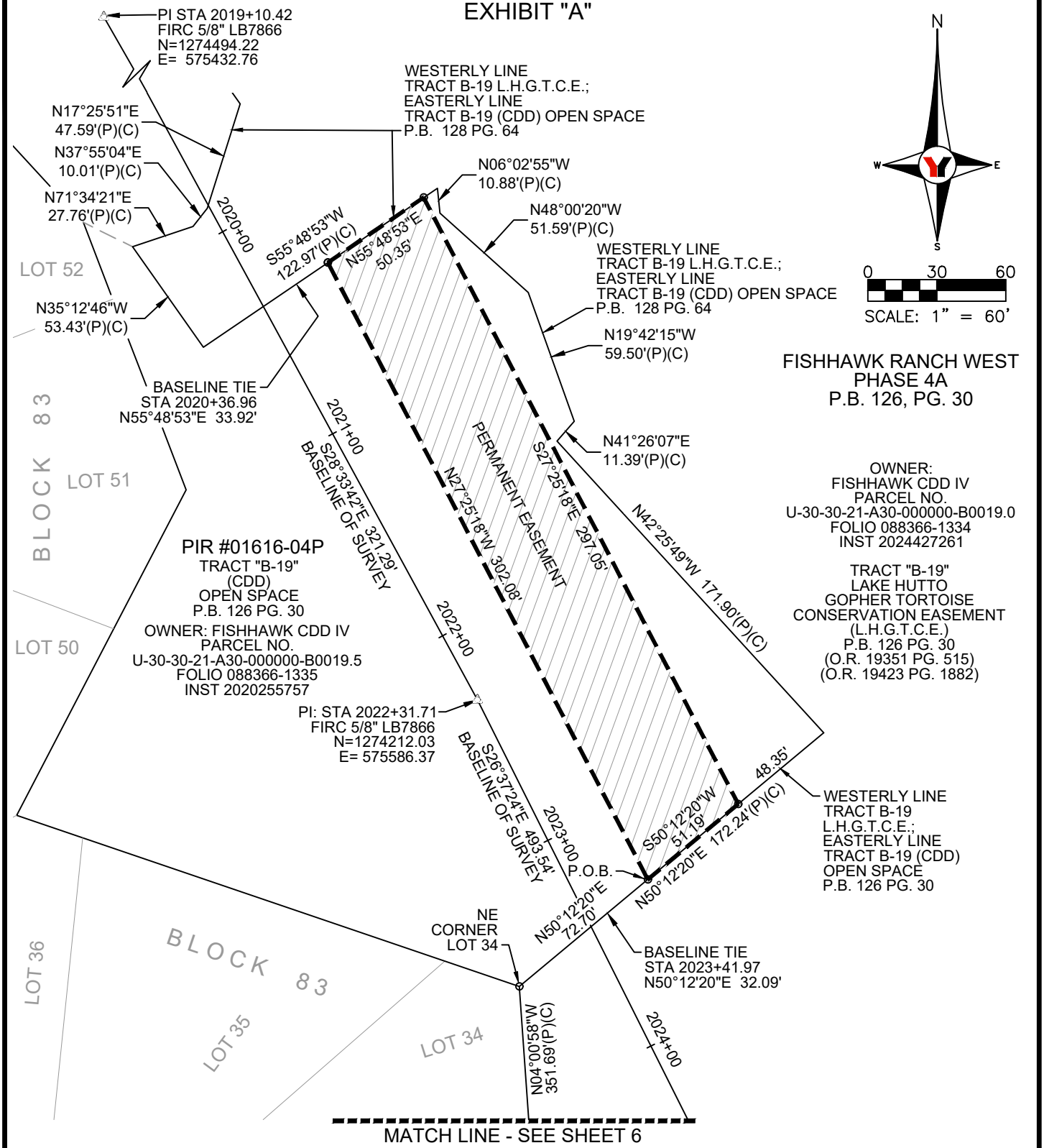
TAMPA BAY WATER
Supplying Water To The Region

TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

	BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
PREPARED:	DE	6/3/25	SCALE:	1"=60'		
CHECKED:	MC	6/3/25	30	30 S.	21 E.	
APPROVED:	MC	6/3/25	SEC:	TWP:	RNG	SHEET 6 OF 7

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA
SKETCH AND DESCRIPTION - PERMANENT EASEMENT
EXHIBIT "A"

PROJECT NO.
01616



PARCEL NO. 01616-04P
THIS IS NOT A SURVEY

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ALL SHEETS

TAMPA BAY WATER
Supplying Water To The Region

TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

	BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO.
PREPARED:	DE	6/3/25	SCALE:	1"=60'		
CHECKED:	MC	6/3/25	30	30 S.	21 E.	21000900TS
APPROVED:	MC	6/3/25	SEC:	TWP:	RNG	SHEET 7 OF 7

Composite Exhibit A

February 24, 2025
Tampa Bay Water
Permanent Easement
Parcel No.01616-48P
Folio No. 077192-5232
Sec. 30, Twp. 30S, Rng. 21E

PROJECT NO.
01616

EXHIBIT "A"

A parcel of land, being a part of Tract B-19 Lake Hutto Gopher Tortoise Conservation Easement (L.H.G.T.C.E.), per the plat of FISHHAWK RANCH WEST PHASE 1B/1C, as recorded in Plat Book 121, Page 11, of the Public Records of Hillsborough County, Florida, and per Official Record Book 18406, Page 1969, of the Public Records of Hillsborough County, Florida, lying in the southwest 1/4 of Section 30, Township 30 South, Range 21 East, Hillsborough County, Florida, being described as follows:

COMMENCE at the southwest corner of Lot 16, Block 1, per said plat of FISHHAWK RANCH WEST PHASE 1B/1C, as marked by a 4" x 4" concrete monument stamped "PRM AMERRITT LB7778"; thence along a reference line per said plat, South 35°09'10" East, a distance of 756.00 feet, to a point on the south boundary line of said plat; thence along said south boundary line, North 70°00'00" East, a distance of 127.23 feet, to the POINT OF BEGINNING; thence departing said south boundary line, North 00°00'00" East, a distance of 531.26 feet, to a point on the northwesterly boundary line of aforesaid lands described in Official Record Book 18406, Page 1969, and Tract B-19 L.H.G.T.C.E. per said plat of FISHHAWK RANCH WEST PHASE 1B/1C, also being the southeasterly boundary line of Official Record Book 22353, Page 529, and Tract "B-19" Drainage Area, per said plat of FISHHAWK RANCH WEST PHASE 1B/1C; thence along said northwesterly boundary line, North 43°15'14" East, a distance of 72.97 feet; thence South 00°00'00" West, a distance of 549.77 feet, to a point on the southerly boundary line of aforesaid lands described in Official Record Book 18406, Page 1969, and Tract B-19 L.H.G.T.C.E. per said plat of FISHHAWK RANCH WEST PHASE 1B/1C, also being the northerly boundary line of Official Record Book 22353, Page 529, and Tract "B-19" Wetland Conservation Area, per said plat of FISHHAWK RANCH WEST PHASE 1B/1C; thence along said southerly boundary the following two (2) courses: South 60°58'00" West, a distance of 24.74 feet; thence South 43°28'09" East, a distance of 12.60 feet, to a point on the south boundary line of aforesaid plat of FISHHAWK RANCH WEST PHASE 1B/1C; thence along said plat boundary, South 70°00'00" West, a distance of 39.41 feet, to the POINT OF BEGINNING.

Containing 27,180 square feet, or 0.624 acres more or less.

Surveyor's Notes:
1. Bearings shown on this map are based on a line measured from the southwest corner of Lot 16, Block 1, to the northwest corner of Lot 8, Block 2, P.B. 121, Pg. 11, being N32°09'28"E as measured on the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, 2011 Adjustment.
2. Distances shown hereon are in U.S. Feet.
3. All distances are calculated (C) unless otherwise noted.
4. The purpose of this sketch and description is to establish a permanent easement.
5. This sketch and description was prepared with the benefit of a property information report prepared by American Government Services Corporation, AGSC File No. 32231-11.
6. This legal description has been prepared based on the survey baseline and associated centerline of construction shown on that certain Control Survey prepared by Stantec Consulting Services Inc. entitled Southern Hillsborough County Supply Expansion Pipeline Segment B (Stantec Project No.177311699 having a last date of field survey of 9/5/2024).
7. The subject easement's positional relationship to the survey baseline has been verified by field survey and the ties between the easement and baseline are as shown hereon.
8. Monumentation delineating existing boundary lines herein is derived from a Record Survey/Base Map of the project route performed by George F. Young Inc, last date in field, November 5, 2024.
9. This is a sketch and legal description only, not a field survey.
10. Certified to Tampa Bay Water.
11. Unless it bears the original signature and seal, or the digital equivalent, of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

NOT VALID WITHOUT
ALL SHEETS

TAMPA BAY WATER — Supplying Water To The Region	TAMPA BAY WATER 2575 Enterprise Road Clearwater, FL 33763 Phone: (727) 796-2355		BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
		PREPARED:	DE	2/24/25	SCALE:	N/A		
		CHECKED:	MC	2/24/25	30	30 S.	21 E.	
		APPROVED:	MC	2/24/25	SEC:	TWP:	RNG	SHEET 1 OF 5

Composite Exhibit A

PROJECT NO.
01616

LEGEND:

(C)	CALCULATED
CCR	CERTIFIED CORNER RECORD
(CDD)	FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV
CO.	COUNTY
(D)	DEED
E	EASTING
INST	INSTRUMENT
FCM	FOUND CONCRETE MONUMENT
FIRC	FOUND IRON ROD AND CAP
LB	LICENSED BUSINESS
L.H.G.T.C.E.	LAKE HUTTO GOPHER TORTOISE CONSERVATION EASEMENT
(M)	MEASURED
MRW	MAINTAINED RIGHT-OF-WAY
N	NORTHING
NO.	NUMBER
O.R.	OFFICIAL RECORDS BOOK
(P)	PER PLAT
P.B.	PLAT BOOK
PG.	PAGE
PI	POINT OF INTERSECTION
PIR	PROPERTY INFORMATION REPORT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MARKER
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE
R/W	RIGHT-OF-WAY
SEC	SECTION
STA	STATION
TP/RP	TRAVERSE POINT/REFERENCE POINT
TWP	TOWNSHIP

- POINT ON EASEMENT DESCRIPTION
- FOUND CONCRETE MONUMENT
- FOUND IRON ROD

WETLAND CONSERVATION AREA

GOPHER TORTOISE CONSERVATION AREA

PEDESTRIAN ACCESS AREA (P)

PROPOSED TAMPA BAY WATER PERMANENT EASEMENT

MICHAEL J. CURLEY
License Number
6361
STATE OF FLORIDA
Professional Surveyor and Mapper

This document has been digitally signed and sealed under Rule 5J-17.062 of the Florida Administrative Code.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Michael J Curley Digitally signed by Michael J Curley Date: 2025.03.10 10:55:19 -04'00'

Michael J. Curley, PSM
Florida Professional Surveyor and Mapper
License Number LS 6361
George F. Young Inc. LB21

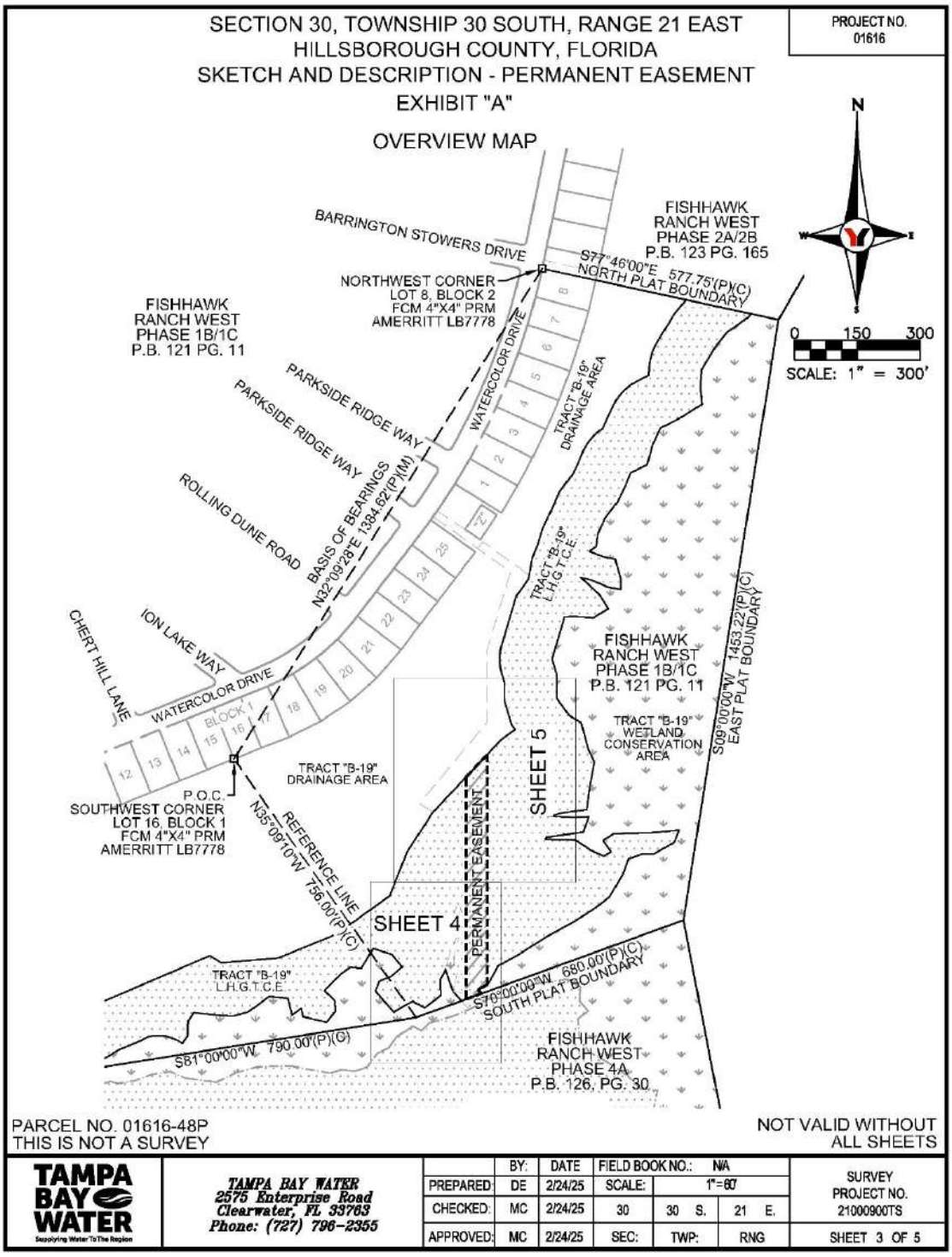
PARCEL NO. 01616-48P
THIS IS NOT A SURVEY

NOT VALID WITHOUT ALL SHEETS

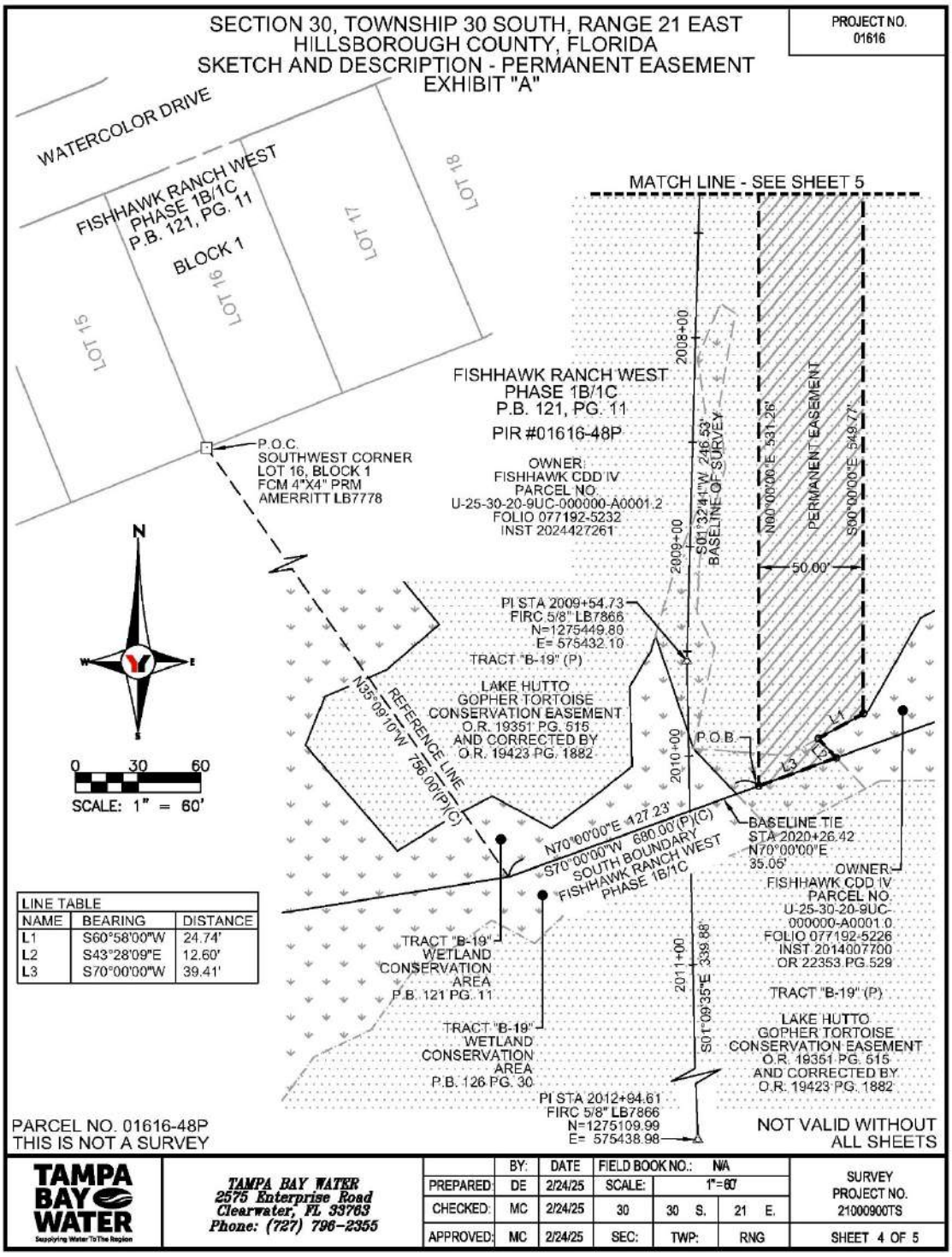
TAMPA BAY WATER
Supplying Water To The Region

TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

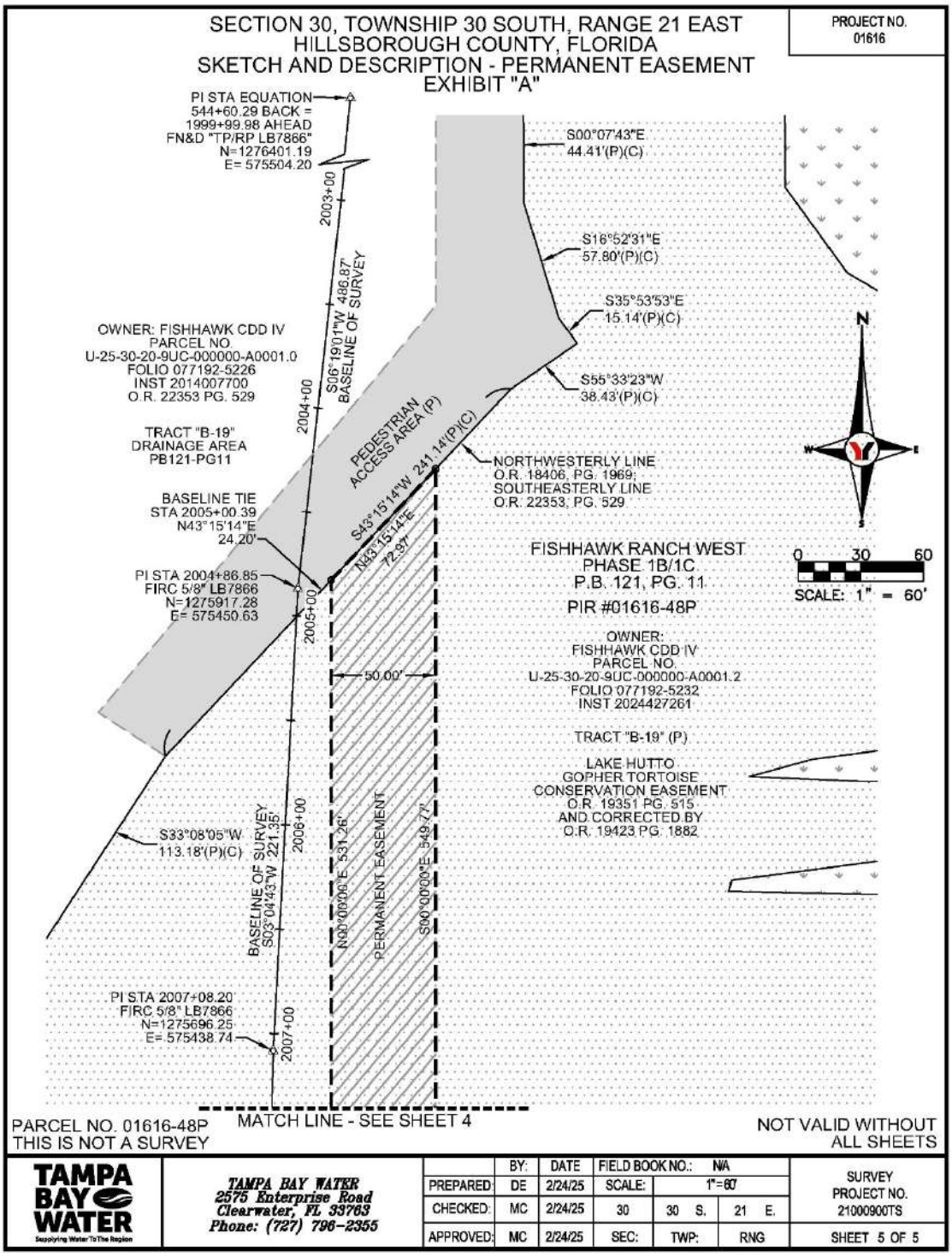
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PREPARED:	DE	2/24/25	SCALE:	N/A		
CHECKED:	MC	2/24/25	30	30 S.	21 E.	
APPROVED:	MC	2/24/25	SEC:	TWP:	RNG	SHEET 2 OF 5



Composite Exhibit A



Composite Exhibit A



Composite Exhibit A

May 20, 2025
Tampa Bay Water
Permanent Easement
Parcel No.01616-49P
Folio No. 088366-1334
Sec. 30, Twp. 30S, Rng. 21E

PROJECT NO.
01616

EXHIBIT "A"

A parcel of land, being a part of Tract B-19 Lake Hutto Gopher Tortoise Conservation Easement (L.H.G.T.C.E.), per the plat of FISHHAWK RANCH WEST PHASE 4A, as recorded in Plat Book 126, Page 30, of the Public Records of Hillsborough County, Florida, lying in the southwest 1/4 of Section 30, Township 30 South, Range 21 East, Hillsborough County, Florida, being described as follows:

PART A:

COMMENCE at the south 1/4 corner of said Section 30, as marked by a 4"x4" concrete monument "HEIDT & ASSOCIATES, WALTER C. CALDWELL 850", corresponding to Certified Corner Record 76924; thence along the south line of said southwest 1/4, North 89°58'06" West, a distance of 1332.67 feet; thence departing said south line, North 00°19'53" West, a distance of 30.76 feet to the southeast corner of said Tract B-19 L.H.G.T.C.E.; thence continue along the east boundary line of said Tract B-19 L.H.G.T.C.E., also being the west boundary line of those lands described in Instrument Number 2024427260, of the Public Records of Hillsborough County, Florida, North 00°19'53" West, a distance of 779.17 feet, to the POINT OF BEGINNING; thence departing said boundary line, North 68°04'21" West, a distance of 38.96 feet; thence North 27°25'18" West, a distance of 359.62 feet, to a point henceforth referred to as REFERENCE POINT A for the description of Part B of this parcel, also being a point on the westerly boundary of aforesaid Tract B-19 L.H.G.T.C.E; thence along the westerly boundary of aforesaid Tract B-19 L.H.G.T.C.E., also being the easterly boundary line of Tract B-19 CDD Open Space per said plat of FISHHAWK RANCH WEST PHASE 4A, North 50°12'20" East, a distance of 51.19 feet; thence departing said westerly boundary line, South 27°25'18" East, a distance of 352.02 feet, to a point on the east boundary line of said Tract B-19 L.H.G.T.C.E., also being the west boundary line of those lands described in aforesaid Instrument Number 2024427260; thence along said east boundary line, South 00°19'53" East, a distance of 54.06 feet, to the POINT OF BEGINNING.

PART A containing 18,766 square feet, or 0.431 acres more or less.

TOGETHER WITH

PART B:
COMMENCE at REFERENCE POINT A, as described in PART A of this parcel; thence North 27°25'18" West, a distance of 302.08 feet, to a point on the westerly boundary line of Tract B-19 Lake Hutto Gopher Tortoise Conservation Easement (L.H.G.T.C.E.), per the plat of FISHHAWK RANCH WEST PHASE 4A, as recorded in Plat Book 126 Page 30, of the Public Records of Hillsborough County, Florida, also being the easterly boundary line of Tract B-19 CDD Open Space per said plat of FISHHAWK RANCH WEST PHASE 4A, and the POINT OF BEGINNING; thence North 27°25'18" West, a distance of 119.05 feet; thence North 00°00'00" East, a distance of 882.30 feet, to a point on the north boundary line of the plat of aforesaid FISHHAWK RANCH WEST PHASE 4A; thence along said north boundary line, North 70°00'00" East, a distance of 53.21 feet; thence departing said north boundary line, South 00°00'00" West, a distance of 888.30 feet; thence South 27°25'18" East, a distance of 100.92 feet, to a point on the westerly boundary line of aforesaid Tract B-19 L.H.G.T.C.E.; thence South 55°48'53" West, a distance of 50.35 feet, to the POINT OF BEGINNING.

PART B containing 49,765 square feet, or 1.142 acres more or less.

TOTAL AREA OF PARTS A AND B
68,531 square feet or 1.573 acres more or less.

NOT VALID WITHOUT
ALL SHEETS

TAMPA BAY WATER Supplying Water To The Region	TAMPA BAY WATER 2575 Enterprise Road Clearwater, FL 33763 Phone: (727) 796-2355		BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
		PREPARED:	DE	5/20/25	SCALE:	N/A		
		CHECKED:	MC	5/20/25	30	30 S.	21 E.	
		APPROVED:	MC	5/20/25	SEC:	TWP:	RNG	SHEET 1 OF 7

Composite Exhibit A

PROJECT NO.
01618

Surveyor's Notes:

1. Bearings shown on this map are based on the south line of southwest 1/4, Sec 30, Twp 30S, Rng 21 E, being S89°58'06"E as measured on the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, 2011 Adjustment.
2. Distances shown hereon are in U.S. Feet.
3. All distances are calculated (C) unless otherwise noted.
4. The purpose of this sketch and description is to establish a permanent easement.
5. This sketch and description was prepared with the benefit of a property information report prepared by American Government Services Corporation, AGSC File No. 32231-12.
6. This legal description has been prepared based on the survey baseline and associated centerline of construction shown on that certain Control Survey prepared by Stantec Consulting Services Inc. entitled Southern Hillsborough County Supply Expansion Pipeline Segment B (Stantec Project No.177311699 having a last date of field survey of 9/5/2024).
7. The subject easement's positional relationship to the survey baseline has been verified by field survey and the ties between the easement and baseline are as shown hereon.
8. Monumentation delineating existing boundary lines herein is derived from a Record Survey/Base Map of the project route performed by George F. Young Inc, last date in field, November 5, 2024.
9. This is a sketch and legal description only, not a field survey.
10. Certified to Tampa Bay Water.
11. Unless it bears the original signature and seal, or the digital equivalent, of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

LEGEND:

(C)	CALCULATED
CCR	CERTIFIED CORNER RECORD
(CDD)	FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV
CO.	COUNTY
(D)	DEED
E	EASTING
INST	INSTRUMENT
FCM	FOUND CONCRETE MONUMENT
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD AND CAP
FN&D	FOUND NAIL AND DISK
LB	LICENSED BUSINESS
L.H.G.T.C.E.	LAKE HUTTO GOPHER TORTOISE CONSERVATION EASEMENT
LS	LICENSED SURVEYOR
(M)	MEASURED
MRW	MAINTAINED RIGHT-OF-WAY
N	NORTHING
NO.	NUMBER
O.R.	OFFICIAL RECORDS BOOK
(P)	PER PLAT
P.B.	PLAT BOOK
PG.	PAGE
PI	POINT OF INTERSECTION
PIR	PROPERTY INFORMATION REPORT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE
R/W	RIGHT-OF-WAY
TP/RP	TRAVERSE POINT/REFERENCE POINT
SEC	SECTION
STA	STATION
TWP	TOWNSHIP
W/	WITH

- POINT ON EASEMENT DESCRIPTION
- FOUND CONCRETE MONUMENT
- FOUND IRON ROD
- FOUND NAIL AND DISK
- WETLAND CONSERVATION AREA
- GOPHER TORTOISE CONSERVATION AREA
- EXISTING EASEMENT
- PROPOSED TAMPA BAY WATER PERMANENT EASEMENT

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Michael J Curley

Digitally signed by Michael J Curley
Date: 2025.05.29 09:30:40 -04'00'

Michael J. Curley, PSM
Florida Professional Surveyor and Mapper
License Number LS 6361
George F. Young Inc. LB21

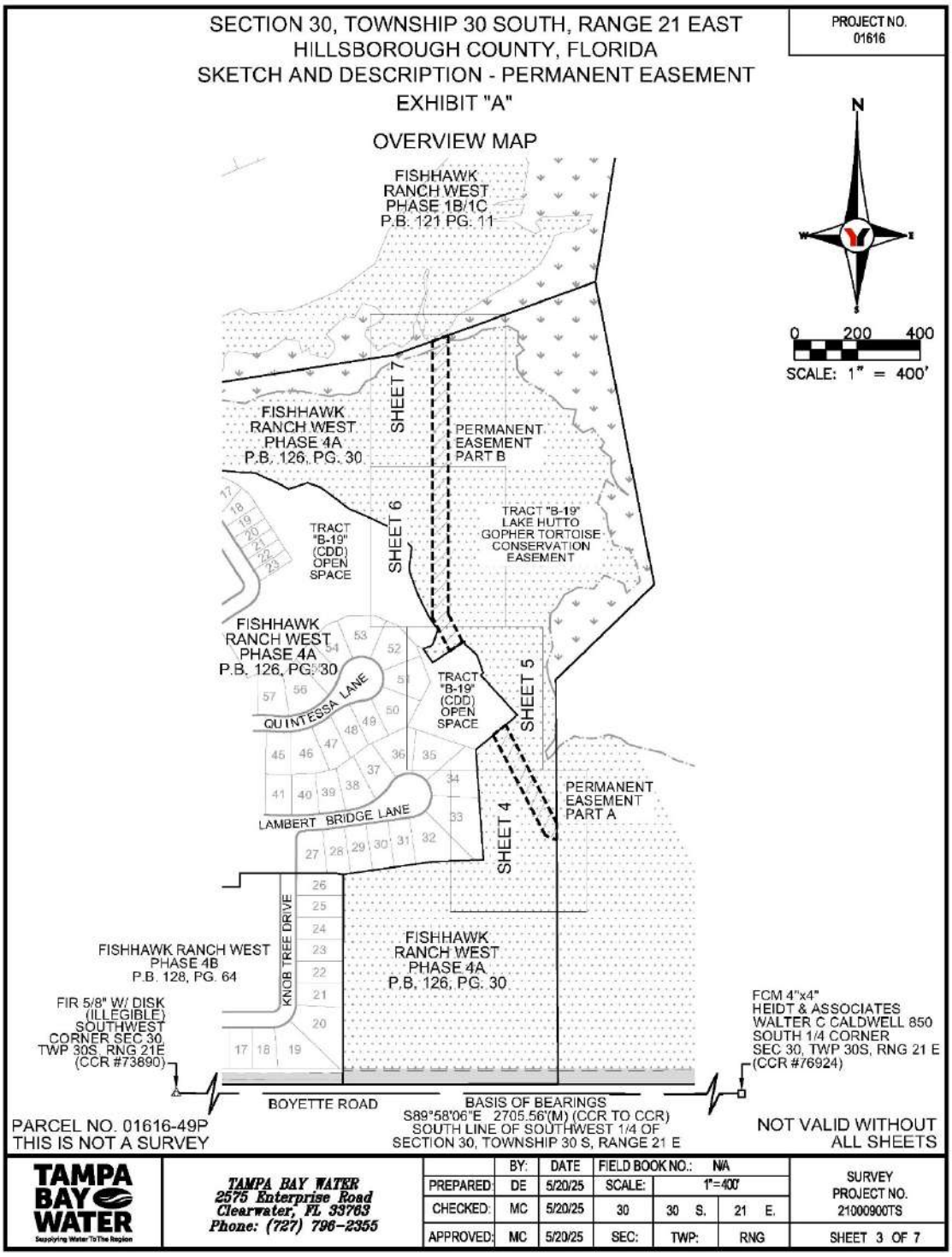
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TAMPA BAY WATER
Supplying Water To The Region

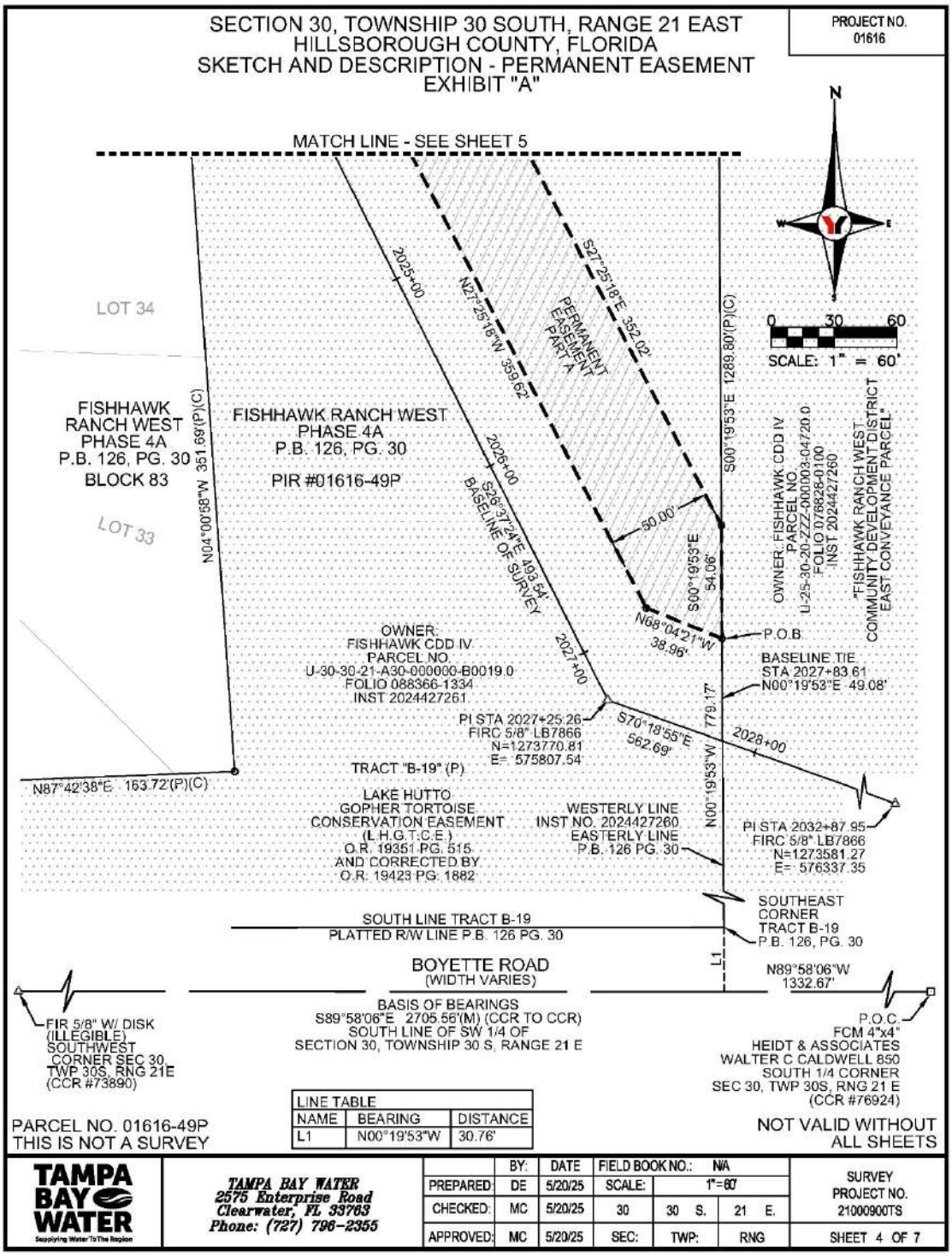
TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

	BY:	DATE	FIELD BOOK NO.:	N/A		SURVEY PROJECT NO. 21000900TS
PREPARED:	DE	5/20/25	SCALE:	N/A		
CHECKED:	MC	5/20/25	30	30 S.	21 E.	
APPROVED:	MC	5/20/25	SEC:	TWP:	RNG	SHEET 2 OF 7

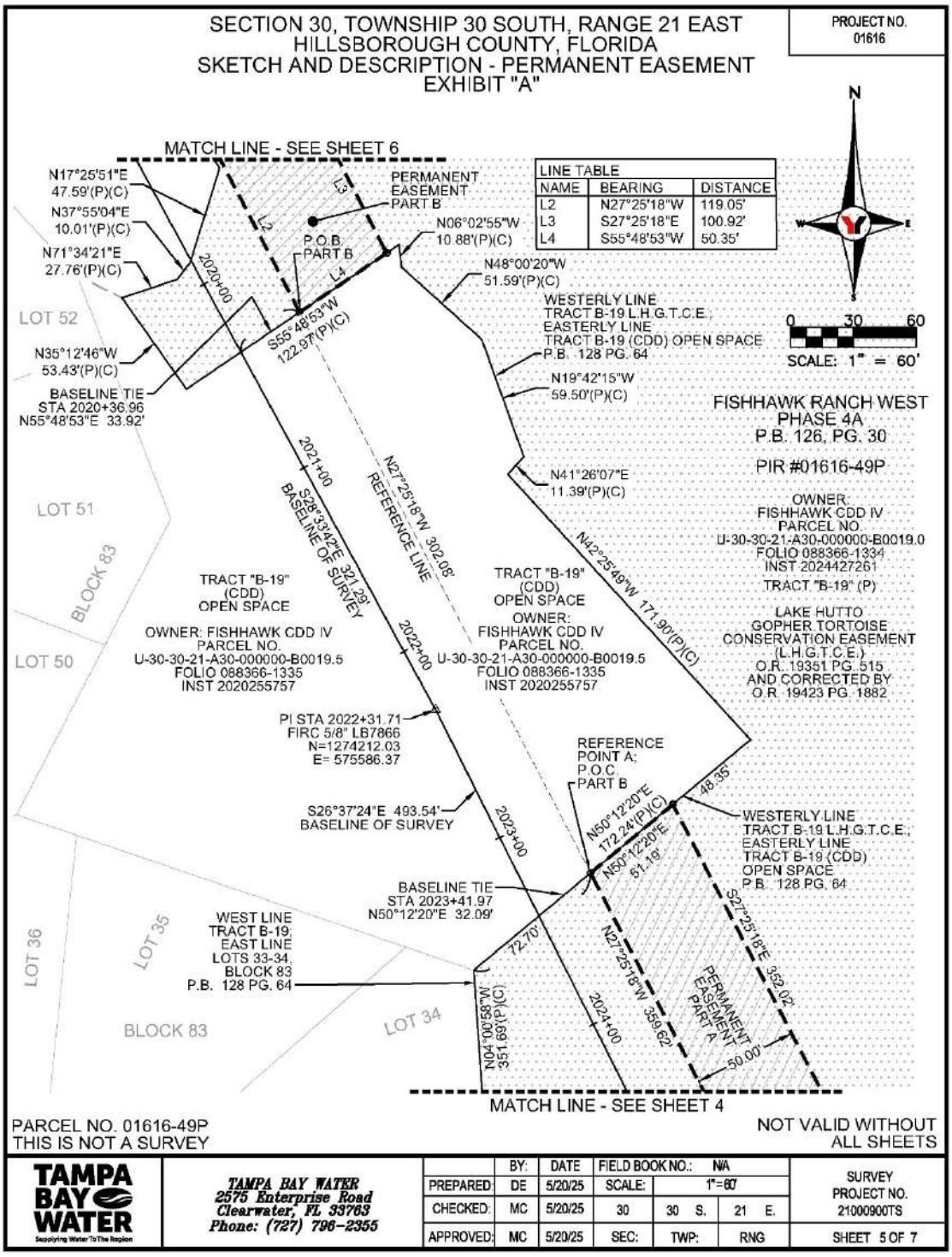
Composite Exhibit A



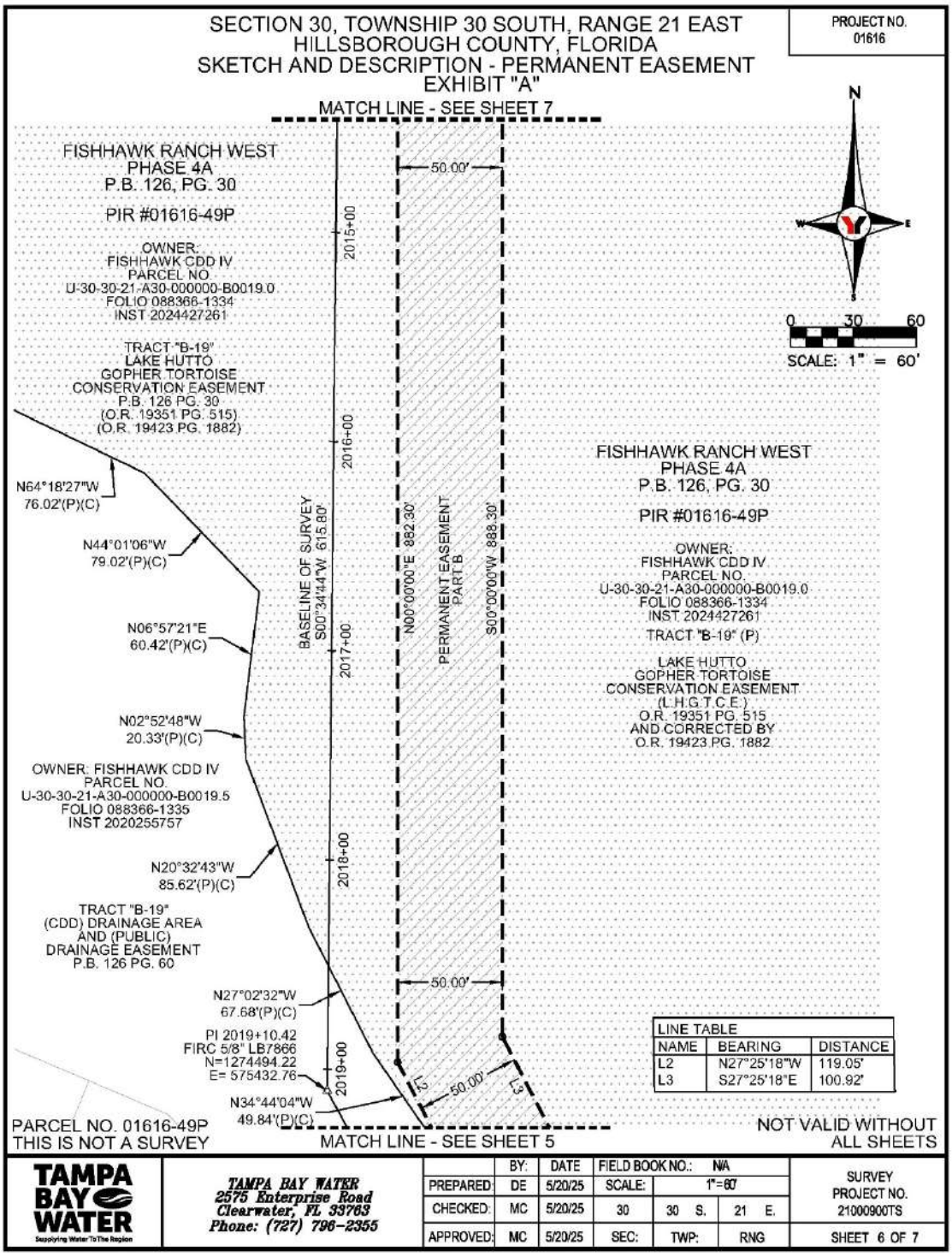
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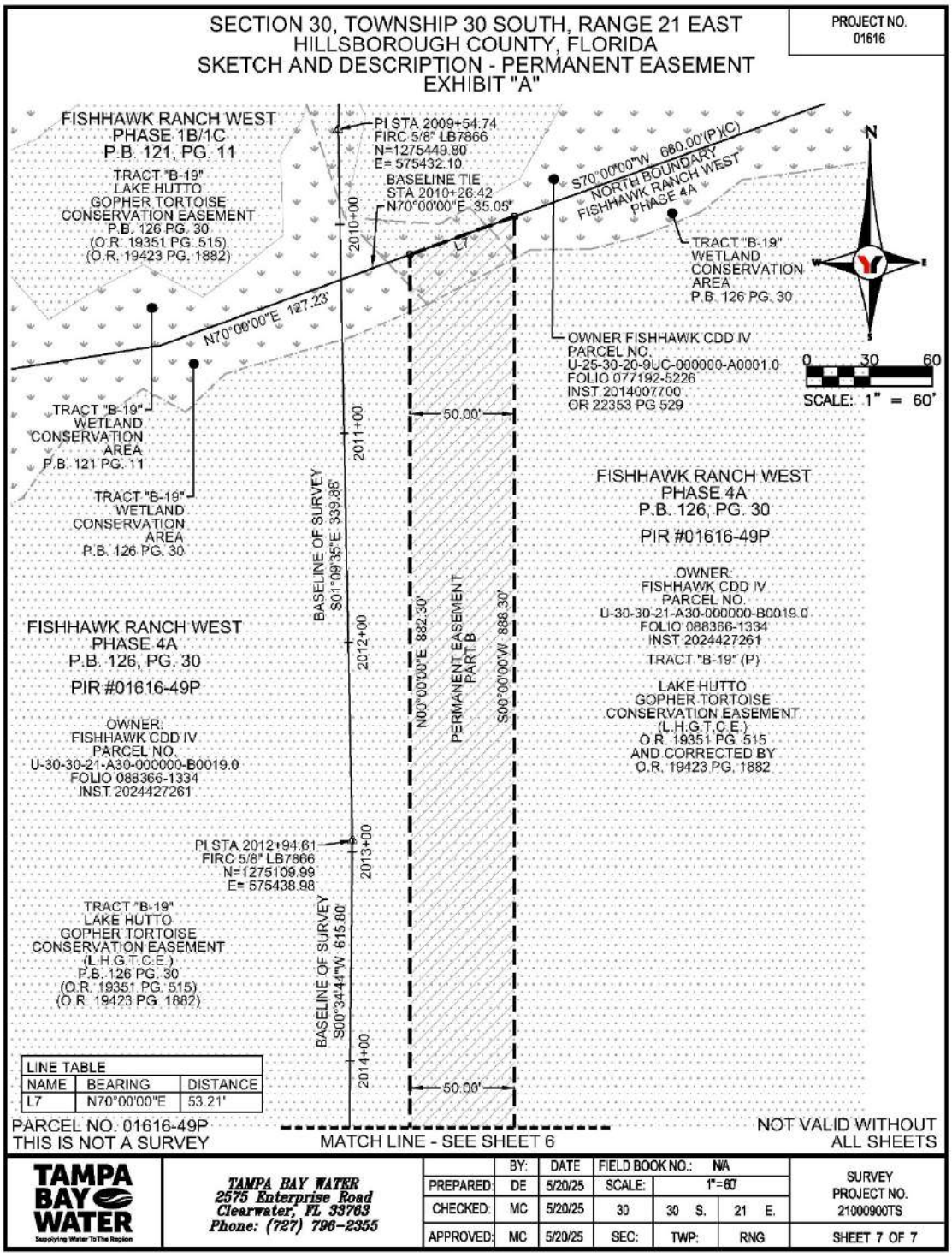
Composite Exhibit A



Composite Exhibit A



Composite Exhibit A



Composite Exhibit A

June 3, 2025
Tampa Bay Water
Permanent Easement
Parcel No.01616-50P
Folio No. 076828-0100
Sec. 30, Twp. 30S, Rng. 21E

PROJECT NO.
01616

EXHIBIT "A"

A parcel of land lying in the southwest 1/4 of Section 30, Township 30 South, Range 21 East, Hillsborough County, Florida, being described as follows:

COMMENCE at the south 1/4 corner of said Section 30, as marked by a 4"x4" concrete monument "HEIDT & ASSOCIATES, WALTER C. CALDWELL 850", corresponding to Certified Corner Record 76924; thence along the south line of said southwest 1/4, North 89°58'06" West, a distance of 741.25 feet; thence departing said south line, North 10°23'32" West, a distance of 31.92 feet to a point on the north maintained right-of-way line of Boyette Road per Hillsborough County Maintained Right-of-Way Map No. 08-1240, Book 3, Page 112, also being the south boundary line of those lands described in Instrument Number 2024427260, Public Records of Hillsborough County, Florida, and the south line of that existing 50 foot Tampa Bay Water Easement described in Official Record Book 11469, Page 1339, Public Records of Hillsborough County, Florida; thence continue along the easterly boundary line of said Instrument Number 2024427260, also being the westerly boundary line of those lands described in Official Record Book 15128, Page 1446, Public Records of Hillsborough County, Florida, the following three (3) courses: North 10°23'32" West, a distance of 212.90 feet; thence North 09°16'33" West, a distance of 124.75 feet; thence North 08°19'38" West, a distance of 248.41 feet, to the POINT OF BEGINNING; thence North 67°58'55" West, a distance of 534.86 feet to a point on the west boundary line of said Instrument Number 2024427260, also being the east boundary line of FISHHAWK RANCH PHASE 4A, as recorded in Plat Book 126, Page 30, of the Public Records of Hillsborough County, Florida; thence along said west boundary line, North 00°19'53" West, a distance of 54.06 feet; thence departing said boundary line, South 67°58'55" East, a distance of 566.70 feet; thence South 08°19'38" East, a distance of 2.53 feet to a point on the aforesaid easterly boundary line of Instrument Number 2024427260; thence along said boundary line the following two (2) courses: South 55°55'06" West, a distance of 38.86 feet; thence South 08°19'38" East, a distance of 18.04 feet to the POINT OF BEGINNING.

Containing 27,267 square feet, or 0.626 acres more or less.

MICHAEL J. CURLEY
License Number
6361
STATE OF
FLORIDA
Professional Surveyor and Mapper

This document has been digitally signed and sealed under Rule 5J-17.062 of the Florida Administrative Code.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Michael J Curley
Digitally signed by Michael J Curley
Date: 2025.06.03 13:43:54 -04'00'

Michael J. Curley, PSM
Florida Professional Surveyor and Mapper
License Number LS 6361
George F. Young Inc. LB21

NOT VALID WITHOUT
ALL SHEETS

TAMPA BAY WATER Supplying Water To The Region	TAMPA BAY WATER 2575 Enterprise Road Clearwater, FL 33763 Phone: (727) 796-2355		BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
		PREPARED:	DE	6/3/25	SCALE:	N/A		
		CHECKED:	MC	6/3/25	30	30 S.	21 E.	
		APPROVED:	MC	6/3/25	SEC:	TWP:	RNG	SHEET 1 OF 6

Composite Exhibit A

PROJECT NO.
01616

Surveyor's Notes:

1. Bearings shown on this map are based on the south line of SW 1/4, Sec 30, Twp 30S, Rng 21 E, being S89°58'06"E as measured on the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, 2011 Adjustment.
2. Distances shown hereon are in U.S. Feet.
3. All distances are calculated (C) unless otherwise noted.
4. The purpose of this sketch and description is to establish a permanent easement.
5. This sketch and description was prepared with the benefit of a property information report prepared by American Government Services Corporation, AGSC File No. 32231-10.
6. This legal description has been prepared based on the survey baseline and associated centerline of construction shown on that certain Control Survey prepared by Stantec Consulting Services Inc. entitled Southern Hillsborough County Supply Expansion Pipeline Segment B (Stantec Project No.177311699 having a last date of field survey of 9/5/2024).
7. The subject easement's positional relationship to the survey baseline has been verified by field survey and the ties between the easement and baseline are as shown hereon.
8. Monumentation delineating existing boundary lines herein is derived from a Record Survey/Base Map of the project route performed by George F. Young Inc, last date in field, November 5, 2024.
9. This is a sketch and legal description only, not a field survey.
10. Certified to Tampa Bay Water.
11. Unless it bears the original signature and seal, or the digital equivalent, of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

LEGEND:

(C)	CALCULATED
CCR	CERTIFIED CORNER RECORD
CO.	COUNTY
(D)	DEED
E	EASTING
EQ	EQUATION
FCM	FOUND CONCRETE MONUMENT
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD AND CAP
INST	INSTRUMENT
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(M)	MEASURED
MRW	MAINTAINED RIGHT-OF-WAY
N	NORTHING
NO.	NUMBER
O.R.	OFFICIAL RECORDS BOOK
(P)	PER PLAT
P.B.	PLAT BOOK
PG.	PAGE
PI	POINT OF INTERSECTION
PIR	PROPERTY INFORMATION REPORT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RNG	RANGE
R/W	RIGHT-OF-WAY
SEC	SECTION
STA	STATION
TP/RP	TRAVERSE POINT/REFERENCE POINT
TWP	TOWNSHIP
W/	WITH

- ○ POINT ON EASEMENT DESCRIPTION
- □ FOUND CONCRETE MONUMENT
- △ FOUND IRON ROD
- ● FOUND NAIL AND DISK

GOPHER TORTOISE CONSERVATION AREA

EXISTING EASEMENT

PROPOSED TAMPA BAY WATER PERMANENT EASEMENT

PARCEL NO. 01616-50P
THIS IS NOT A SURVEY

NOT VALID WITHOUT ALL SHEETS

TAMPA BAY WATER
Supplying Water To The Region

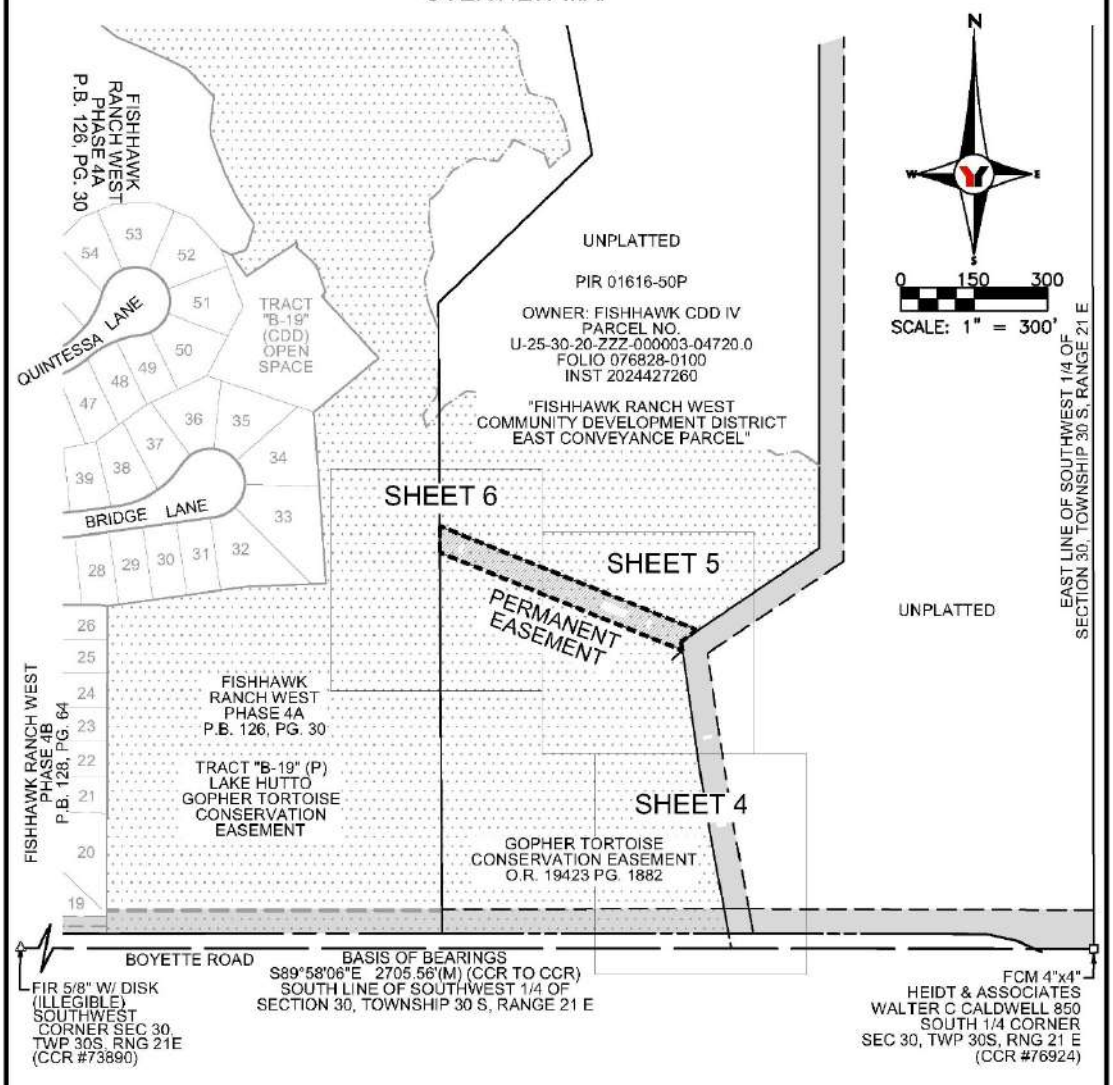
TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

	BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
PREPARED:	DE	6/3/25	SCALE:	N/A		
CHECKED:	MC	6/3/25	30	30 S.	21 E.	
APPROVED:	MC	6/3/25	SEC:	TWP:	RNG	SHEET 2 OF 6

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA
SKETCH AND DESCRIPTION - PERMANENT EASEMENT
EXHIBIT "A"

PROJECT NO.
01616

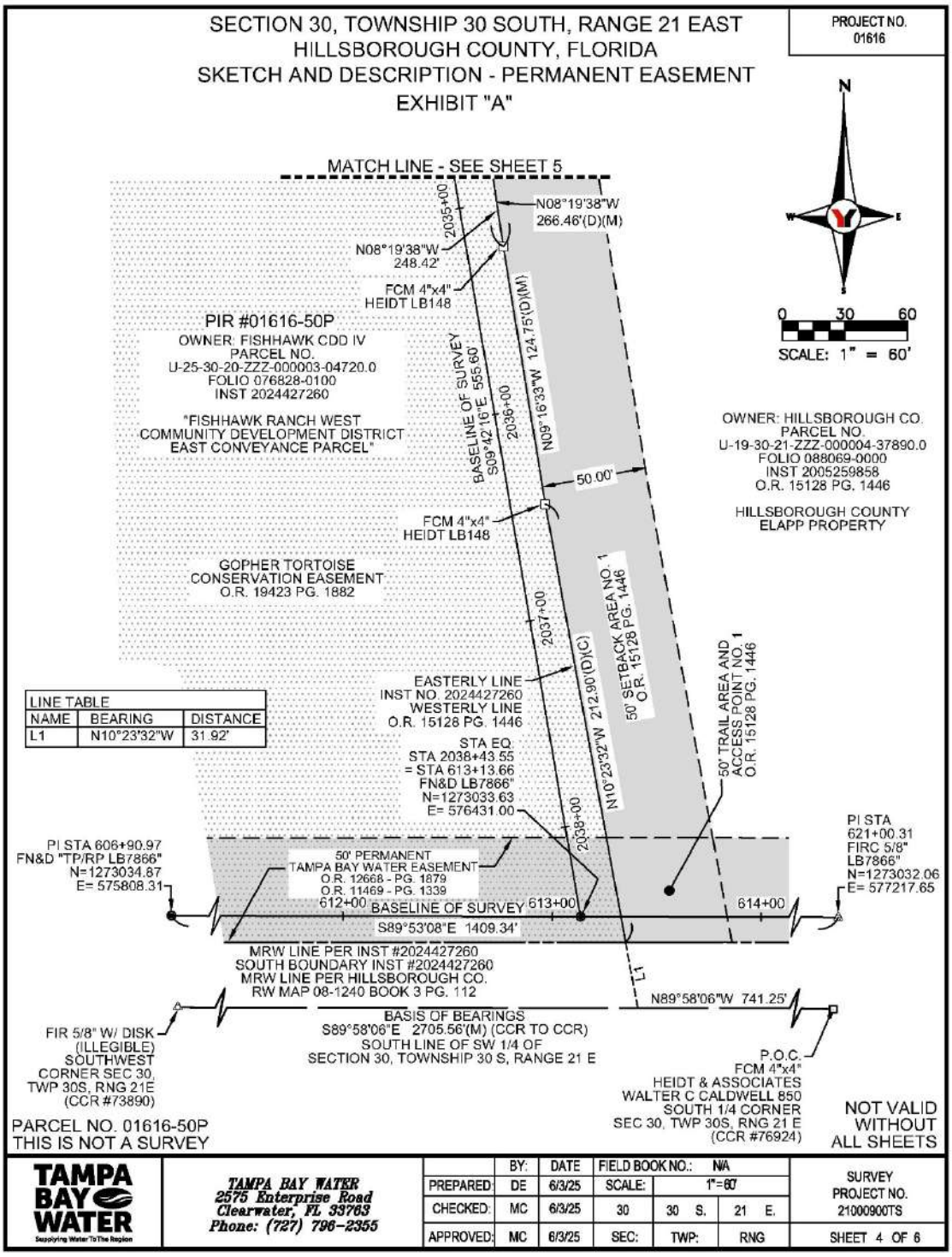
OVERVIEW MAP



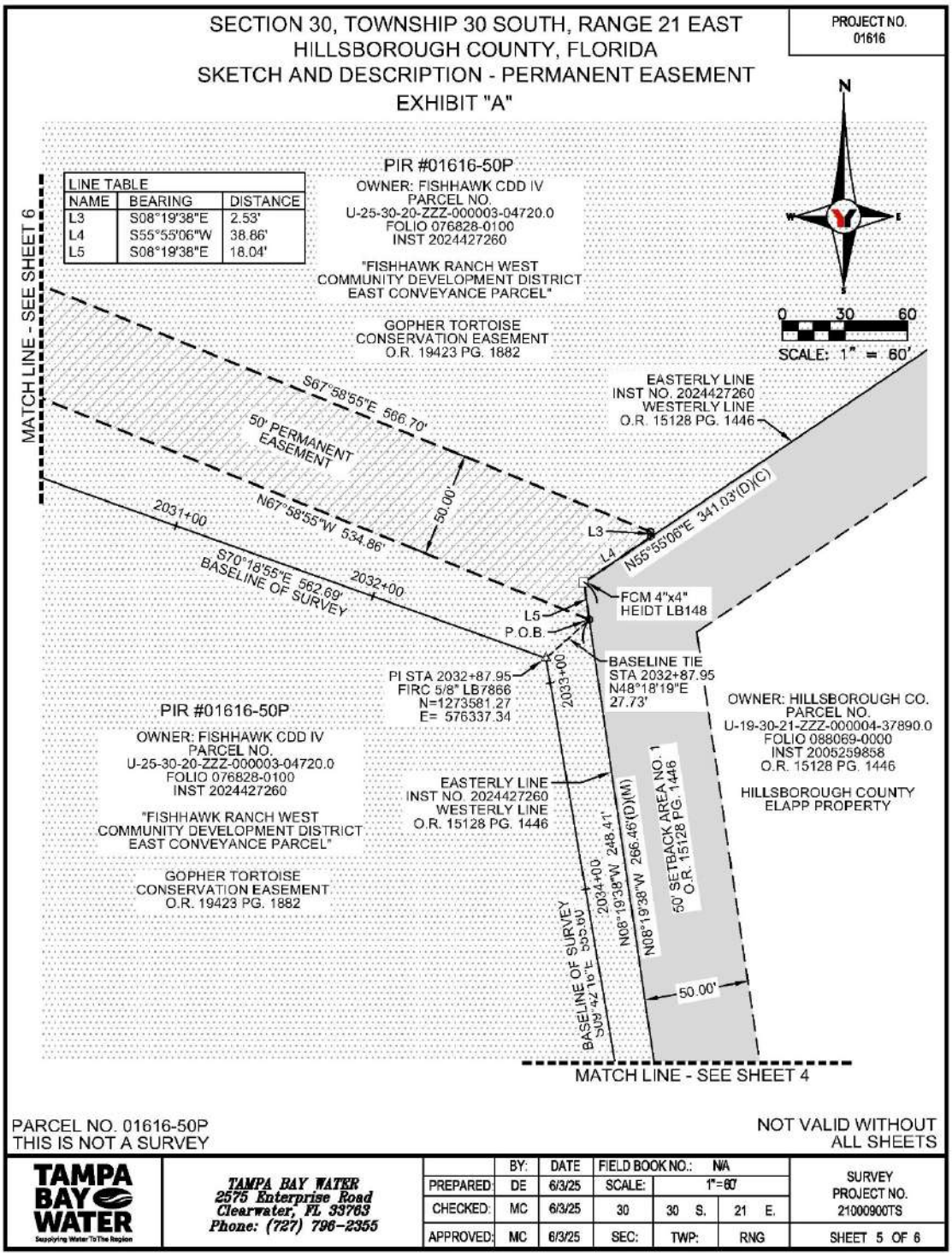
PARCEL NO. 01616-50P
THIS IS NOT A SURVEY

NOT VALID WITHOUT
ALL SHEETS

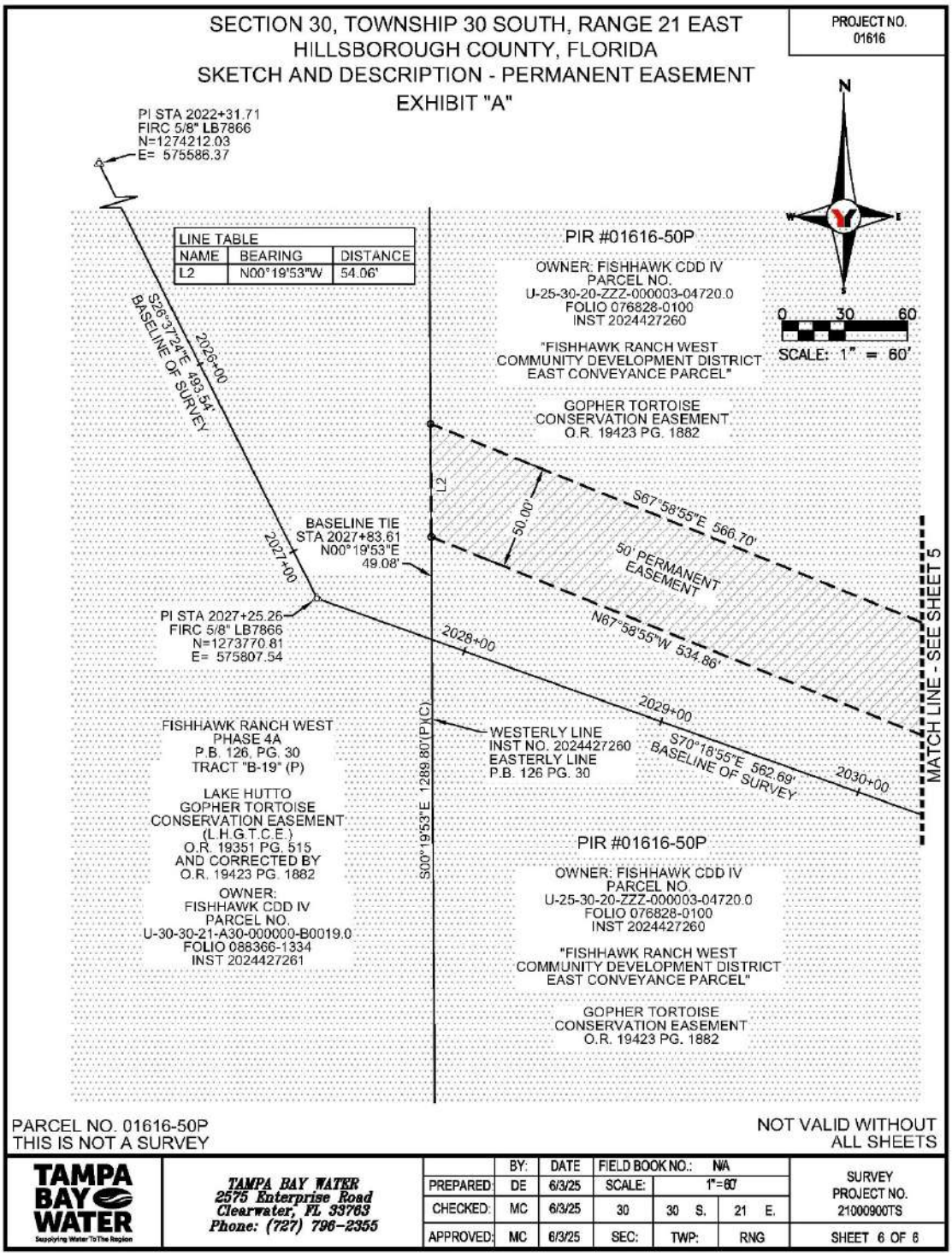
TAMPA BAY WATER	TAMPA BAY WATER 2575 Enterprise Road Clearwater, FL 33763 Phone: (727) 796-2355		BY:	DATE	FIELD BOOK NO.: NA			SURVEY PROJECT NO. 21000900TS
		PREPARED:	DE	6/3/25	SCALE:	1"=300'		
		CHECKED:	MC	6/3/25	30	30 S.	21 E.	
		APPROVED:	MC	6/3/25	SEC:	TWP:	RNG	SHEET 3 OF 6



Composite Exhibit A



Composite Exhibit A



Composite Exhibit A

COMPOSITE EXHIBIT 2
Temporary Construction Easement

The following temporary construction easement rights are to be acquired by Tampa Bay Water for the South Hillsborough Pipeline Project (the "Project"), subject to the listed limitations:

1. A non-exclusive, temporary construction easement, over, under, and across the properties listed and described in **Composite Exhibit A** as Temporary Construction Easements, located in Hillsborough County, Florida (hereinafter the "Easement Area").
2. The right, privilege, and authority within the Easement Area to perform such work as may be necessary upon the Easement Area in order to substantially conform the Easement Area to the design specifications set forth in the Project construction plans. Such work may include, but not be limited to, the addition, removal, relocation, re-contour, and/or grading of soils, the demolition removal, and reconstruction of certain improvements (including but not limited to any structures, fences, driveways, site debris, billboard signs, and mobile homes), and the creation of temporary access roads as alternative routes for vehicular and pedestrian traffic during construction of the Project. Tampa Bay Water shall further have the right to store equipment and stage materials in the Easement Area.
3. During the term of the easement, all pre-existing access over and across the Easement Area shall be maintained.
4. Upon completion of construction, Tampa Bay Water shall stabilize the Easement Area with seed, sod, or other ground cover so as to prevent erosion (where appropriate), will restore pre-existing landscaping and irrigation (but not trees), will restore pre-exiting fencing and signage, and will restore any pre-existing paved surface to a state that is as good or better than its pre-construction condition. The type of seed and/or sod to be utilized for erosion control shall be coordinated with the CDD to ensure that such seed and/or sod is consistent with maintenance of the Conservation Easement to prevent the encroachment of invasive vegetation. Tampa Bay Water and/or its contractor shall make the final decision as to seed or sod in the easement area(s). Tampa Bay Water shall have no obligation to maintain the seed or sod in the easement area(s).
5. The temporary construction easement shall terminate sixty (60) months after the date the easement is acquired or upon final completion of the Project's construction, whichever occurs first.
6. Tampa Bay Water shall be entitled to assign the easement.
7. During the term of the easement there will be no hazardous materials, wastes or substances, toxic wastes or substances, or pollutants or contaminants deposited, located, placed, or released on the Easement Area by Tampa Bay Water.
8. Tampa Bay Water, its consultants, contractors, agents and assigns shall have the right of ingress and egress from the Easement Area by means of any adjacent public or private roadways, easements or rights-of-way owned or held or lawfully available to Tampa Bay Water, including any other property over which Tampa Bay Water has access rights.
9. The property owner may utilize the Easement Area for all lawful purposes provided it does not interfere with or unreasonably burden Tampa Bay Water's easement rights during the term of the easement.

March 10, 2025
Tampa Bay Water
Temporary Construction Easement
Parcel No.01616-02T
Folio No. 076800-1004
Sec. 19 & 30, Twp. 30S, Rng. 21E

PROJECT NO.
01616

EXHIBIT "A"

A parcel of land, being a part of Tract B-19, per the plat of FISHHAWK RANCH WEST PHASE 2A/2B, as recorded in Plat Book 123, Page 165, of the Public Records of Hillsborough County, Florida, and per Instrument Number 2020073332, of the Public Records of Hillsborough County, Florida, lying in the southwest 1/4 of Section 19, Township 30 South, Range 21 East, and the northwest 1/4 of Section 30, Township 30 South, Range 21 East, Hillsborough County, Florida, being described as follows:

COMMENCE at the northwest corner of Lot 8, Block 2 of the plat of FISHHAWK RANCH WEST PHASE 1B/1C, as recorded in Plat Book 121, Page 11, of the Public Records of Hillsborough County, Florida, and marked by a 4" x 4" concrete monument stamped "PRM AMERRITT LB7778"; thence along the north boundary line of said plat, also being the south boundary line of the aforesaid plat of FISHHAWK RANCH WEST PHASE 2A/2B, South 77°46'00" East, a distance of 261.80 feet, to the POINT OF BEGINNING; thence North 39°42'33" East, a distance of 34.69 feet; thence North 34°42'04" East, a distance of 262.15 feet; thence North 41°10'05" East, 78.48 feet; thence North 17°48'03" East, a distance of 97.92 feet; thence North 04°34'25" East, a distance of 10.06 feet; thence North 05°22'53" East, a distance of 187.15 feet; thence North 28°59'48" West, a distance of 57.15 feet; thence North 05°59'58" West, a distance of 92.74 feet to a point of curvature on a curve concave to the east, having a radius of 205.00 feet; thence along said curve, an arc length of 108.54 feet, delta of 30°20'14", chord bearing and distance of North 09°10'09" East, 107.28 feet, to a point of tangency; thence North 24°20'16" East, a distance of 86.71 feet; thence North 34°26'53" East, a distance of 73.72 feet; thence North 31°26'39" East, a distance of 78.63 feet; thence North 05°11'48" West, a distance of 171.05 feet; thence North 25°26'12" West, a distance of 367.47 feet; thence North 63°41'44" West, a distance of 111.45 feet, to a point on a non-tangent curve concave to the north, having a radius of 205.00 feet; thence along said curve, an arc length of 59.81 feet, through an arc having a delta of 16°42'55", chord bearing and distance of North 61°50'53" West, 59.59 feet, to a point of tangency; thence North 53°29'26" West, a distance of 252.48 feet, to a point on a non-tangent curve concave to the northeast, having a radius of 205.00 feet; thence along said curve, an arc length of 5.66 feet, through an arc having a delta of 01°34'50", chord bearing and distance of North 56°35'06" West, 5.65 feet, to a point of tangency; thence South 68°14'58" West, a distance of 96.49 feet; thence South 65°51'01" West, a distance of 181.97 feet; thence South 73°29'12" West, a distance of 115.06 feet; thence South 89°06'21" West, a distance of 63.03 feet; thence North 47°05'18" West, a distance of 68.80 feet, to the easterly corner of Lot 8, Block 55, of aforesaid plat of FISHHAWK RANCH PHASE 2A/2B; thence along the northeasterly boundary line of said Lot 8, continue North 47°05'18" West, a distance of 69.51 feet, to the northerly corner of said Lot 8, also being the easterly corner of Lot 7 of said Block 55; thence along the northeasterly boundary line of said Lot 7, North 35°32'30" West, a distance of 70.38 feet, to the northeasterly corner of said Lot 7, also being the southeasterly corner of Lot 6, of said Block 55; thence along the easterly boundary line of said Lot 6, North 22°27'27" West, a distance of 73.46 feet, to the northeasterly corner of said Lot 6, also being the southeasterly corner of Lot 5, of said Block 55; thence along the easterly boundary line of said Lots 5 through 3, of said Block 55, North 21°30'00" West, a distance of 210.76 feet; thence along the northeasterly boundary line of said Lot 3, North 54°30'00" West, a distance of 53.90 feet, to the most northerly corner of said Lot 3; thence North 03°28'40" West, a distance of 508.90 feet, to a point on the south right-of-way line of Fishhawk Boulevard, per said plat of FISHHAWK RANCH PHASE 2A/2B; thence along said right-of-way line, South 89°27'50" East, a distance of 68.68 feet, to the northeast corner of those lands described in Instrument Number 2020073332, also being the northwest corner of those lands described in Instrument Number 2024427261; thence along the easterly boundary of said Instrument 2020073332, also being the westerly boundary line of Instrument Number 2024427261, the following Six (6) courses: South 11°03'47" West, a distance of 141.85 feet; thence South 02°05'28" East, a distance of 128.51 feet; thence South 05°15'51" East, a distance of 112.96 feet; thence South 00°55'56" West, a distance of 67.36 feet; thence South 21°11'41" East, a distance of 306.72 feet; thence South 35°17'05" East, a distance of 92.81 feet; thence departing said easterly boundary line, South 42°36'08" East,a distance of 137.56 feet; thence South 80°26'15" East, a distance of 71.38 feet; thence North 73°29'12" East, a distance of 105.27 feet; <CONTINUED ON SHEET 2>

NOT VALID WITHOUT ALL SHEETS

TAMPA BAY WATER Supplying Water To The Region	TAMPA BAY WATER 2575 Enterprise Road Clearwater, FL 33763 Phone: (727) 796-2355		BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
		PREPARED:	DE	3/10/25	SCALE:	N/A		
		CHECKED:	MC	3/10/25	19 & 30	30 S.	21 E.	
		APPROVED:	MC	3/10/25	SEC:	TWP:	RNG	SHEET 1 OF 13

Composite Exhibit A

March 10, 2025
Tampa Bay Water
Temporary Construction Easement
Parcel No.01616-02T
Folio No. 076800-1004
Sec. 19 & 30, Twp. 30S, Rng. 21E

PROJECT NO.
01616

EXHIBIT "A" (CONTINUED)

thence North 62°39'35" East, a distance of 180.48 feet; thence North 66°56'30" East, a distance of 75.86 feet; thence North 73°30'09" East, a distance of 35.38 feet; thence South 48°05'09" East, a distance of 1.63 feet, to a point of curvature on a curve concave to the northeast, having a radius of 175.00 feet; thence along said curve, an arc length of 29.35 feet, through an arc having a delta of 09°36'34", chord bearing and distance of South 52°53'26" East, 29.32 feet, to a non-tangent point; thence South 53°29'26" East, a distance of 253.54 feet, to a point of curvature on a curve concave to the north, having a radius of 175.00 feet; thence along said curve, an arc length of 52.69 feet, through an arc having a delta of 17°15'07", chord bearing and distance of South 62°07'00" East, 52.49 feet, to a non-tangent point; thence South 63°41'44" East, a distance of 123.63 feet; thence South 25°26'12" East, a distance of 383.23 feet; thence South 05°11'48" East, a distance of 186.34 feet; thence South 31°26'39" West, a distance of 89.35 feet; thence South 34°26'53" West, a distance of 71.85 feet; thence South 24°20'16' West, a distance of 84.05 feet to a point of curvature on a curve concave to the east, having a radius of 175.00 feet; thence along said curve, an arc length of 92.66 feet, delta of 30°20'14", chord bearing and distance of South 09°10'09" West, 91.58 feet, to a point of tangency; thence South 05°59'58" East, a distance of 86.63 feet; thence South 28°59'48" East, a distance of 60.33 feet; thence South 05°22'53" West, a distance of 196.22 feet; thence South 04°34'25" West, a distance of 13.33 feet; thence South 17°48'03" West, a distance of 107.60 feet; thence South 41°10'05" West, a distance of 82.99 feet; thence South 34°42'04" West, a distance of 261.77 feet; thence South 39°42'33" West, a distance of 20.40 feet, to a point on the south plat boundary of aforesaid FISHHAWK RANCH WEST PHASE 2A/2B; thence along said south plat boundary, North 77°46'00" West, a distance of 33.81 feet, to the POINT OF BEGINNING.

Containing 111,303 square feet, or 2.555 acres more or less.



This document has been digitally signed and sealed under Rule 5J-17.062 of the Florida Administrative Code.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Michael J Curley
Digitally signed by Michael J Curley
Date: 2025.03.31 13:19:08 -04'00'

Michael J. Curley, PSM
Florida Professional Surveyor and Mapper
License Number LS 6361
George F. Young Inc. LB21

NOT VALID WITHOUT ALL SHEETS

TAMPA BAY WATER Supplying Water To The Region	TAMPA BAY WATER 2575 Enterprise Road Clearwater, FL 33763 Phone: (727) 796-2355		BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
		PREPARED:	DE	3/10/25	SCALE:	N/A		
		CHECKED:	MC	3/10/25	19 & 30	30 S.	21 E.	
		APPROVED:	MC	3/10/25	SEC:	TWP:	RNG	SHEET 2 OF 13

PROJECT NO.
01616

Surveyor's Notes:

1. Bearings shown on this map are based on the south right-of-way line of Fishhawk Boulevard, being S89°27'50"E as measured on the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, 2011 Adjustment.
2. Distances shown hereon are in U.S. Feet.
3. All distances are calculated (C) unless otherwise noted.
4. The purpose of this sketch and description is to establish a temporary construction easement.
5. This sketch and description was prepared with the benefit of a property information report prepared by American Government Services Corporation, AGSC File No. 32231-4.
6. This legal description has been prepared based on the survey baseline and associated centerline of construction shown on that certain Control Survey prepared by Stantec Consulting Services Inc. entitled Southern Hillsborough County Supply Expansion Pipeline Segment B (Stantec Project No.177311699 having a last date of field survey of 9/5/2024).
7. The subject easement's positional relationship to the survey baseline has been verified by field survey and the ties between the easement and baseline are as shown hereon.
8. Monumentation delineating existing boundary lines herein is derived from a Record Survey/Base Map of the project route performed by George F. Young Inc, last date in field, November 5, 2024.
9. This is a sketch and legal description only, not a field survey.
10. Certified to Tampa Bay Water.
11. Unless it bears the original signature and seal, or the digital equivalent, of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

LEGEND:

A	ARC LENGTH	R	RADIUS
(C)	CALCULATED	RNG	RANGE
CB	CHORD BEARING	R/W	RIGHT-OF-WAY
CH	CHORD LENGTH	SEC	SECTION
(CDD)	FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV	STA	STATION
		TP/RP	TRAVERSE POINT/REFERENCE POINT
CO.	COUNTY	TWP	TOWNSHIP
Δ	DELTA		
E	EASTING	○	POINT ON EASEMENT DESCRIPTION
INST	INSTRUMENT	□	FOUND CONCRETE MONUMENT
FCM	FOUND CONCRETE MONUMENT	△	FOUND IRON ROD
FIRC	FOUND IRON ROD AND CAP	◉	FOUND NAIL AND DISK
FN&D	FOUND NAIL AND DISK		
LB	LICENSED BUSINESS		WETLAND CONSERVATION AREA
L.H.G.T.C.E.	LAKE HUTTO GOPHER TORTOISE CONSERVATION EASEMENT		GOPHER TORTOISE CONSERVATION AREA
LS	LICENSED SURVEYOR		
(M)	MEASURED		PEDESTRIAN ACCESS AREA (P)
N	NORTHING		
NO.	NUMBER		PROPOSED TAMPA BAY WATER TEMPORARY CONSTRUCTION EASEMENT
O.R.	OFFICIAL RECORDS BOOK		
(P)	PER PLAT		
P.B.	PLAT BOOK		
PG.	PAGE		
PI	POINT OF INTERSECTION		
PIR	PROPERTY INFORMATION REPORT		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
PSM	PROFESSIONAL SURVEYOR AND MAPPER		

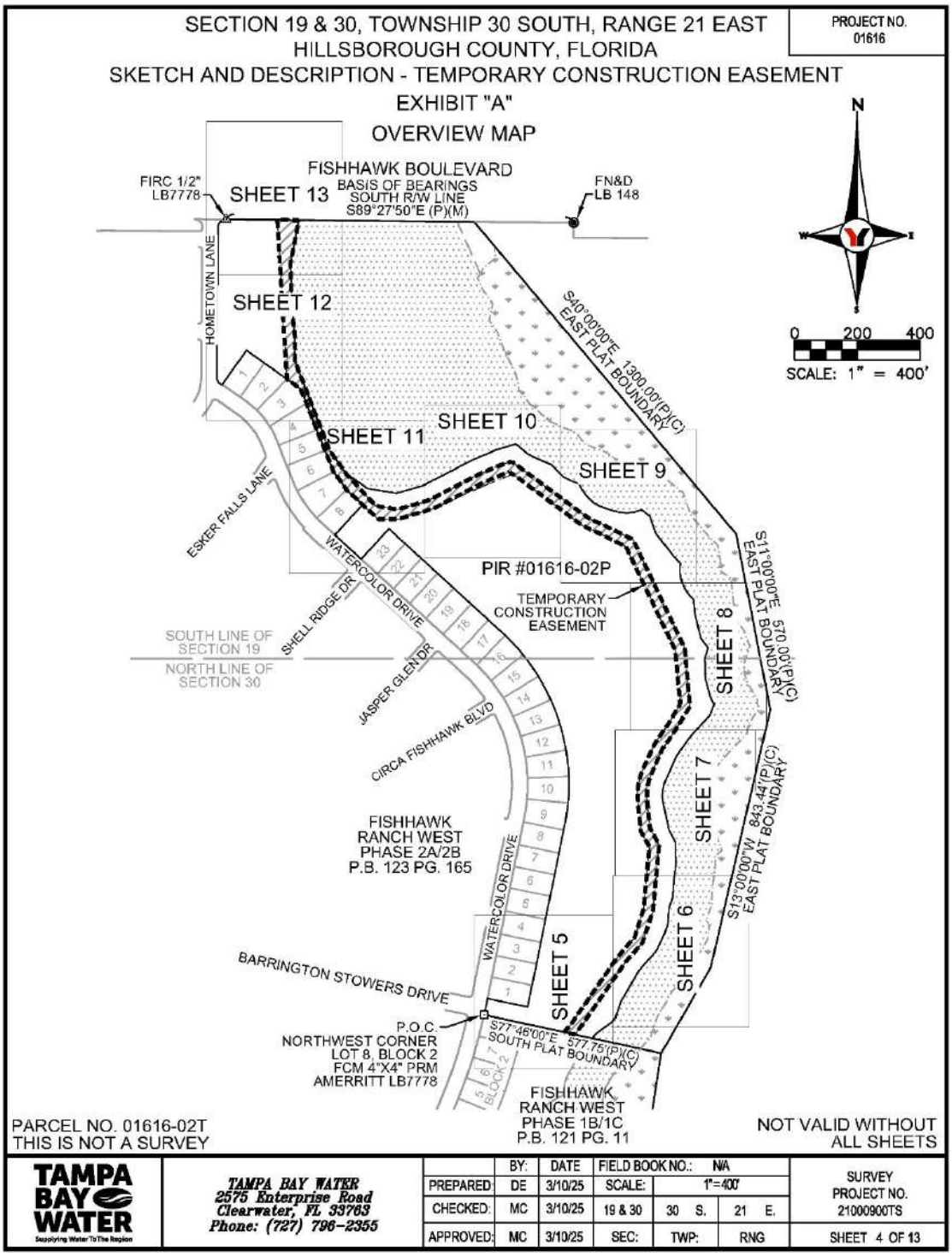
PARCEL NO. 01616-02T
THIS IS NOT A SURVEY

NOT VALID WITHOUT
ALL SHEETS

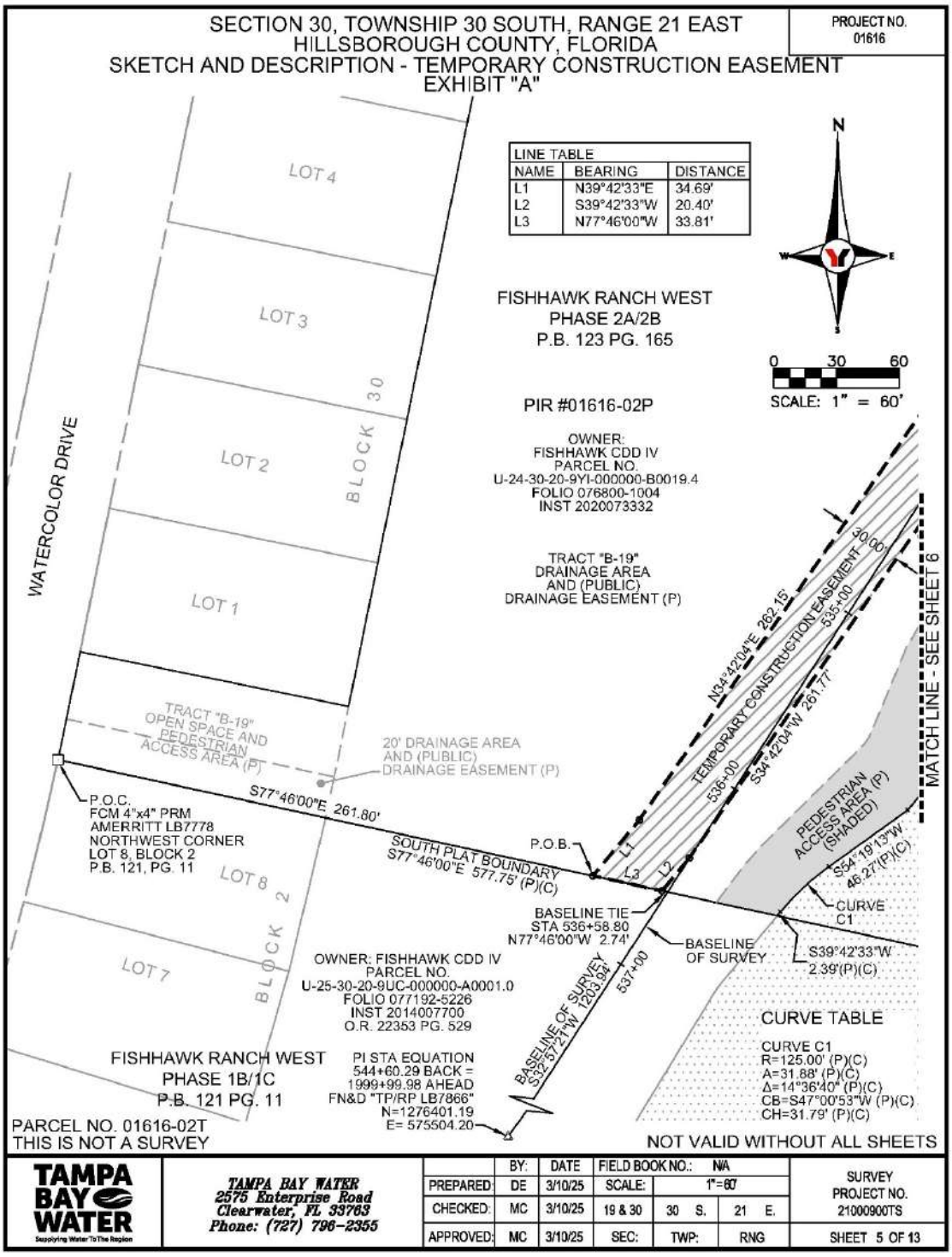
TAMPA BAY WATER
Supplying Water To The Region

TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

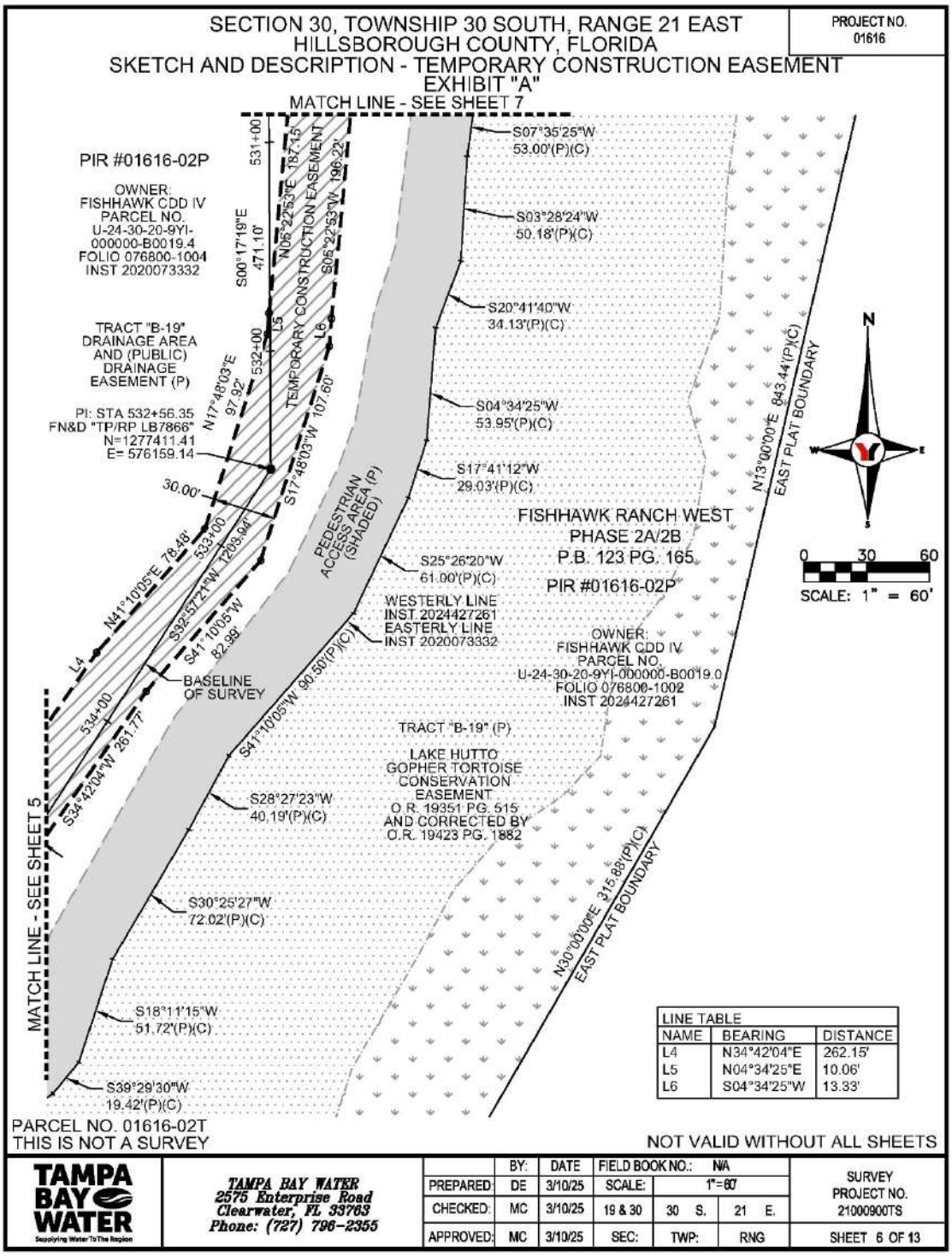
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PREPARED:	DE	3/10/25	SCALE: N/A			
CHECKED:	MC	3/10/25	19 & 30	30 S.	21 E.	
APPROVED:	MC	3/10/25	SEC:	TWP:	RNG	SHEET 3 OF 13



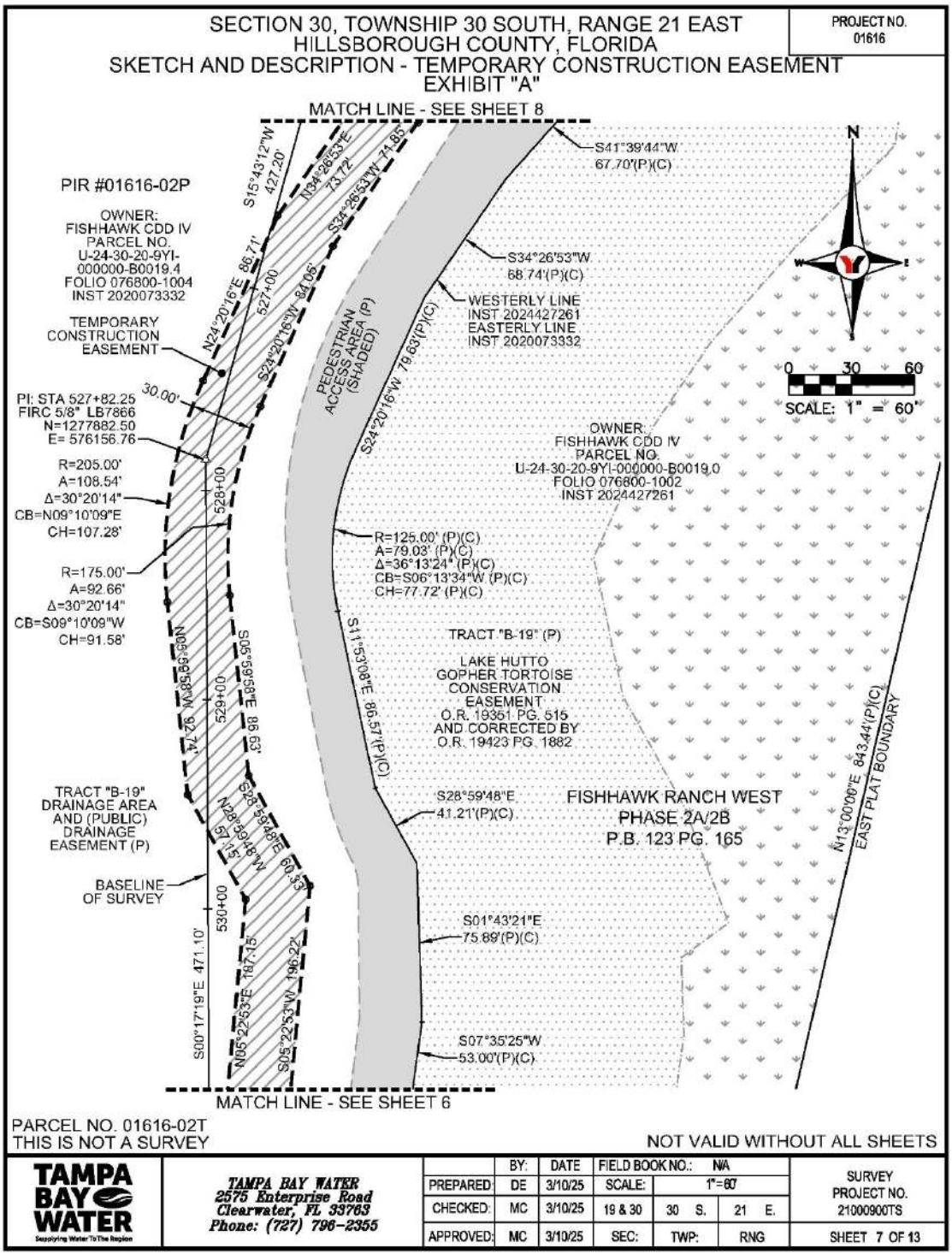
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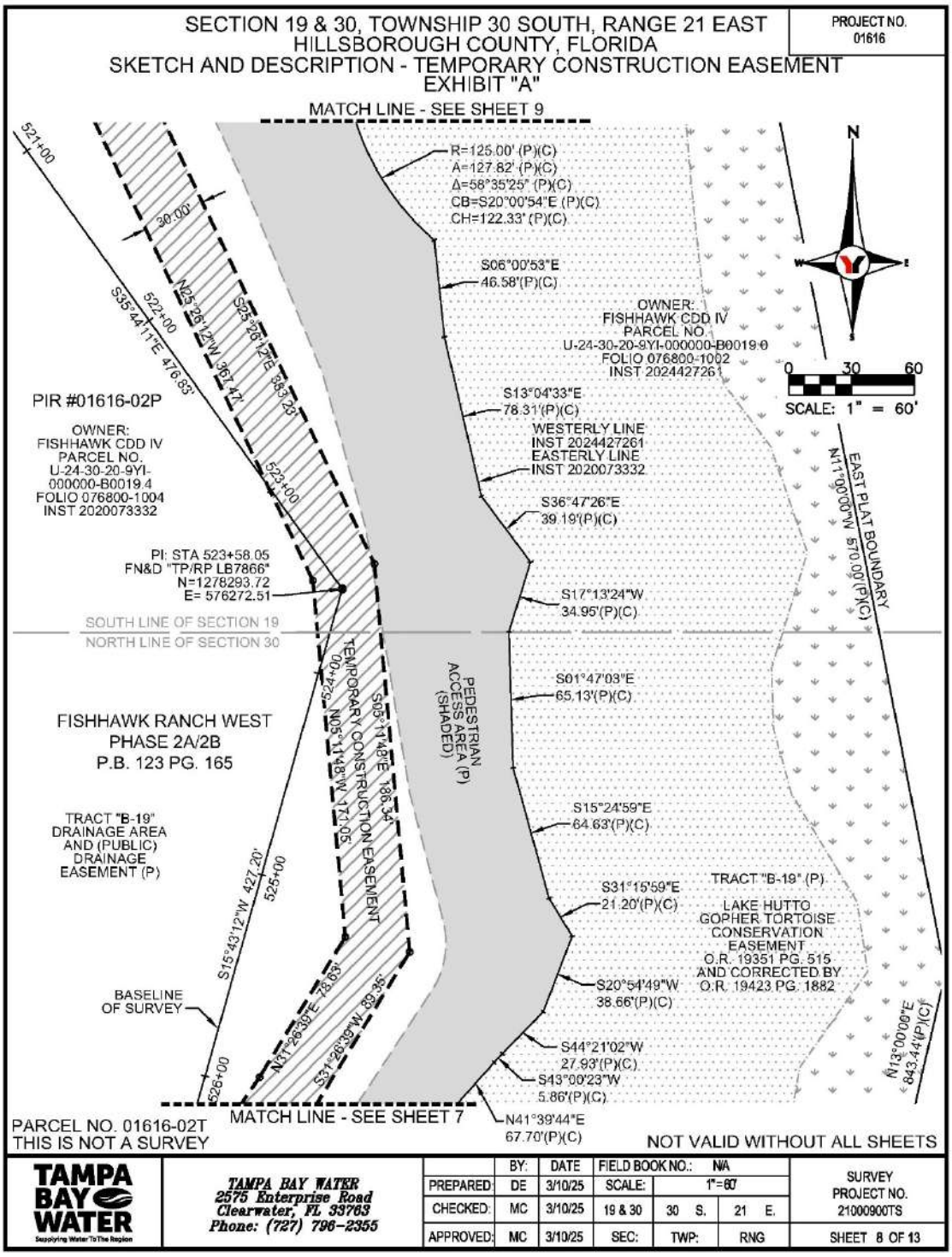
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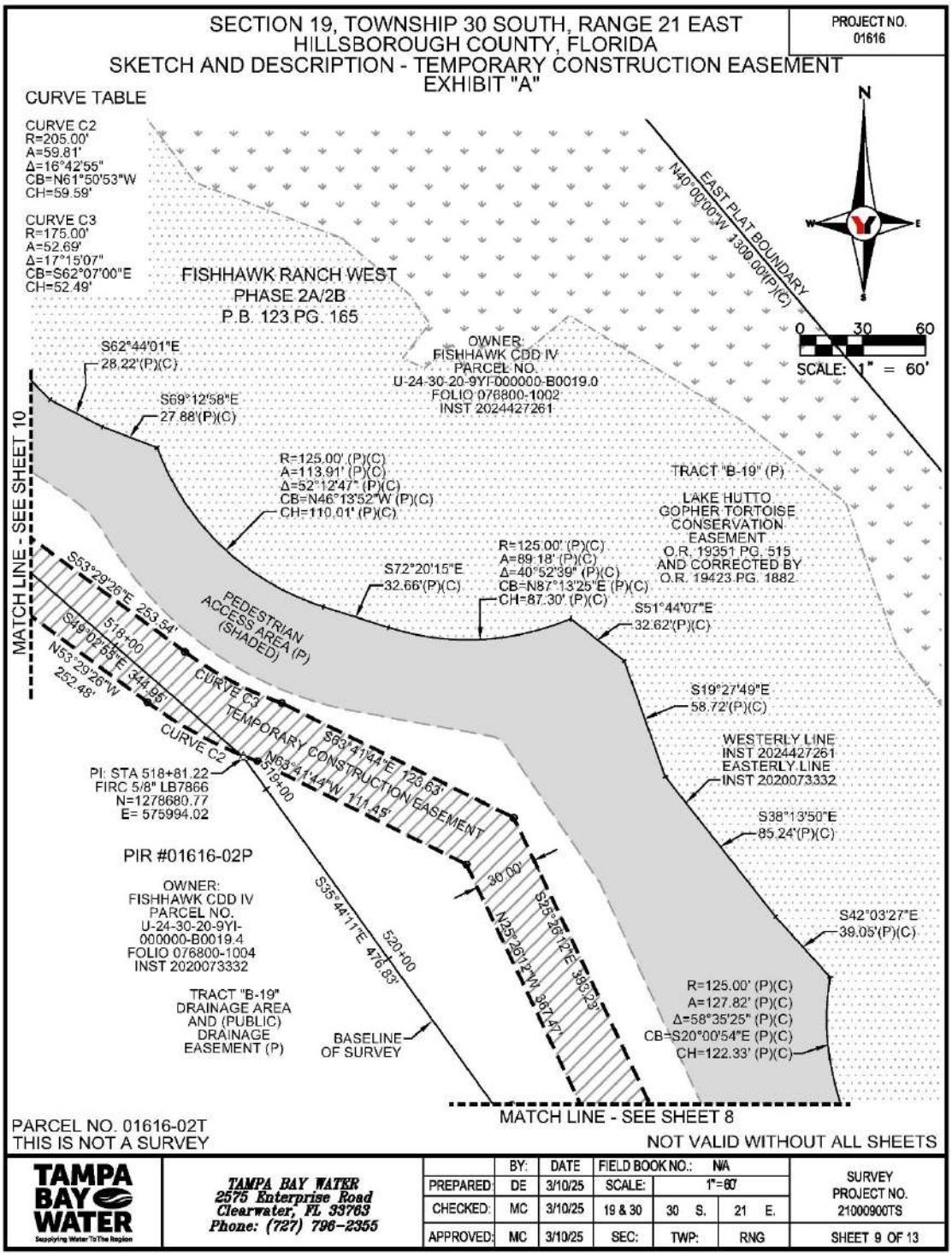
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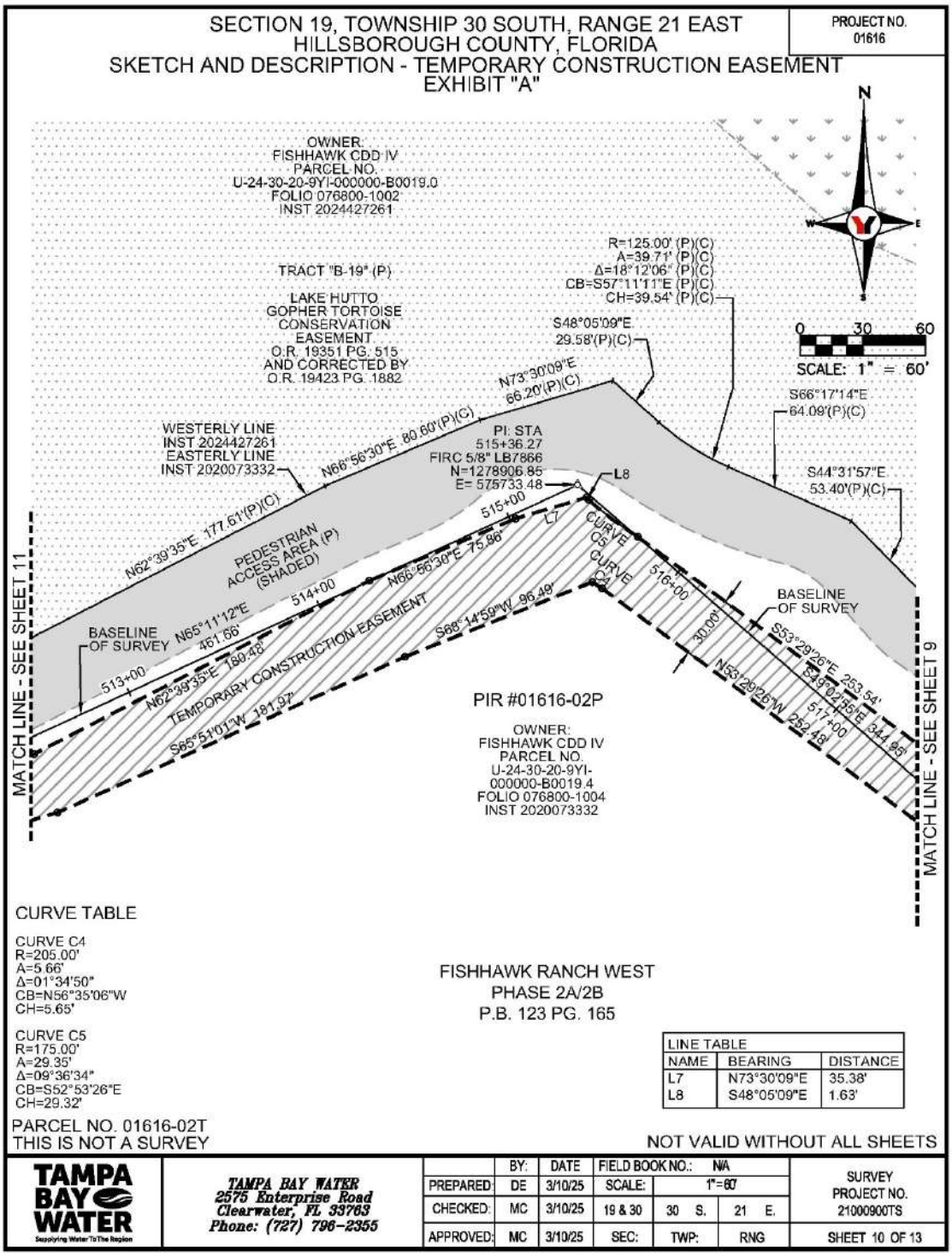
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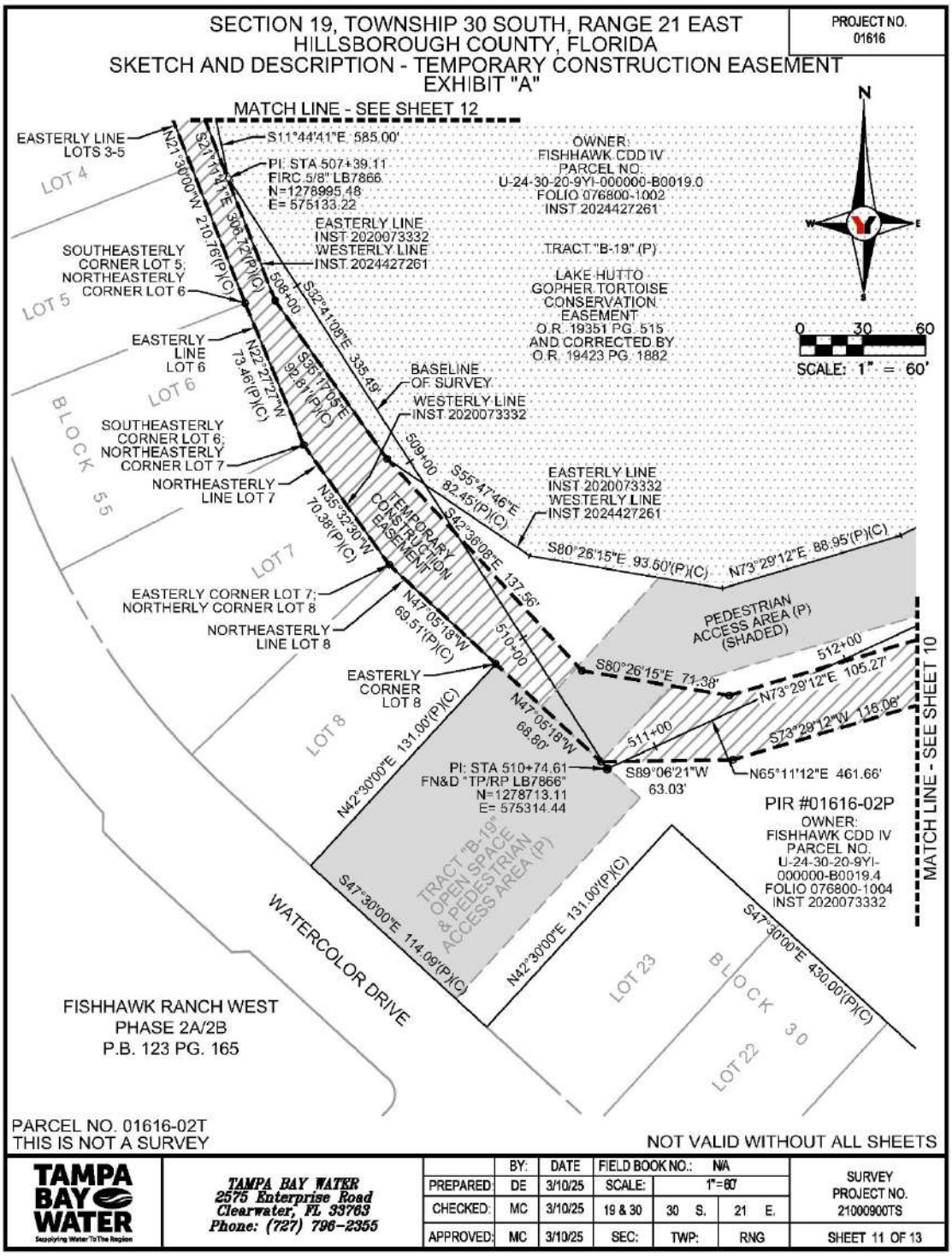
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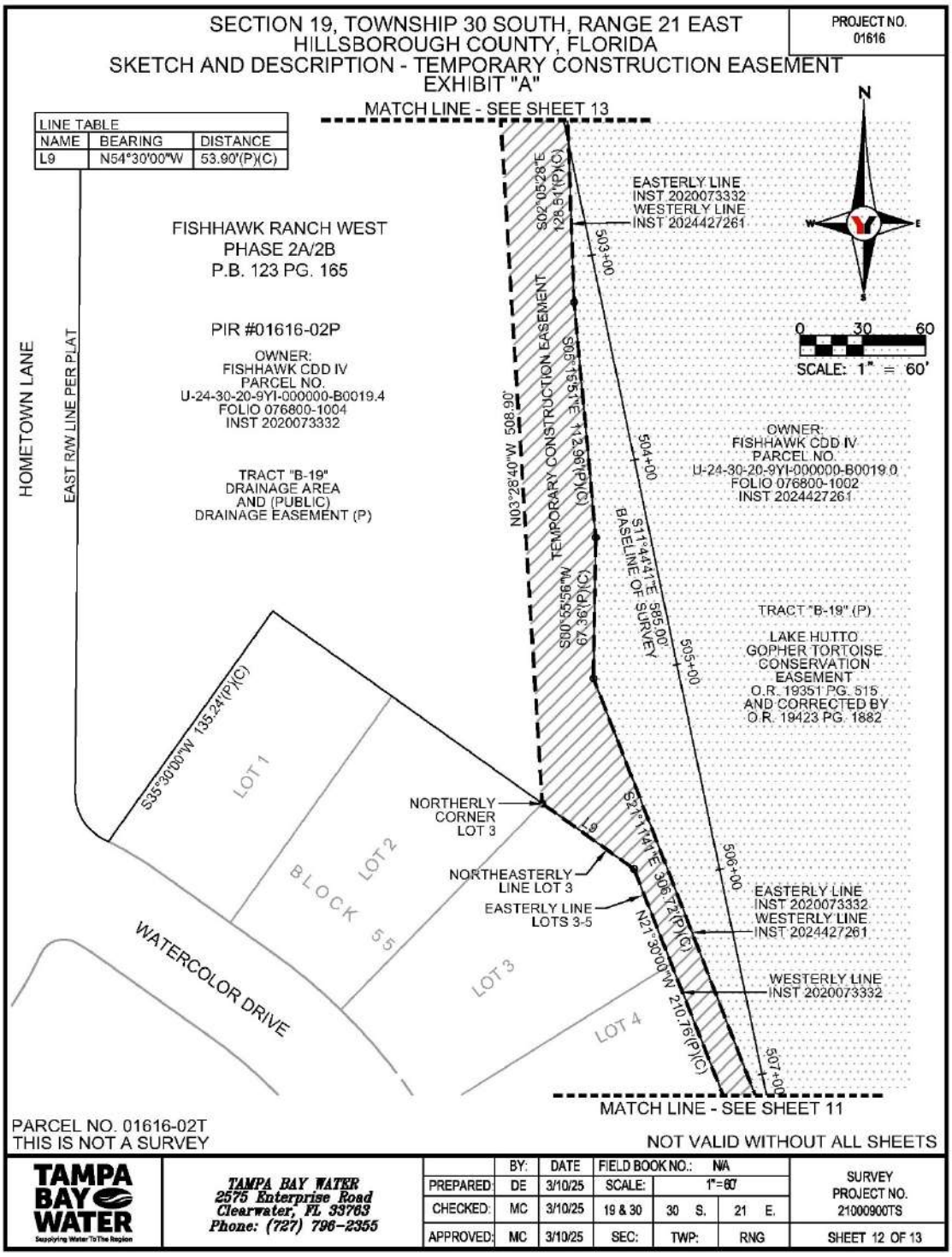
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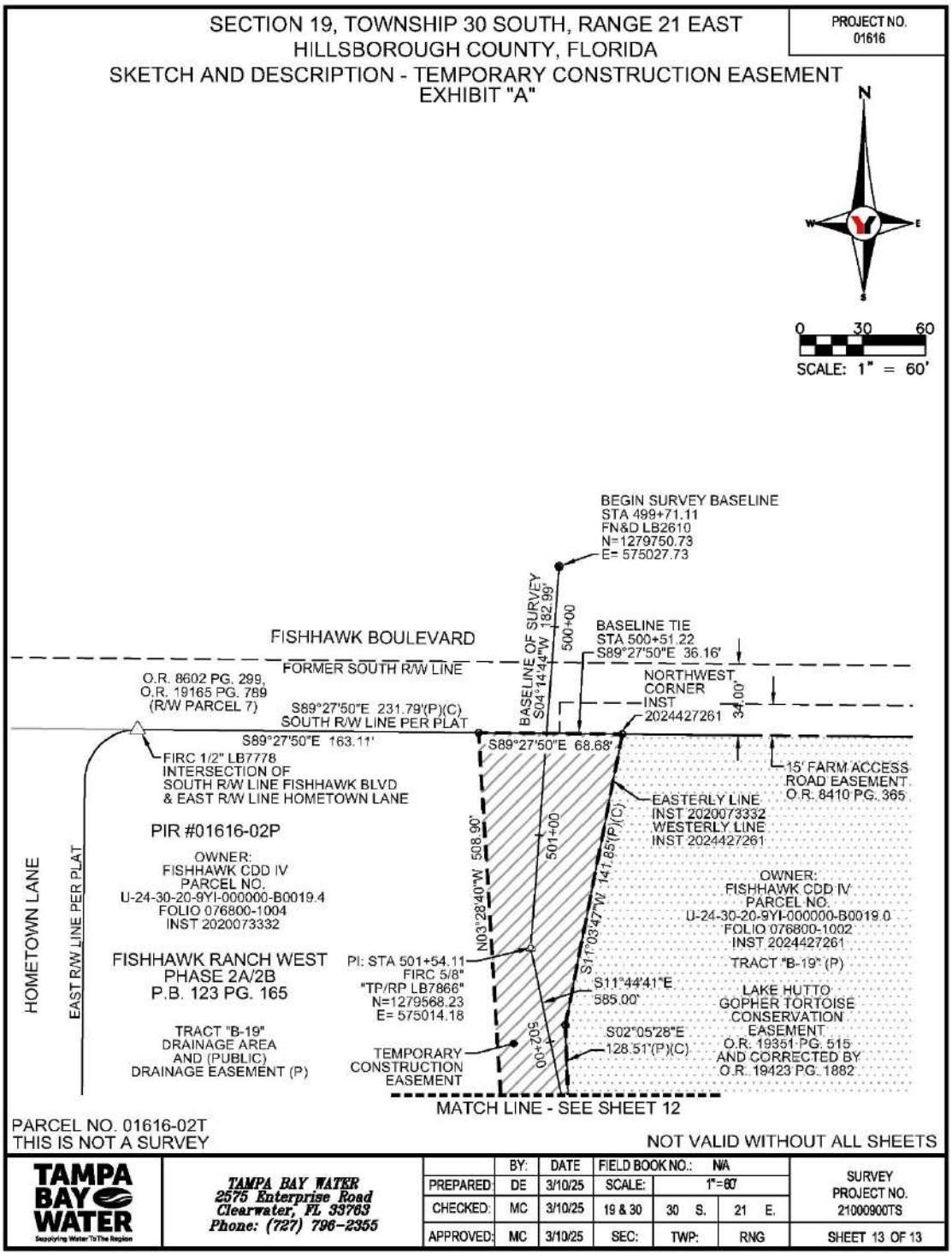
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Composite Exhibit A

February 24, 2025
Tampa Bay Water
Temporary Construction Easement
Parcel No.01616-03T
Folio No. 077192-5226
Sec. 30, Twp. 30S, Rng. 21E

PROJECT NO.
01616

EXHIBIT "A"

A parcel of land, being a part of Tract B-19, per the plat of FISHHAWK RANCH WEST PHASE 1B/1C, as recorded in Plat Book 121, Page 11, of the Public Records of Hillsborough County, Florida, and per Official Record Book 22353, Page 529, of the Public Records of Hillsborough County, Florida, lying in the northwest 1/4 of Section 30, Township 30 South, Range 21 East, Hillsborough County, Florida, being described as follows:

COMMENCE at the northwest corner of Lot 8, Block 2 of the aforesaid plat of FISHHAWK RANCH WEST PHASE 1B/1C, as marked by a 4" x 4" concrete monument stamped "PRM AMERRITT LB7778"; thence along the north boundary line of said Lot 8, also being the north boundary line of said plat, South 77°46'00" East, a distance of 131.00 feet, to the northeast corner of Lot 8, also being the northwest corner of Tract B-19 of said plat of FISHHAWK RANCH WEST PHASE 1B/1C, and the northwest corner of the aforesaid lands described in Official Record Book 22353, Page 529; thence continue along said north boundary line of plat, also being the north boundary line of said Tract B-19 and the north boundary line of the aforesaid lands described in Official Record Book 22353, Page 529, South 77°46'00" East, a distance of 130.80 feet, to the POINT OF BEGINNING; thence continue South 77°46'00" East, a distance of 33.81 feet, thence departing said north boundary line, South 39°42'33" West, a distance of 22.59 feet; thence South 31°18'49" West, a distance of 62.71 feet; thence South 34°53'59" West, a distance of 181.52 feet; thence South 33°46'39" West, a distance of 139.23 feet; thence South 29°45'46" West, a distance of 127.98 feet; thence South 23°55'19" West, a distance of 57.89 feet; thence South 25°44'21" West, a distance of 42.91 feet; thence South 21°35'47" West, a distance of 163.76 feet; thence South 16°39'55" West, a distance of 76.91 feet; thence South 16°59'39" West, a distance of 58.27 feet, to a point of curvature on a curve concave to the east, having a radius of 175.00 feet; thence along said curve, an arc length of 44.93 feet, through an arc having a delta of 14°42'42", chord bearing and distance of South 09°38'18" West, 44.81 feet, to a point of tangency; thence South 02°16'57" West, a distance of 190.80 feet; thence South 39°39'36" West, a distance of 42.04 feet; thence North 03°34'42" West, a distance of 43.86 feet; thence North 02°16'57" East, a distance of 180.58 feet, to a point of curvature on a curve concave to the east, having a radius of 205.00 feet; thence along said curve, an arc length of 52.64 feet, through an arc having a delta of 14°42'42", chord bearing and distance of North 09°38'18" East, 52.49 feet, to a point of tangency; thence North 16°59'39" East, a distance of 58.18 feet; thence North 16°39'55" East, a distance of 78.11 feet; thence North 21°35'47" East, a distance of 166.14 feet; thence North 25°44'21" East, a distance of 43.52 feet; thence North 23°55'19" East, a distance of 58.94 feet; thence North 29°45'46" East, a distance of 130.56 feet; thence North 33°46'39" East, a distance of 140.58 feet; thence North 34°53'59" East, a distance of 180.88 feet; thence North 31°18'49" East, a distance of 63.97 feet; thence North 39°42'33" East, a distance of 9.19 feet, to the POINT OF BEGINNING.

Containing 35,623 square feet or 0.818 acres, more or less.



This document has been digitally signed and sealed under Rule 5J-17.062 of the Florida Administrative Code.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Michael J Curley
Digitally signed by Michael J Curley
Date: 2025.03.10 10:56:13 -04'00'

Michael J. Curley, PSM
Florida Professional Surveyor and Mapper
License Number LS 6361
George F. Young Inc. LB21

NOT VALID WITHOUT ALL SHEETS

TAMPA BAY WATER Supplying Water To The Region	TAMPA BAY WATER 2575 Enterprise Road Clearwater, FL 33763 Phone: (727) 796-2355		BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
		PREPARED:	DE	2/24/25	SCALE:	N/A		
		CHECKED:	MC	2/24/25	30	30 S.	21 E.	
		APPROVED:	MC	2/24/25	SEC:	TWP:	RNG	SHEET 1 OF 6

Composite Exhibit A

PROJECT NO.
01616

Surveyor's Notes:

1. Bearings shown on this map are based on a line measured from the southwest corner of Lot 16, Block 1, to the northwest corner of Lot 8, Block 2, P.B. 121, Pg. 11, being N32°09'28"E as measured on the Florida State Plane Coordinate System, West Zone, North American Datum of 1983, 2011 Adjustment.
2. Distances shown hereon are in U.S. Feet.
3. All distances are calculated (C) unless otherwise noted.
4. The purpose of this sketch and description is to establish a permanent easement.
5. This sketch and description was prepared with the benefit of a property information report prepared by American Government Services Corporation, AGSC File No. 32231-3.
6. This legal description has been prepared based on the survey baseline and associated centerline of construction shown on that certain Control Survey prepared by Stantec Consulting Services Inc. entitled Southern Hillsborough County Supply Expansion Pipeline Segment B (Stantec Project No.177311699 having a last date of field survey of 9/5/2024).
7. The subject easement's positional relationship to the survey baseline has been verified by field survey and the ties between the easement and baseline are as shown hereon.
8. Monumentation delineating existing boundary lines herein is derived from a Record Survey/Base Map of the project route performed by George F. Young Inc, last date in field, November 5, 2024.
9. This is a sketch and legal description only, not a field survey.
10. Certified to Tampa Bay Water.
11. Unless it bears the original signature and seal, or the digital equivalent, of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

LEGEND:

A	ARC LENGTH	R	RADIUS
(C)	CALCULATED	RNG	RANGE
CB	CHORD BEARING	R/W	RIGHT-OF-WAY
CH	CHORD LENGTH	SEC	SECTION
(CDD)	FISHHAWK COMMUNITY DEVELOPMENT DISTRICT IV	STA	STATION
		TP/RP	TRAVERSE POINT/REFERENCE POINT
CO.	COUNTY	TWP	TOWNSHIP
Δ	DELTA		
E	EASTING	○	POINT ON EASEMENT DESCRIPTION
INST	INSTRUMENT	□	FOUND CONCRETE MONUMENT
FCM	FOUND CONCRETE MONUMENT	△	FOUND IRON ROD
FIRC	FOUND IRON ROD AND CAP	●	FOUND NAIL AND DISK
FN&D	FOUND NAIL AND DISK		
LB	LICENSED BUSINESS		
L.H.G.T.C.E.	LAKE HUTTO GOPHER TORTOISE CONSERVATION EASEMENT		WETLAND CONSERVATION AREA
LS	LICENSED SURVEYOR		
(M)	MEASURED		GOPHER TORTOISE CONSERVATION AREA
N	NORTHING		
NO.	NUMBER		PEDESTRIAN ACCESS AEA (P)
O.R.	OFFICIAL RECORDS BOOK		
(P)	PER PLAT		PROPOSED TAMPA BAY WATER PERMANENT EASEMENT
P.B.	PLAT BOOK		
PG.	PAGE		
PI	POINT OF INTERSECTION		
PIR	PROPERTY INFORMATION REPORT		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
PRM	PERMANENT REFERENCE MARKER		
PSM	PROFESSIONAL SURVEYOR AND MAPPER		

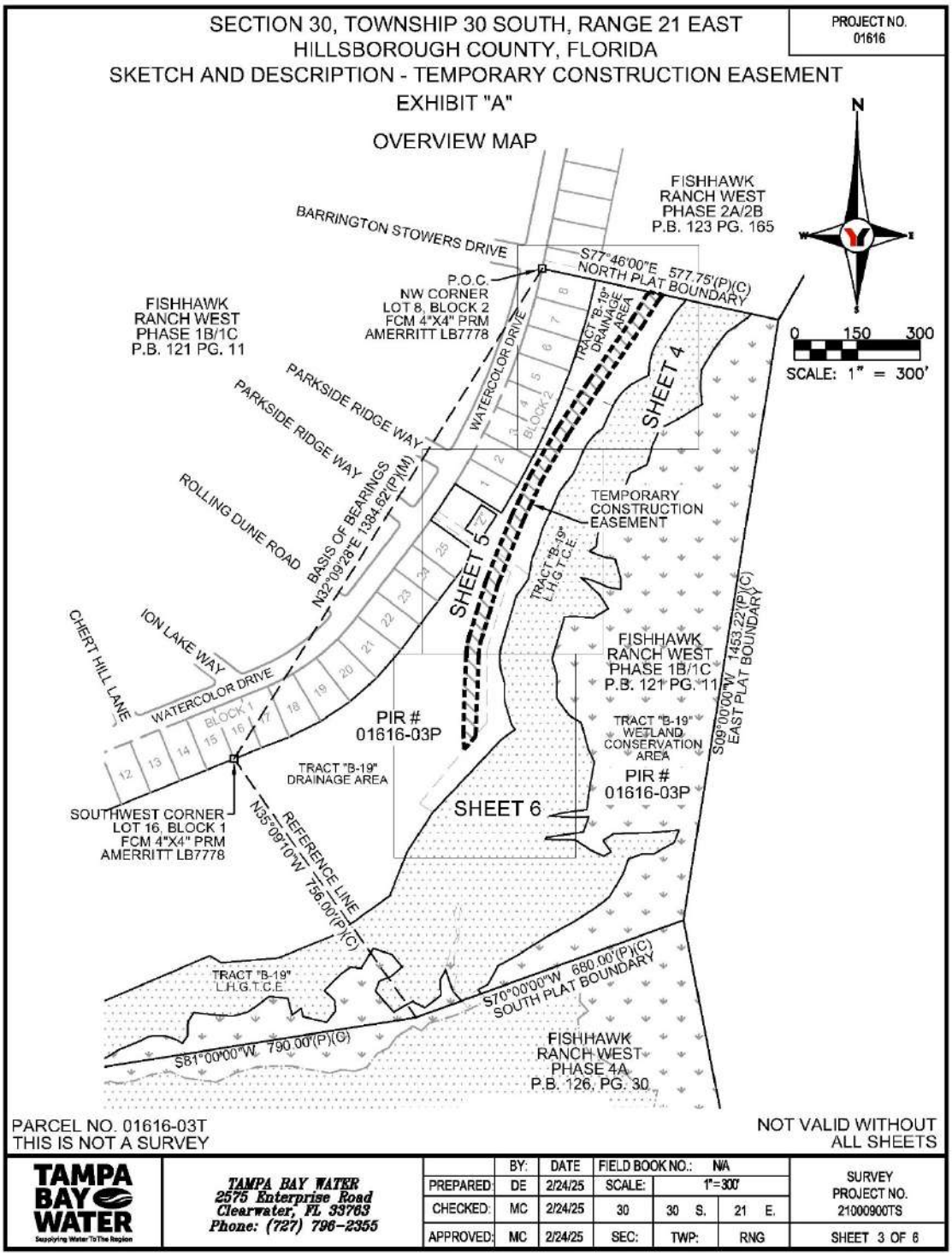
PARCEL NO. 01616-03T
THIS IS NOT A SURVEY

NOT VALID WITHOUT
ALL SHEETS

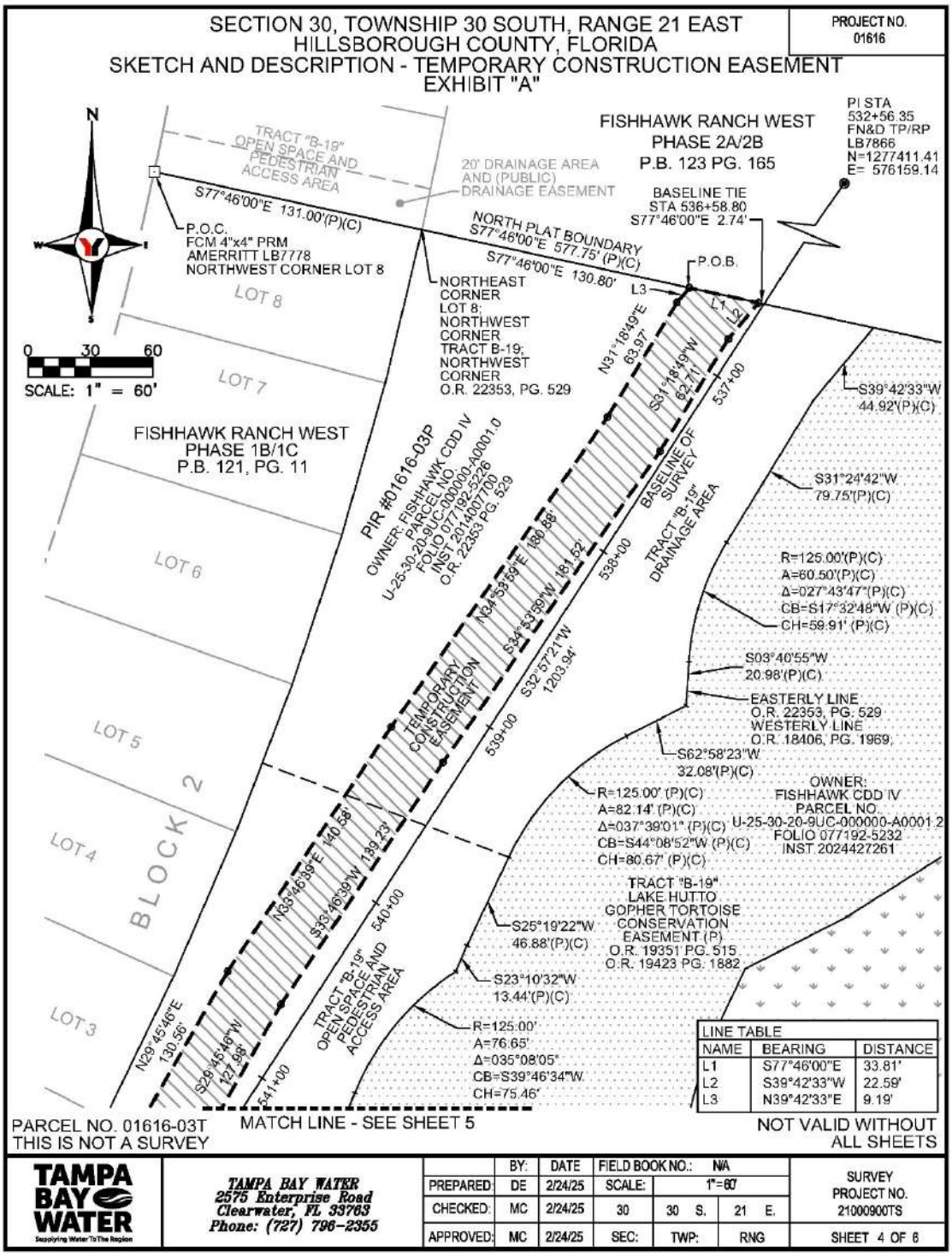
TAMPA BAY WATER
Supplying Water To The Region

TAMPA BAY WATER
2575 Enterprise Road
Clearwater, FL 33763
Phone: (727) 796-2355

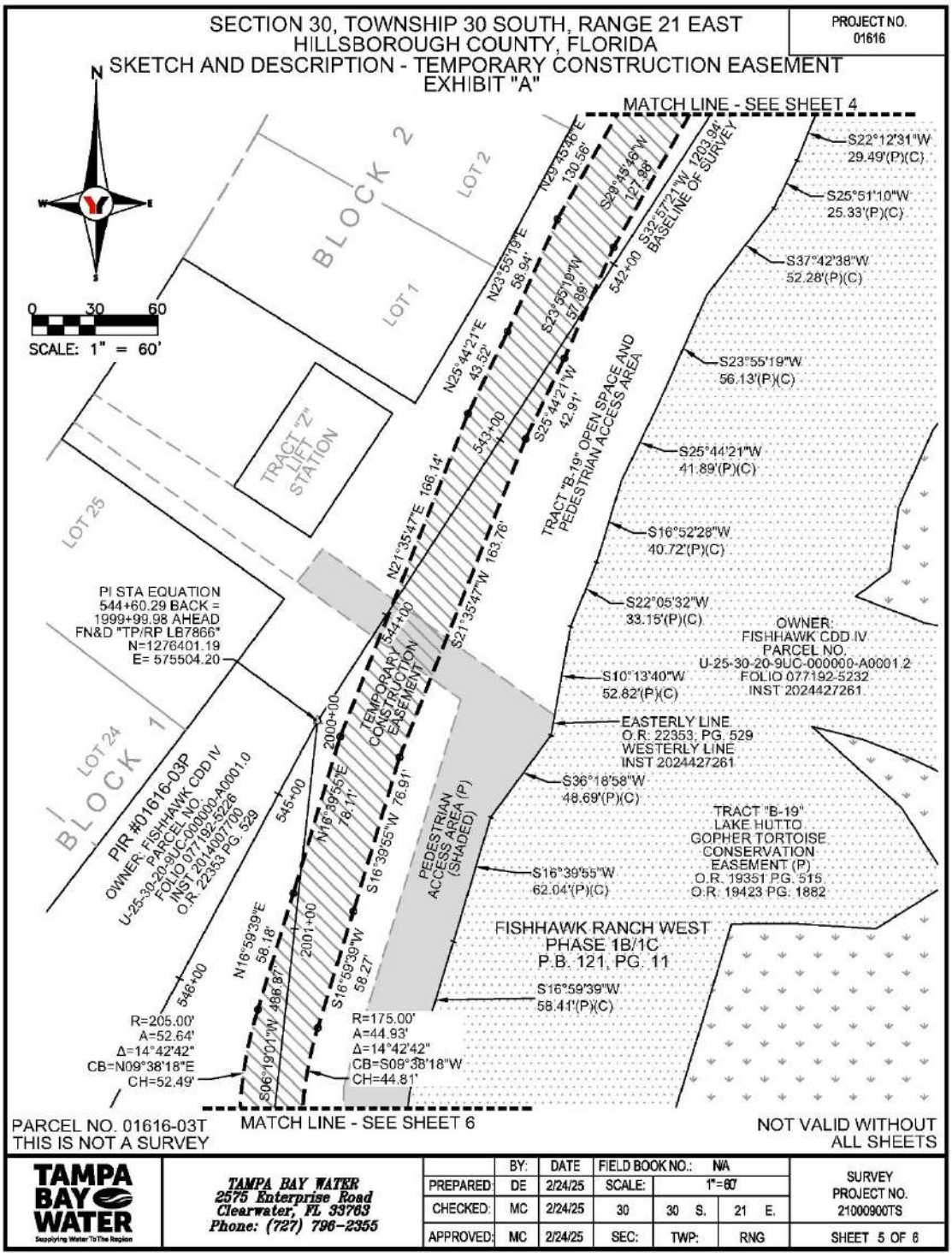
	BY:	DATE	FIELD BOOK NO.: N/A			SURVEY PROJECT NO. 21000900TS
PREPARED:	DE	2/24/25	SCALE:	N/A		
CHECKED:	MC	2/24/25	30	30 S.	21 E.	
APPROVED:	MC	2/24/25	SEC:	TWP:	RNG	SHEET 2 OF 6



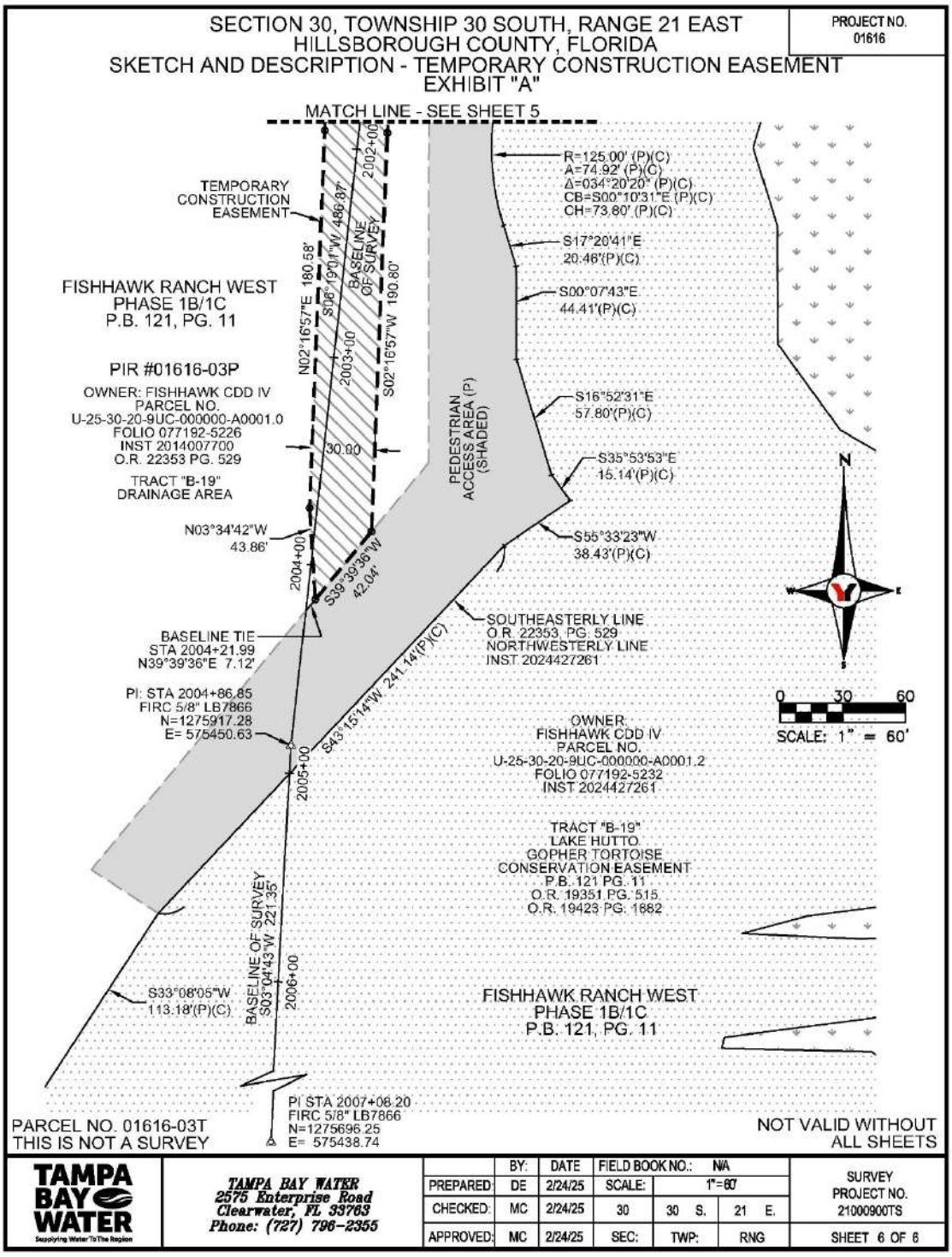
Composite Exhibit A



Composite Exhibit A



Composite Exhibit A



Composite Exhibit A

Tab 13

QUEST
ecology

AGREEMENT FOR PROFESSONAL SERVICES

SCOPE OF SERVICE Quarterly site reviews and oversight of maintenance contractor to ensure site compliance with CE conditions. Preparation of quarterly reports with maps to submit to maintenance contractor and client with recommendations for maintenance and management activities.

PROJECT NAME: Maintenance Inspections, FishHawk CDD Gopher Tortoise Preserve
PROJECT LOCATION: Fishhawk Ranch
PROPOSAL DATE: July 14, 2026

CLIENT INFORMATION

Contact: Rachel Welborn, District Manager
813.533.2950; rwelborn@rizzetta.com
Client: Fishhawk CDD IV c/o Rizzetta & Company
12750 Citrus Park Lane, Suite 115, Tampa, FL 33625

COSTS

Quarterly maintenance inspections and oversight services will be performed on a lump sum cost of $2,200.00 per event, to be billed upon completion of each event.

PAYMENT TERMS:

Compensation will be due upon receipt of invoice. **Rizzetta & Company (Client)** hereby agrees to pay all charges within 30 days of receipt of payment from client. Invoices over 30 days are subject to a 1.5% service charge. Charges held in dispute will be called to the attention of Quest within 10 days of receipt of invoice. Client agrees to pay cost of collection, including reasonable attorney's fees, if invoices are collected by law or through an attorney. Client further agrees that Quest has the right to suspend or terminate service if undisputed charges are not paid within 45 days of receipt of payment from Client and agrees to waive any claim against Quest and to indemnify, defend and hold Quest harmless from and against any claims arising from Quest's suspension or termination due to Client's failure to provide timely payment.

PROPOSAL ACCEPTANCE:

Accepted this _____day of _____, for costs to be billed on a lump sum cost of $2,200.00 per event.

_____
Print or type individual, firm or corporate body name

_____
Signature of authorized representative

_____
Print or type name of authorized representative and title

Tab 14

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
Tampa, FL 33647
Tim Gay (813) 334-4827

TO:
Fish Hawk IV CDD
9428 Camden Field Parkway
Riverview, FL 33578

JOB DESCRIPTION
Holiday lighting and decoration for Fish Hawk IV CDD - Front Entrance

	ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Front Entrance	**Center Median** Install lighted garland with bows to left and right of center entrance sign Install 2 x 48" wreaths with lights and bows on entry monument on left and right of sign Install clear, warm white LEDs lights in crape myrtle trees behind entrance sign Install falling meteor lights in canopies of crape myrtles (48 total) Install clear, warm white LED mini lights in 3 oaks trees on Center median just past crapes **Entrance / Exit** Install warm white, C9 bulbs across entrance / exit wall Install clear mini lights on 3 palm trees behind entrance walls (entrance / exit; Total of 6 palms) Requires 50% deposit	$6,850.00
	TOTAL ESTIMATED JOB COST	**$6,850.00**

* Price includes rental of materials, labor, installation and service.
* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
* Assumes adequate power available. If additional power needed Fishhawk Ranch West CDD responsible for providing.
* Loss of material due to theft or vandalism is reimbursable at cost
* Remaining balance of project due upon receipt of invoice after installation.
* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay — PREPARED BY

7/14/2026 — DATE

AUTHORIZED SIGNATURE FOR FISH HAWK IV CDD

DATE

CONFIDENTIAL - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel of Fish Hawk IV CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Tab 15

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

FISHHAWK
COMMUNITY DEVELOPMENT DISTRICT IV

The regular meeting of the Board of Supervisors of the FishHawk IV Community Development District to be held on **Thursday, June 4, 2026, at 10:01 a.m.** at the Lake House of Fishhawk Ranch West, located at 6001 Village Center Drive, Lithia, Florida 33547.

Present and constituting a quorum were:

Dayna Kennington	**Board Supervisor, Vice Chairman**
Scott Sheffield	**Board Supervisor, Assistant Secretary**
Adam Brygidyr	**Board Supervisor, Assistant Secretary**
Jeffrey Stewart	**Board Supervisor, Assistant Secretary**

Also present were:

Rachel Welborn	**District Manager; Rizzetta & Company**
Erin McCormick	**District Counsel, Erin McCormack**
Aimee Brodeen	**Landscape Inspection Specialist, Rizzetta & Company, Inc.**
Patti Picciano	**HOA Property Manager**
Gail Huff	**Representative, Sprinkler Solutions**
Rafael Rosario	**Representative, RedTree**
Audience	**Present**

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Ms. Welborn called the meeting to order at 10:04 a.m. and read roll call

SECOND ORDER OF BUSINESS **Audience Comments**

Audience members addressed the Board regarding soaker hoses around the trees that need to be removed and asked if there were any plans for more drought-tolerant plants.

THIRD ORDER OF BUSINESS **Staff Reports**

DRAFT

A. Community Asset Management Report
Ms. Brodeen presented her report to the Board.

B. Landscape Report
The Board reviewed the report.

C. Irrigation Report
Ms. Huff presented her report to the Board.

D. Aquatic Services Report
Ms. Welborn presented the aquatic report to the Board.

E. District Counsel

i. Tampa Bay Water South County Pipeline Update

Ms. McCormick stated the settlement offer was approved at the Special/Shade meeting held on May 12, 2026 and Tampa Bay Water will also provide notice to the District regarding construction activities.

ii. Stipulated Final Judgement of Taking Status

Ms. McCormick stated that the Board will ratify the Final Judgement once it is finalized.

iii. Consideration of Conservation Maintenance and Hardwood Reduction

On a motion by Ms. Kennington, seconded by Mr. Brygidyr, with all in favor, the Board of Supervisors approved Altec Trails and Nature Lakes, Inc., Conservation Maintenance and Hardwood Reduction Agreement, for Fishhawk IV Community Development District.

F. District Engineer
Not present. No report.

G. HOA Property Manager
Not present. No report. Ms. Kennington requested that an eblast be sent to residents not to hang tires or anything from trees, and no fireworks are allowed on CDD property.

DRAFT

H. District Manager

Ms. Welborn stated the next meeting is scheduled for July 9, 2026, at 10:00 a.m.

FOURTH ORDER OF BUSINESS **Presentation of Fiscal Year 2026/2027 Proposed Budget**

The Board reviewed and discussed Fiscal Year 2026/2027 Proposed Budget.

i. Consideration of Resolution 2026-03; Approving Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing (under separate cover)

> On a Motion by Mr. Brygidry, seconded by Ms. Kennington, with all in favor, the Board of Supervisors approved Resolution 2026-03; Approving Fiscal Year 2026/2027 Proposed Budget and setting public hearing for August 6, 2026, at 10:00 a.m. at the Lake House of Fishhawk Ranch West, located at 6001 Village Center Drive, Lithia, Florida 33547, for the Fishhawk IV Community Development District.

FIFTH ORDER OF BUSINESS **Ratification of Irrigation Proposals**

> On a Motion by Mr. Sheffield, seconded by Mr. Brygifyr, with all in favor, the Board of Supervisors ratified the Sprinkler Solutions irrigation proposals, for the Fishhawk IV Community Development District.

SIXTH ORDER OF BUSINESS **Consideration of Minutes of Board of Supervisors' Regular Meeting held May 7, 2026**

> On a Motion by Ms. Kennington, seconded by Mr. Sheffield, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors meeting held on May 7, 2026, as presented, for the Fishhawk IV Community Development District.

SEVENTH ORDER OF BUSINESS **Consideration of Minutes of Board of Supervisors' Special & Shade Meeting held May 12, 2026**

Ms. McCormick requested changes to line 64, accepted instead of approved and changes to line 65.

DRAFT

On a Motion by Mr. Brygidyr, seconded by Ms. Kennington, with all in favor, the Board of Supervisors approved the shade and special minutes of the Board of Supervisors meeting held on May 12, 2026, as amended, for the Fishhawk IV Community Development District.

EIGHTH ORDER OF BUSINESS **Ratification of Operations and Maintenance Expenditures for April 2026**

On a Motion by Mr. Brygidyr, seconded by Ms. Kennington, with all in favor, the Board of Supervisors ratified the Operations and Maintenance Expenditures for April 2026 ($126,745.50), for the Fishhawk IV Community Development District.

NINTH ORDER OF BUSINESS **Supervisor Requests**

There were no supervisor requests.

TENTH ORDER OF BUSINESS **Adjournment**

On a Motion by Mr. Brygidyr, seconded by Ms. Kennington, with all in favor, the Board of Supervisors adjourned the meeting at 10:42 a.m. for the Fishhawk IV Community Development District.

Assistant Secretary

Chair / Vice Chair

DRAFT

Tab 16

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA
Mailing Address · 3434 Colwell Ave., Suite 200 · Tampa, FL 33614

Operation and Maintenance Expenditures
May 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$93,717.76**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Fishhawk IV Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Description	Invoice Amount
Copperline Electric, Inc.	100552	26903-01	Troubleshooting/Investigation Time 02/26	$ 2,500.00
Daniel Gray Rothrock	100553	DR050726	Board of Supervisor Meeting 05/07/26	$ 200.00
Daniel Gray Rothrock	100553	DR051226	Board of Supervisor Meeting 05/12/26	$ 200.00
Dayna J. Kennington	100555	DK050726	Board of Supervisor Meeting 05/07/26	$ 200.00
Dayna J. Kennington	100555	DK051226	Board of Supervisor Meeting 05/12/26	$ 200.00
Doodycalls of Parrish FL	100549	INV-11033858202604	Dog Waste Station Supplies & Maintenance 04/26	$ 1,395.00
Erin McCormick Law, P.A.	100557	10890	Legal Services 04/26	$ 3,835.44
Hillsborough County BOCC	20260521	1416996147-050826	14223 LAMBERT BRIDGE LN 05/26	$ 204.82
RedTree Landscape Systems, LLC	100558	33058	Tree Removal: 02/26	$ 3,350.00
RedTree Landscape Systems, LLC	100558	33984	Landscape Maintenance 05/26	$ 23,333.33
Rizzetta & Company, Inc.	100546	INV0000109219	Accounting Services 05/26	$ 5,459.42
Scott C Sheffield	100554	SS050726	Board of Supervisor Meeting 05/07/26	$ 200.00
Scott C Sheffield	100554	SS051226	Board of Supervisor Meeting 05/12/26	$ 200.00
Sitex Aquatics, LLC	100559	11034-b	Monthly Lake Maintenance 05/26	$ 1,390.05
Sprinkler Solutions of Florida, Inc.	100560	68428	Irrigation Repair 05/26	$ 1,141.75

Fishhawk IV Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Description	Invoice Amount
Sprinkler Solutions of Florida, Inc.	100550	68511	Irrigation Maintenance 04/26	$ 6,666.33
Sprinkler Solutions of Florida, Inc.	100550	68523	Irrigation Repair 05/26	$ 456.93
Sprinkler Solutions of Florida, Inc.	100550	68527	Irrigation Repair 05/26	$ 519.43
Sprinkler Solutions of Florida, Inc.	100560	68572	Troubleshoot alarms on E17 and E26 Irrigation Repair 05/26	$ 890.04
TECO	20260521-2	211009775761-042926	13773 Fishhawk Blvd 04/26	$ 24.49
TECO	20260521-1	211009776033-042926	5601 Balcony Bridge Place W 04/26	$ 122.35
TECO	20260518	211017320014-042426	VILLAGE CENTER DR PH2 04/26	$ 12,811.93
TECO	20260527	321000017145-050626	Electric 04/26	$ 27,656.76
The Observer Group, Inc.	100551	26-01501H	Legal Advertising 05/26	$ 102.81
The Observer Group, Inc.	100561	26-01620H	Legal Advertising 05/26	$ 56.88
Veritext LLC	100548	9225167	Legal Services 05/26	$ 600.00
Total Report				**$ 93,717.76**

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA
Mailing Address · 3434 Colwell Ave., Suite 200 · Tampa, FL 33614

Operation and Maintenance Expenditures
June 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$92,997.11**

Approval of Expenditures:

_____

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Fishhawk IV Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Description	Invoice Amount
Adam Brygidyr	100564	AB060426	Board of Supervisor Meeting 06/04/26	$ 200.00
Dayna J. Kennington	100565	DK060426	Board of Supervisor Meeting 06/04/26	$ 200.00
Erin McCormick Law, P.A.	100569	10901	Legal Services 05/26	$ 4,186.00
Jeffrey Stewart	100566	JS060426	Board of Supervisor Meeting 06/04/26	$ 200.00
RedTree Landscape Systems, LLC	100570	34339	Grounds Maintenance Mowing & Detail Services 06/26	$ 23,333.33
Rizzetta & Company, Inc.	100562	INV0000110007	Administrative Services 06/26	$ 5,459.42
Scott C Sheffield	100567	SS060426	Board of Supervisor Meeting 06/04/26	$ 200.00
Sitex Aquatics, LLC	100571	11153-b	Monthly Lake Maintenance 06/26	$ 1,390.05
Sprinkler Solutions of Florida, Inc.	100563	68629	Pump Station Repairs- Irrigation Repairs 05/26	$ 658.95
Sprinkler Solutions of Florida, Inc.	100563	68630	Replace 60 Amp Breaker for Pump at H-Controller 05/26	$ 652.58
Sprinkler Solutions of Florida, Inc.	100563	68631	Replace PVB on Pump for H-Controller-Irrigation Repair 05/26	$ 1,999.08
Sprinkler Solutions of Florida, Inc.	100572	68636	Monthly Irrigation Maintenance 05/26	$ 6,666.33
Sprinkler Solutions of Florida, Inc.	100572	68658	Irrigation Repair 06/26	$ 536.45
Sprinkler Solutions of Florida, Inc.	100572	68702	Irrigation Repair 06/26	$ 3,296.52
Sprinkler Solutions of Florida, Inc.	100572	68704	Irrigation Repair 06/26	$ 459.19

Fishhawk IV Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Description	Invoice Amount
Sprinkler Solutions of Florida, Inc.	100572	68711	Irrigation Renovations 06/26	$ 2,312.42
Sprinkler Solutions of Florida, Inc.	100574	68767	Irrigation Repair 06/26	$ 575.00
TECO	20260623-1	211009775761-052926	13773 Fishhawk Blvd 05/26	$ 23.58
TECO	20260623-2	211009776033-052926	5601 Balcony Bridge Place W 05/26	$ 118.62
TECO	20260617	211017320014-052626	VILLAGE CENTER DR PH2 05/26	$ 12,811.93
TECO	20260624	321000017145-060526	Electric 05/26	$ 27,717.66
Total Report				**$ 92,997.11**

Tab 17

Playground Guardian, LLC
PO Box 240981
Charlotte, NC 28224
704-992-7539
FAX 704.525.7356

QUOTE #65745

05/07/2026

Fishhawk CDD IV Inspection

Fishhawk CDD IV Inspection
Attn: Rachel Welborn
3434 Colwell Avenue
Tampa, FL 33614
RWelborn@rizzetta.com

Ship To Zip: 33614

Quantity	Part #	Description	Unit Price	Amount
2	LF INSP	Playground Guardian - Low Frequency Safety Inspection performed by a CPSI using Park Protector Software with report of findings.	$750.00	$1,500.00

2 sites Caldara Ridge Dr & Esker Falls. Lithia, FL Shell Ridge and Rolling Dunes

SubTotal: $1,500.00
Total Amount: $1,500.00

Prices are firm for 30 days. Acceptance of this quote indicates your agreement to Playground Guardian's terms which is net 30 days after determined start date. A signed P.O. made out to Playground Guardian or this signed quotation is required for all orders. Please call (800 438-2780 if you have any questions, fax (704)525-7356.

<

Accepted By (printed): Rachel Welborn Date: _____

Title: District Manager

Telephone: 813-533-2950

Rachel Welborn _____

Salesman Signature Customer Signature

Tab 18

FISHHAWK IV
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Fishhawk IV Community Development District
Hillsborough County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Fishhawk IV Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 26, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Grau & Associates

March 26, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Fishhawk IV Community Development District, Hillsborough County, Florida, ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $2,235,601.

- The change in the District's total net position in comparison with the prior fiscal year was ($166,893), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $1,757,207, an increase of $205,629 in comparison with the prior fiscal year. The total fund balance is nonspendable for prepaid items and deposits, restricted for debt service and gopher tortoise conservation, assigned for capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and operations, and recreation functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other states and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general and debt service funds, both of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Current and other assets	$ 1,844,594	$ 1,634,099
Capital assets	11,686,018	12,386,160
Total assets	13,530,612	14,020,259
Current liabilities	284,810	286,564
Long-term liabilities	11,010,201	11,331,201
Total liabilities	11,295,011	11,617,765
Net position		
Net investment in capital assets	675,817	1,054,959
Restricted for debt service	179,892	150,409
Restricted for gopher tortoise conservation	200,000	-
Unrestricted	1,179,892	1,197,126
Total net position	$ 2,235,601	$ 2,402,494

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

	2025	2024
Revenues:		
Program revenues		
Charges for services	$ 2,259,241	$ 2,259,486
Operating grants and contributions	20,001	23,753
Capital grants and contributions	200,000	743
General revenues		
Unrestricted investment earnings	40,493	-
Miscellaneous revenue	-	33,021
Total revenues	2,519,735	2,317,003
Expenses:		
General government	148,251	155,636
Maintenance and operations	2,009,505	1,737,144
Parks and recreation	45,788	35,233
Interest	483,084	498,540
Total expenses	2,686,628	2,426,553
Change in net position	(166,893)	(109,550)
Net position - beginning	2,402,494	2,512,044
Net position - ending	$ 2,235,601	$ 2,402,494

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was $2,686,628. The costs of the Districts' activities were funded by program revenues. Program revenues are comprised primarily of special assessments. The remainder of the current fiscal year revenue includes interest and miscellaneous revenue. In total, expenses increased from the prior fiscal year as a result of increase in maintenance and operations expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2025, exceeded appropriations by $75,414. The over expenditures were funded by available fund balance.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $15,886,870 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of $4,200,852 has been taken, which resulted in a net book value of $11,686,018. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2025, the District had $9,572,000 Bonds outstanding and $1,438,201 in Developer advances outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the district will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide property owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Fishhawk IV Community Development District's Accounting Department at 3434 Colwell Ave, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 1,422,340
Prepaids and deposits	44,939
Restricted assets:	
Investments	377,315
Capital assets:	
Nondepreciable	89,622
Depreciable, net	11,596,396
Total assets	13,530,612
LIABILITIES	
Accounts payable and accrued expenses	87,387
Accrued interest payable	197,423
Non-current liabilities:	
Due within one year	338,000
Due in more than one year	10,672,201
Total liabilities	11,295,011
NET POSITION	
Net investment in capital assets	675,817
Restricted for debt service	179,892
Restricted for gopher tortoise conservation	200,000
Unrestricted	1,179,892
Total net position	$ 2,235,601

See notes to the financial statements

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 148,251	$ 148,251	$ -	$ -	$ -
Maintenance and operations	2,009,505	1,251,636	-	200,000	(557,869)
Parks and recreation	45,788	45,788	-	-	-
Interest on long-term debt	483,084	813,566	20,001	-	350,483
Total governmental activities	2,686,628	2,259,241	20,001	200,000	(207,386)
General revenues:					
Unrestricted investment earnings					40,493
Total general revenues					40,493
Change in net position					(166,893)
Net position - beginning					2,402,494
Net position - ending					$ 2,235,601

See notes to the financial statements

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	$ 1,422,340	$ -	$ 1,422,340
Investments	-	377,315	377,315
Prepaid items and deposits	44,939	-	44,939
Total assets	$ 1,467,279	$ 377,315	$ 1,844,594
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued liabilities	$ 87,387	$ -	$ 87,387
Total liabilities	87,387	-	87,387
Fund balances:			
Nonspendable:			
Prepaid items and deposits	44,939	-	44,939
Restricted for:			
Debt service	-	377,315	377,315
Gopher tortoise conservation	200,000	-	200,000
Assigned for:			
Capital reserves	358,337	-	358,337
Unassigned	776,616	-	776,616
Total fund balances	1,379,892	377,315	1,757,207
Total liabilities and fund balances	$ 1,467,279	$ 377,315	$ 1,844,594

See notes to the financial statements

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Total fund balances - governmental funds		$ 1,757,207
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.		
Cost of capital assets	15,886,870	
Accumulated depreciation	(4,200,852)	11,686,018
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable		(197,423)
Bonds payable		(9,572,000)
Developer advance		(1,438,201)
Net position of governmental activities		$ 2,235,601

See notes to the financial statements

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds		Total
	General	Debt Service	Governmental Funds
REVENUES			
Assessments	$ 1,445,675	$ 813,566	$ 2,259,241
Interest	40,493	20,001	60,494
Miscellaneous revenue	200,000	-	200,000
Total revenues	1,686,168	833,567	2,519,735
EXPENDITURES			
Current:			
General government	148,251	-	148,251
Maintenance and operations	1,320,394	-	1,320,394
Parks and recreation	34,757	-	34,757
Debt Service:			
Principal	-	321,000	321,000
Interest	-	489,704	489,704
Total expenditures	1,503,402	810,704	2,314,106
Net change in fund balances	182,766	22,863	205,629
Fund balances - beginning	1,197,126	354,452	1,551,578
Fund balances - ending	$ 1,379,892	$ 377,315	$ 1,757,207

See notes to the financial statements

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$	205,629
Amounts reported for governmental activities in the statement of activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statement but such repayments reduce long-term liabilities in the statement of net position and are eliminated in the statement of activities.		321,000
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(700,142)
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		6,620
Change in net position of governmental activities	$	(166,893)

See notes to the financial statements

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Fishhawk IV Community Development District, formerly Circa Fishhawk Community Development District, ("District") was established on December 12, 2008, by Hillsborough County Ordinance 08-31, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. On June 10, 2014, the boundaries of the District were amended by Hillsborough County Ordinance 14-15 to remove a 3.6-acre parcel and add two parcels totaling 15.8 acres. On March 8, 2016, the boundaries of the District were amended by Hillsborough County to add approximately 14 acres. The Act provides, among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:
1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board (“GASB”) Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefitted by the District's activities. Assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefitted lands within the District. Debt service assessments are imposed upon certain lots and lands described in each resolution imposing the special assessment for each of the series of Bonds issued by the District.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments
The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured. Any unspent proceeds are required to be held in investments allowed as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items
Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are completed and placed in service.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Stormwater drainage system	25
Landscape & hardscape	15
Irrigation	7
Playground	7

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations
In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)
The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) A public hearing is conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligation Fund CL Y	$ 377,315	S&P AAAm	Weighted average of the portfolio: 48 days
Total Investments	$ 377,315		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land and land improvements	$ 89,622	$ -	$ -	$ 89,622
Total capital assets, not being depreciated	89,622	-	-	89,622
Capital assets, being depreciated				
Stormwater drainage system	13,534,825	-	-	13,534,825
Landscape & hardscape	2,158,453	-	-	2,158,453
Irrigation	26,750	-	-	26,750
Playground	77,220	-	-	77,220
Total capital assets, being depreciated	15,797,248	-	-	15,797,248
Less accumulated depreciation for:				
Stormwater drainage system	2,706,965	541,393	-	3,248,358
Landscape & hardscape	719,485	143,897	-	863,382
Irrigation	19,105	3,821	-	22,926
Playground	55,155	11,031	-	66,186
Total accumulated depreciation	3,500,710	700,142	-	4,200,852
Total capital assets, being depreciated, net	12,296,538	(700,142)	-	11,596,396
Governmental activities capital assets	$ 12,386,160	$ (700,142)	$ -	$ 11,686,018

In prior years, the Developer constructed and conveyed assets to the District. The District agreed to acquire the assets from the Developer upon the issuance of bonds. Bond proceeds were not sufficient to repay the Developer in full. As such, the District has a liability owed to the Developer of $1,438,201. This amount is reported as a long-term liability on the Statement of Net Position. See Note 6 – Long-Term Liability for additional details.

Depreciation expense was charged to function/programs as follows:

Maintenance and operations	$ 689,111
Parks and recreation	11,031
Total depreciation	$ 700,142

NOTE 6 – LONG-TERM LIABILITIES

Series 2023

On February 1, 2023, the District issued $10,420,000 of Special Assessment Revenue Refunding Bonds, Series 2023, with a fixed interest rate of 4.95% due on May 1, 2043. The Bonds were issued to refund the Series 2013A Special Assessment Revenue Bonds (the "Refunded Bonds"). Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2023. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2043.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity in whole or in part at any time on or after February 1, 2028. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture contains certain restrictions and requirements relating principally to the use of proceeds to refund the previously outstanding Series 2013A Bonds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Developer Advances

The District entered into a promissory payment agreement with the Developer for construction-related costs. The District agreed to reimburse the Developer for costs related to the construction project upon the issuance of Bonds. The District issued Bonds in the 2013 fiscal year and reimbursed a total of $8,879,615 to the Developer, of which $5,925,803 related to advances made in prior years. There were no such advances in the current fiscal year and there were no amounts repaid to the Developer in the current fiscal year. The balance owed to the Developer is not included in the maturity schedule below.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Series 2023	$ 9,893,000	$ -	$ 321,000	$ 9,572,000	$ 338,000
Direct borrowings:					
Developer advances	1,438,201	-	-	1,438,201	-
Total	$ 11,331,201	$ -	$ 321,000	$ 11,010,201	$ 338,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending,	Governmental Activities		
September 30:	Principal	Interest	Total
2026	$ 338,000	$ 473,814	$ 811,814
2027	355,000	457,083	812,083
2028	373,000	439,511	812,511
2029	392,000	421,047	813,047
2030	412,000	401,643	813,643
2031-2035	2,395,000	1,680,773	4,075,773
2036-2040	3,067,000	1,024,947	4,091,947
2041-2043	2,240,000	225,423	2,465,423
	$ 9,572,000	$ 5,124,240	$ 14,696,240

NOTE 7 – OUTDOOR LIGHTING AGREEMENT

The District has entered into an outdoor lighting agreement with Tampa Electric Company for certain lighting equipment within the District. The contract is for a term of 10 years and shall continue thereafter for successive one-year terms until terminated by either party upon providing the other party with ninety days prior written notice of termination.

Minimum future payments on the agreement as of September 30, 2025, are as follows:

Year ending, September 30:	Amount
2026	$ 5,309
2027	$ 3,978

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. The District has not filed any claims under this commercial insurance coverage during the last three years.

NOTE 10 – DEVELOPER TRANSACTIONS

In connection with the land conveyance described in Note 11, the Developer funded initial biological and environmental consulting costs prior to transfer, including a $9,700 payment for proposal preparation and compliance verification.

NOTE 11 – CONVEYANCE OF LAND AND RESTRICTED FUNDING

During the current fiscal year, the District received the Gopher Tortoise Preserve land from the Developer as a nonexchange transaction. The land was conveyed to the District at no acquisition cost. In addition, the Developer provided $200,000 in restricted funds to support required habitat management and conservation-easement compliance activities. These funds are restricted for environmental compliance purposes and will be used in accordance with applicable conservation and regulatory requirements. As of September 30, 2025, there is a balance of $200,000 of restricted fund balance on the balance sheet.

NOTE 12 – SUBSEQUENT EVENTS

Litigation and Claims

Subsequent to fiscal year end, the District received notices of intent to pursue a claim for damages from attorney Matthew Podolsky. The matter has been referred to the District's insurance carrier. The claim remains in a preliminary stage, and the ultimate outcome and any potential financial impact, if any, cannot be determined at this time.

Eminent Domain Proceeding – Tampa Bay Water

Subsequent to fiscal year end, the District became involved in an eminent domain action related to Tampa Bay Water's proposed South Hillsborough Pipeline project. The action involves the proposed taking of an easement over District property. On February 5, 2026, the District accepted service of the Petition in Eminent Domain and related filings. The District has retained Special Eminent Domain Counsel, with District Counsel assisting in the matter. The case remains pending, and the ultimate outcome and any potential financial impact cannot be determined at this time.

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 1,427,988	$ 1,445,675	$ 17,687
Interest	-	40,493	40,493
Miscellaneous revenue	-	200,000	200,000
Total revenues	1,427,988	1,686,168	258,180
EXPENDITURES			
Current:			
General government	141,371	148,251	(6,880)
Maintenance and operations	1,242,282	1,320,394	(78,112)
Parks and recreation	44,335	34,757	9,578
Total expenditures	1,427,988	1,503,402	(75,414)
Excess (deficiency) of revenues over (under) expenditures	$ -	182,766	$ 182,766
Fund balance - beginning		1,197,126	
Fund balance - ending		$ 1,379,892	

See notes to required supplementary information

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2025, exceeded appropriations by $75,414. The over expenditures were funded by available fund balance.

FISHHAWK IV COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	19
Employee compensation	$0
Independent contractor compensation	$53,461
Construction projects to begin on or after October 1; ($65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments	
Special assessment rate	Operations and maintenance $1,221.17 Debt service - $485.90 - $979.34
Special assessments collected	$2,259,241
Outstanding Bonds:	
Series 2023, Due May 1, 2043	$9,572,000

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

To the Board of Supervisors
Fishhawk IV Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Fishhawk IV Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated March 26, 2026.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

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

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

Report on Compliance and Other Matters

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

We noted certain matters that we reported to management of the District in a separate letter dated March 26, 2026.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

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

Gran & Associates

March 26, 2026

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Fishhawk IV Community Development District
Hillsborough County, Florida

We have examined Fishhawk IV Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Fishhawk IV Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

March 26, 2026

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Fishhawk IV Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Fishhawk IV Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated March 26, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 26, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

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

We wish to thank Fishhawk IV Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

March 26, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2025-01 Budget

Observation: Actual expenditures exceeded appropriations in the general fund for the fiscal year ended September 30, 2025.

Recommendation: The District should amend the budget during the fiscal year or within statutory guidelines to ensure that all expenditures are properly budgeted.

Management Response: Management has taken steps to correct this issue. All expenditures will be reviewed and properly classified. Management is committed to maintaining compliance with budgetary laws and ensuring that expenditures do not exceed appropriations in future fiscal years. The strengthened monitoring procedures and enhanced internal controls will provide greater oversight and prevent similar issues.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.