KINDNESS · ACTION · INNOVATION

North AR-1 of Pasco

Community Development District

November 10, 2026

Regular Meeting Agenda Package

TEAMS MEETING INFORMATION	
Meeting ID 283 682 895 920 013	**Passcode** K6JE9Ss2
Call-In Number 1 312-667-7136	**Conference ID** 159 944 004#
Join URL https://teams.microsoft.com/meet/283682895920013?p=2Jl4gBZCzRMLz9KA5H	

Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval, or adoption.

K — KINDNESS

A — ACTION

I — INNOVATION

Say hi to happy living

District: **NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Tuesday, November 10, 2026
Time: 6:00 P.M.
Location: Hilton Garden Inn
2155 Northpointe Pkwy,
Lutz, Florida 33558

Supervisor	Position	
Michael Lawson	Chairman	
Jim Bavouset	Vice Chairman	
Lori Price	Assistant Secretary	
Christie Ray	Assistant Secretary	
Courtney Mattern	Assistant Secretary	

TEAMS: Join the meeting now
Meeting ID: **283 682 895 920 013**
Passcode: **K6JE9Ss2**
Dial in by phone: +1 312-667-7136,,159944004#
Phone conference ID: 159 944 004#
Mute/Unmute: *6

Regular Meeting

For the full agenda packet, please contact northar-1cdd@hikai.com.

I. Call to Order / Roll Call

II. Audience Comments – *(limited to 3 minutes per individual on agenda items)*

III. Business Items

A. Consideration/Approval of Grant of Access Easement to LEN-Angeline and Angeline Master Homeowners Association for Roadways **Exhibit 1**

B. Consideration/Approval of Interlocal Agreement for the Amenity and Welcome Center Cost Share between North AR-1 of Pasco CDD and Angeline CDD ***(Separate Under Cover)*** **Exhibit 2**

C. Consideration of Adoption – **Resolution 2027-03;** Canvassing and Certifying the Results of the Landowner's Election **Exhibit 3**

D. Consideration of Adoption – **Resolution 2027-04**; Designation of Officers **Exhibit 4**

IV. Administrative Items

A. Consideration/Approval of the October 20, 2026 Continued Meeting Minutes **Exhibit 5**

B. Consideration/Approval of the September 2026 Unaudited Financials **Exhibit 6**

C. Ratification of Quit Claim Deed *(Separate Under Cover)*

V. Vendor & Staff Updates

A. District Engineer

1. Consideration/Approval of Steadfast – Banyan Breeze Erosion Repair Addendum - $4,500.00 **Exhibit 7**

B. District Counsel

1. Discussion of the Code Violation **Exhibit 8**

C. Field Service Manager

1. Prince & Sons – October 2026 Service Report **Exhibit 9**

    a. Consideration of Palm Trimming Proposals **Exhibit 10**

        i. Phase 4F - $1,260.00

        ii. Phase 4C - $1,560.00

        iii. Phase 4B - $1,320.00

        iv. Phase 4A - $2,760.00

        v. Phase 3C - $180.00

        vi. Phase 3B-2 - $300.00

        vii. 3A - $300.00

        viii. Main Entrance - $360.00

2. Steadfast – October 2026 Waterway Treatment Report **Exhibit 11**

3. Safety Culture Report conducted on 10/29/26 **Exhibit 12**

4. Task List as of 11/3/26 **Exhibit 13**

D. District Manager

VI. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

AGENDA

Consideration: $10.00
Documentary Stamp Tax: $0.70

Prepared by and
when recorded return to:
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

Grant of Access Easement
(District-Owned Public Roadways)

This Grant of Access Easement ("**Access Easement**") is given as of _____ ____, 2026, by **North AR-1 of Pasco Community Development District,** a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes, whose mailing address is c/o Kai 2502 N Rocky Point Drive, Suite 1000, Tampa, FL 33607 ("**Grantor"** or **"District**"), in favor of **LEN-Angeline, LLC**, a Florida limited liability company whose mailing address is 2502 N Rocky Point Drive, Suite 1050, Tampa, FL 33607, and **Angeline Master Homeowners Association, Inc.,** a Florida not for profit corporation whose mailing address is c/o Kai 2502 N Rocky Point Drive, Suite 1000, Tampa, FL 33607 (collectively and together with their successors and assigns, the "**Grantee**").

WHEREAS, the Grantor is the owner of certain roadways described in **Exhibit A**, attached hereto and made a part hereof ("**District Roads**"). These District Roads were dedicated to the Grantor per their respective plats. The District Roads were further deeded to the Grantor per the Special Warranty Deed recorded as Instrument #_____ of the Public Records of Pasco County, Florida;

WHEREAS, any roads that are owned by the District are considered public improvements and the District is prohibited from restricting access to any member of the public;

WHEREAS, as evidenced by federal tax certificates issued for each of the District's bond issuances, and to maintain the tax-exempt status of the bonds, the District promised to bond holders that the District Roads will be operated as public roads and any member of the public will have free unrestricted access to such roads;

WHEREAS, the Grantee owns property adjacent to the District Roads and requires the ability to access the District Roads for development, operation, and general use of its property; and

WHEREAS, the Grantee has requested this Access Easement to memorialize (i) that the District Roads shall be open and available for public perpetual use; and (ii) the Grantee's right to perpetual access.

WITNESSETH, that Grantor, for and in consideration of the sum of $10.00, and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, conveys, warrants, and dedicates to the Grantee, its successors, assigns, agents, and vendors, a non-exclusive easement over the District Roads in perpetuity for the purposes of pedestrian and vehicular ingress, egress, and access on, in, over, under, across, and through the District Roads.

That the Grantor, its successors and assigns, shall not interfere with, alter, or encroach upon this Access Easement.

This Access Easement was prepared at the direction of the Grantor and Grantee without the benefit of a title search.

[signature page to follow]

IN WITNESS WHEREOF, the undersigned has executed this Grant of Access Easement as of the day and year first written above.

Signed, Sealed and Delivered in the Presence of:

_____
Print Name: _____
Address: _____
_____

_____
Print Name:_____
Address: _____
_____

North AR-1 of Pasco Community Development District

_____
Michael Lawson
Chair of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by Michael Lawson, Chair of the Board of Supervisors of the North AR-1 of Pasco Community Development District, ☐ who is personally known to me or ☐ who has produced _____ as identification.

_____
Notary Public Signature

_____
Notary Public Stamp

Exhibit A

Tract 1, ANGELINE PHASES 1A, 1B, 1C, AND 1D, according to the plat thereof, as recorded in Plat Book 87, Pages 72 through 89, of the Public Records of Pasco County, Florida

TOGETHER WITH

Tract 1, ANGELINE PHASE 3A, according to the plat thereof, as recorded in Plat Book 90, Pages 112 through 122, of the Public Records of Pasco County, Florida

TOGETHER WITH

Tract 1, ANGELINE PHASE 3B-1, according to the plat thereof, as recorded in Plat Book 91, Pages 3 through 13, of the Public Records of Pasco County, Florida

LESS AND EXCEPT any portions of the above Tract 1 described in that Quit Claim Deed recorded in Official Records Book 10787, Page 3885 (Instrument #2023051962), of the public records of Pasco County, Florida

TOGETHER WITH

Tract 1, ANGELINE PHASE 3B-2, according to the plat thereof, as recorded in Plat Book 92, Pages 35 through 42, of the Public Records of Pasco County, Florida

TOGETHER WITH

Tract 1, ANGELINE PHASE 1E, according to the plat thereof, as recorded in Plat Book 93, Pages 1 through 8, of the Public Records of Pasco County, Florida; and

TOGETHER WITH

Tract 1, ANGELINE PHASE 3C, according to the plat thereof, as recorded in Plat Book 93, Pages 89 through 99, of the Public Records of Pasco County, Florida

TOGETHER WITH

Tract R-5, ANGELINE PHASE 4F, according to the plat thereof, as recorded in Plat Book 94, Pages 93 through 101, of the Public Records of Pasco County, Florida

TOGETHER WITH

Tract R-3, ANGELINE PHASE 4A, according to the plat thereof, as recorded in Plat Book 94, Pages 108 through 117, of the Public Records of Pasco County, Florida

TOGETHER WITH

Tract R-1, ANGELINE PHASE 4B, according to the plat thereof, as recorded in Plat Book 94, Pages 118 through 126, of the Public Records of Pasco County, Florida

TOGETHER WITH

Tract R-2, and Tract R-4, ANGELINE PHASES 4C AND 4E, according to the plat thereof, as recorded in Plat Book 96, Pages 1 through 16, of the Public Records of Pasco County, Florida

TOGETHER WITH

Tract A, ANGELINE PHASE 2B, according to the plat thereof, as recorded in Plat Book 96, Pages 27 through 35, of the Public Records of Pasco County, Florida

TOGETHER WITH

Tract R-3, ANGELINE PHASE 4D, according to the plat thereof, as recorded in Plat Book 96, Pages 87 through 105, of the Public Records of Pasco County, Florida

TOGETHER WITH

Tract A, ANGELINE PHASE 2A, according to the plat thereof, as recorded in Plat Book 97, Pages 43 through 57, of the Public Records of Pasco County, Florida; and

TOGETHER WITH

Tract A, ANGELINE PHASE 2C, according to the plat thereof, as recorded in Plat Book 97, Pages 58 through 62, of the Public Records of Pasco County, Florida

EXHIBIT 2

AGENDA

EXHIBIT 3

AGENDA

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' MEETING FOR THE ELECTION OF SUPERVISORS, DESIGNATING SEAT NUMBERS, AND DESIGNATING TERMS OF OFFICE.

WHEREAS, the North AR-1 of Pasco Community Development District (the "**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, there shall be a meeting of the landowners of the District held every 2 years after the establishment of the District for the purpose of electing individuals to serve on the Board of Supervisors of the District (the "**Board**"); and

WHEREAS, the landowners meeting was properly noticed and held on November 10, 2026, and the Board desires to canvass and certify the results of the landowners' election, designate the seat numbers assigned to each Board member, and designate terms of office.

NOW THEREFORE BE IT RESOLVED BY THE BOARD:

Section 1. Incorporation of Recitals. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

Section 2. Canvassing and Certifying the Election Results, Designating Seat Numbers, Designating Terms of Office.

a. All valid ballots cast in the election are accurately counted and included in the final election results shown below.
b. The election results are hereby canvassed and certified, and the individuals listed below are found to have been duly elected as Board members.
c. The seat number assigned to each Board member is designated as shown below.
d. The designated term of office (commenced immediately upon election until the subsequent election in November of the year shown below) for each Board member is shown below.

Name of Board member	# of Votes	Seat #	Term of Office
		5	2030

Passed and Adopted on November 10, 2026.

Attested By:

North AR-1 of Pasco Community Development District

_____
Print Name:_____
☐Secretary/☐Assistant Secretary

_____
Print Name:_____
☐Chair/☐Vice Chair of the Board of Supervisors

EXHIBIT 4

AGENDA

RESOLUTION 2027-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT DESIGNATING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the North AR-1 of Pasco Community Development District (the "**District**"), is a local unit of special-purpose government created and existing pursuant to *Chapter 190, Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District desire to designate the Officers of the District per *Section 190.006(6), Florida Statutes.*

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT:

1. The following persons are elected to the offices shown, to wit:

_____	Chair
_____	Vice-Chair
_____	Secretary
_____	Treasurer
_____	Assistant Treasurer
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary
_____	Assistant Secretary

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

Passed and Adopted on November 10, 2026.

Attest:

North AR-1 of Pasco
Community Development District

_____
Name: _____
☐Secretary/☐Assistant Secretary

_____
Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

EXHIBIT 5

AGENDA

MINUTES OF MEETING

NORTH AR-1 OF PASCO

COMMUNITY DEVELOPMENT DISTRICT

The Continued Meeting of the Board of Supervisors of the North AR-1 of Pasco Community Development District was held on Tuesday, October 20, 2026 at 6:11 p.m. at Hilton Garden Inn, 2155 Northpointe Pkwy Lutz, Florida 33558.

FIRST ORDER OF BUSINESS – Roll Call

Mr. Wenck called the meeting to order and conducted roll call.

Present and constituting a quorum were:

Michael Lawson *(via Teams)*	Board Supervisor, Chairman
Lori Price	Board Supervisor, Assistant Secretary
Christie Ray	Board Supervisor, Assistant Secretary
Courtney Mattern	Board Supervisor, Assistant Secretary

Also present were:

David Wenck	Senior District Manager, Kai
Robert Stone	Community Director, Kai
Tonja Stewart	District Engineer, Stantec
Kevin Riemensperger	Aquatics Vendor, Steadfast Environmental

The following is a summary of the discussions and actions taken at the October 20, 2026 North AR-1 of Pasco CDD Board of Supervisors Continued Meeting.

SECOND ORDER OF BUSINESS – Audience Comments – *(limited to 3 minutes per individual on agenda items)*

A resident asked that Angeline content be removed from the North AR-1 Steadfast waterway treatment report, and raised questions about landscape maintenance of parcels removed from the District, adding a parcel map to Resolution 2027-02, open financial questions with accounting, reimbursement of legal and engineering fees for the boundary amendment, and the insurance coverage schedule. Mr. Wenck stated that Steadfast will separate the reports, that he will ask District Counsel about adding a map, and that he will review the insurance schedule with the resident.

A resident at 10600 Banyan Breeze Blvd. stated that the erosion area behind his home was not included in the Steadfast erosion repair proposal. This was addressed under the District Engineer report.

A resident requested that the action-item tracker be maintained and added as a measurable goal under community communication and engagement. Mr. Wenck stated that a tracker exists and will be included in future agenda packets.

THIRD ORDER OF BUSINESS – Business Items

A. Exhibit 1: Adoption of **Resolution 2027-01**, District Goals and Objectives

On a MOTION by Ms. Price, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board **adopted Resolution 2027-01, District Goals and Objectives,** for the North AR-1 of Pasco Community Development District.

B. Exhibit 2: Adoption of **Resolution 2027-02**, Authorizing Recording of Amended Notice of Establishment

On a MOTION by Ms. Price, SECONDED by Ms. Mattern, WITH ALL IN FAVOR, the Board **adopted Resolution 2027-02, Authorizing Recording of Amended Notice of Establishment,** for the North AR-1 of Pasco Community Development District.

FOURTH ORDER OF BUSINESS – Administrative Items

A Supervisor requested that corrections identified by Mr. Byrd with accounting staff be incorporated. Mr. Wenck stated the corrections will be reflected in future financial statements.

A. Exhibit 3: Consideration/Approval of the September 8, 2026 Regular Meeting Minutes

B. Exhibit 4: Consideration/Approval of the August 2026 Unaudited Financials

C. Ratification of Proposals

1. Exhibit 5: Florida Insurance Alliance – Insurance Coverage - $50,368.00
2. Exhibit 6: Florida Commercial Care – Irrigation Repairs - $904.00

On a MOTION by Ms. Price, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board approved **Administrative Items A - C**, for the North AR-1 of Pasco Community Development District.

FIFTH ORDER OF BUSINESS – Vendor & Staff Updates

A. District Engineer

The District Engineer and Mr. Riemensperger presented the updated erosion repair proposal of $38,856.00. The increase reflects further deterioration since the original proposal and a new erosion area between the two original sites. The District Engineer recommended no-mow zones and aquatic plantings to help stabilize the slopes. The Chairman directed Steadfast and the District Engineer to revisit the area behind 10600 Banyan Breeze Blvd. and provide a supplemental proposal if warranted, so any additional work can be done with the approved repairs.

On a MOTION by Ms. Price, SECONDED by Ms. Mattern, WITH ALL IN FAVOR, the Board approved the **Steadfast Erosion Repair Proposal for $38,856**, for the North AR-1 of Pasco Community Development District.

B. District Counsel

None

C. Field Service Manager

A Supervisor asked that Steadfast provide separate waterway treatment reports for North AR-1 and Angeline going forward. Mr. Riemensperger agreed.

1. Exhibit 7: Prince & Sons – September 2026 Service Report
2. Exhibit 8: Steadfast – September 2026 Waterway Treatment Report
3. Florida Commercial Care
    a. Landscape Inspection Reports conducted on 09/29/26
        i. Exhibit 9: Phase 1
        ii. Exhibit 10: Phase 2
        iii. Exhibit 11: Phase 5

D. District Manager

1. Exhibit 12: Consideration/Approval of the Steadfast Environmental – Pond Maintenance Proposal - $87,600.00 annually

On a MOTION by Ms. Price, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board **approved the Steadfast Environmental – Pond Maintenance Proposal in the amount of $87,600.00 annually subject to review and contract preparation by the District Counsel,** for the North AR-1 of Pasco Community Development District.

On a MOTION by Ms. Price, SECONDED by Ms. Mattern, WITH ALL IN FAVOR, the Board **approved drawing funds from the existing GAP loan with Valley National Bank to bridge the district's cash position through to the beginning of the calendar year,** for the North AR-1 of Pasco Community Development District.

Old Business Agenda Line Item: Mr. Wenck presented Mr. Byrd's request to add an Old Business line item to the agenda. The Chairman asked that staff clarify its purpose and how it would work. By consensus, the Board tabled the item until Mr. Byrd joins the Board.

SIXTH ORDER OF BUSINESS – Audience Comments - New Business – *(limited to 3 minutes per individual)*

A resident requested permission to hold a Diwali gathering on the District-owned lot adjacent to 10409 Gentle Rain Dr. on November 7 or 8, 2026. Mr. Wenck noted that fireworks are not permitted under the District's insurance policy and that the insurer recommended a one-time event insurance policy and an agreement prepared by District Counsel, at the resident's expense.

On a MOTION by Ms. Price, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board **approved the use of district property by residents, adjacent to 10409 Gentle Rain Dr., for the purpose of a Diwali celebration, subject to resident obtaining one-time event insurance policy, listing the district as an additional insured, and an executed agreement indemnifying the District to be drawn up by District Counsel at the expense of the resident,** for the North AR-1 of Pasco Community Development District.

Residents expressed concern about the lack of amenities for children ages 6 to 18 and a children's park they stated was promised by builder sales representatives. The Chairman and Mr. Wenck noted that the planned amenity center (The Social) is privately funded by the developer and the District is not involved in its design or construction.

A resident raised sight-line concerns caused by muhly grass at the Sunlake Boulevard roundabout and yielding at the entrance to the 55+ community. Staff noted that Sunlake Boulevard is a Pasco County road and landscaping or signage changes require County approval. A Supervisor asked whether a consistent trimming schedule is in place. Mr. Stone will check with Pasco County and obtain proposals for trimming.

A resident asked about the status of the interlocal agreement with Angeline CDD for the Agrihood and Welcome Center cost share. The Chairman confirmed the cost share is included in both districts' FY 2027 budgets and directed staff and District Counsel to prepare the interlocal agreement as soon as possible, with North AR-1 invoicing Angeline monthly.

A resident asked about the opening of Ridge Road at Pine River Road. Staff noted this is under Pasco County's purview.

A resident asked about the scope of the holiday lighting contract. Mr. Wenck will provide a copy of the invoice.

SEVENTH ORDER OF BUSINESS – Supervisors Requests

None.

EIGHTH ORDER OF BUSINESS – Adjournment

Mr. Wenck asked for final questions, comments, or corrections before requesting a motion to adjourn the meeting. There being none, Ms. Price made a motion to adjourn the meeting.

On a MOTION by Ms. Price, SECONDED by Ms. Ray, WITH ALL IN FAVOR, the Board **adjourned the meeting at 7:25 p.m.**, for the North AR-1 of Pasco Community Development District.

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature	**Signature**
Printed Name	**Printed Name**
Title: □ Secretary □ Assistant Secretary	**Title: □ Chairman □ Vice Chairman**

EXHIBIT 6

AGENDA



Financial Reporting Package

North AR-1 of Pasco Community Development District

Period Ending: 09/30/2026

North AR-1 of Pasco Community Development District

Balance Sheet a

Assets	Operating	401 - Enterprise Fund - Welcome Center	301 - Debt Service 2021 Fund	302 - Debt Service 2021A (AA2) Fund	303 - Debt Service 2023 (AA3) Fund	304 - Debt Service 2024 (AA4) Fund	305 - Debt Service 2024A (AA5) Fund
Cash - Operating							
101001 - Operating VNB #5763	$331,864.04						
101002 - Operating VNB - Welcome Center		$61,184.43					
Total Cash - Operating	**$331,864.04**	**$61,184.43**					
Cash - Money Market, Reserves and Other							
101101 - MMA BU #6836	$32,870.57						
101201 - Reserve BU #2578	$36,026.73						
Total Cash - Money Market, Reserves and Other	**$68,897.30**						
Accounts Receivable & Other Assets							
115100 - Accounts Receivable - Other	$19,291.50	$1,008.49					
141000 - Inventories - Materials And Supplies		$9,145.92					
155000 - Prepaid Items	$9,689.65						
156000 - Deposits - Current		$15,099.21					
156900 - Deposits - Non-Current	$68,956.00						
166900 - Equipment And Furniture		$37,988.33					
Total Accounts Receivable & Other Assets	**$97,937.15**	**$63,241.95**					

	503 - Acquisition & Construction 2023 (AA3) Fund	504 - Acquisition & Construction 2024 (AA4) Fund	Total
			$331,864.04
			$61,184.43
			$393,048.47
			$32,870.57
			$36,026.73
			$68,897.30
	$270.00		$20,569.99
			$9,145.92
			$9,689.65
			$15,099.21
			$68,956.00
			$37,988.33
	$270.00		**$161,449.10**

Investments

151100 - Series 2021 (AA1) Revenue Account	$339,117.38				
151103 - Series 2021 (AA1) Prepayment Account	$87.50				
151104 - Series 2021 (AA1) Debt Service Reserve Account	$265,318.75				
151200 - Series 2021A (AA2) Revenue Account		$102,851.87			
151202 - Series 2021A (AA2) Interest Account		$2,143.46			
151203 - Series 2021A (AA2) Prepayment Account		$168,224.17			
151204 - Series 2021A (AA2) Debt Service Reserve Account		$132,550.00			
151300 - Series 2023 (AA3) Revenue Account			$237,176.69		
151303 - Series 2023 (AA3) Prepayment Account			$1,835.93		
151304 - Series 2023 (AA3) Debt Service Reserve Account			$249,678.13		
151400 - Series 2024 (AA4) Revenue Account				$18,127.81	
151402 - Series 2024 (AA4) Interest Account				$0.40	
151403 - Series 2024 (AA4) Prepayment Account				$1,359.57	
151404 - Series 2024 (AA4) Debt Service Reserve Account				$480,118.75	
151407 - Series 2024 (AA4) Acquisition & Construction Account					
151500 - Series 2024A (AA5) Revenue Account					$504,758.94
151502 - Series 2024A (AA5) Interest Account					$7,315.97

		$339,117.38
		$87.50
		$265,318.75
		$102,851.87
		$2,143.46
		$168,224.17
		$132,550.00
		$237,176.69
		$1,835.93
		$249,678.13
		$18,127.81
		$0.40
		$1,359.57
		$480,118.75
$0.22		$0.22
		$504,758.94
		$7,315.97

151503 - Series 2024A (AA5) Prepayment Account							$386,916.15
151504 - Series 2024A (AA5) Debt Service Reserve Account							$1,090,250.00
Total Investments			**$604,523.63**	**$405,769.50**	**$488,690.75**	**$499,606.53**	**$1,989,241.06**
Total Assets	**$498,698.49**	**$124,426.38**	**$604,523.63**	**$405,769.50**	**$488,690.75**	**$499,606.53**	**$1,989,241.06**
Liabilities / Equity	**Operating**	**401 - Enterprise Fund - Welcome Center**	**301 - Debt Service 2021 Fund**	**302 - Debt Service 2021A (AA2) Fund**	**303 - Debt Service 2023 (AA3) Fund**	**304 - Debt Service 2024 (AA4) Fund**	**305 - Debt Service 2024A (AA5) Fund**
Current Liability							
202000 - Accounts Payable	$69,645.90		$0.44		$296.78		
202001 - Accounts Payable - Other	$154,313.66	$15,697.74					
202010 - AP Credit Memos	($555.00)						
216000 - Accrued Salaries And Wages Payable		$8,500.68					
217000 - Accrued Sales Taxes Payable		$1,490.03					
218000 - Accrued Expenses	$28,804.17	$355.34					
223000 - Deferred Revenue		$51.85					
Total Current Liability	**$252,208.73**	**$26,095.64**	**$0.44**		**$296.78**		
Fund Balance							
280000 - Fund Balance - Nonspendable	$78,645.64						
281000 - Fund Balance - Restricted			$567,606.48	$503,153.66	$316,622.05	$917,174.63	$2,746,107.98
284000 - Fund Balance - Unassigned	$12,305.49	$35,403.26					
Total Fund Balance	**$90,951.13**	**$35,403.26**	**$567,606.48**	**$503,153.66**	**$316,622.05**	**$917,174.63**	**$2,746,107.98**

				$386,916.15
				$1,090,250.00
		$0.22		**$3,987,831.69**
	$270.00	**$0.22**		**$4,611,226.56**

502 - Acquisition & Construction 2021A (AA2) Fund	503 - Acquisition & Construction 2023 (AA3) Fund	504 - Acquisition & Construction 2024 (AA4) Fund	505 - Acquisition & Construction 2024A (AA5) Fund	Total
				$69,943.12
				$170,011.40
				($555.00)
				$8,500.68
				$1,490.03
				$29,159.51
				$51.85
				$278,601.59
				$78,645.64
$215.18	$415.95	$105.93	$10,185.55	$5,061,587.41
				$47,708.75
$215.18	**$415.95**	**$105.93**	**$10,185.55**	**$5,187,941.80**

Net Change in Fund Balance							
33750 - Net Income	$155,538.63	$62,927.48	$36,916.71	($97,384.16)	$171,771.92	($417,568.10)	($756,866.92)
Total Net Change in Fund Balance	**$155,538.63**	**$62,927.48**	**$36,916.71**	**($97,384.16)**	**$171,771.92**	**($417,568.10)**	**($756,866.92)**
Total Liabilities / Equity	**$498,698.49**	**$124,426.38**	**$604,523.63**	**$405,769.50**	**$488,690.75**	**$499,606.53**	**$1,989,241.06**

($215.18)	($145.95)	($105.71)	($10,185.55)	($855,316.83)
($215.18)	**($145.95)**	**($105.71)**	**($10,185.55)**	**($855,316.83)**
-	**$270.00**	**$0.22**	**-**	**$4,611,226.56**

North AR-1 of Pasco Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Revenue							
325201 - Special Assessments - On-Roll	-	245,502.84	(245,502.84)	2,957,439.39	2,946,034.19	11,405.20	2,946,034.19
325202 - Special Assessments - Off-Roll	-	44,990.62	(44,990.62)	6,498.85	539,887.66	(533,388.81)	539,887.66
325203 - Special Assessments - Lot Closings assessments	-	-	-	358,059.59	-	358,059.59	-
361100 - Interest	1,502.07	-	1,502.07	31,696.71	-	31,696.71	-
369900 - Miscellaneous Revenues	2,166.04	-	2,166.04	2,766.04	-	2,766.04	-
Total Revenue	**3,668.11**	**290,493.46**	**(286,825.35)**	**3,356,460.58**	**3,485,921.85**	**(129,461.27)**	**3,485,921.85**
Other Financing Sources							
384011 - Gap Loan Proceeds - Other Financing Source	-	-	-	785,456.00	785,456.00	-	785,456.00
Total Other Financing Sources	**-**	**-**	**-**	**785,456.00**	**785,456.00**	**-**	**785,456.00**
Total Income	**3,668.11**	**290,493.46**	**(286,825.35)**	**4,141,916.58**	**4,271,377.85**	**(129,461.27)**	**4,271,377.85**
Operating Expense							
General Administrative							
513001 - P/R - Board Of Supervisors	600.00	1,000.00	400.00	8,800.00	12,000.00	3,200.00	12,000.00
513002 - Payroll Taxes	45.90	76.50	30.60	673.20	918.00	244.80	918.00
513003 - Payroll Processing Fees	50.00	45.87	(4.13)	550.00	550.00	-	550.00
513101 - Professional Services - Management Consulting Services	4,000.00	4,000.00	-	48,000.00	48,000.00	-	48,000.00
513103 - Professional Services - Construction Accounting Services	375.00	375.00	-	4,500.00	4,500.00	-	4,500.00
513105 - Professional Services - Administrative Service	300.00	300.00	-	3,300.00	3,600.00	300.00	3,600.00
513106 - Professional Services - Auditing Services	-	366.63	366.63	-	4,400.00	4,400.00	4,400.00
513107 - Professional Services - Engineering Services	884.00	666.63	(217.37)	16,251.25	8,000.00	(8,251.25)	8,000.00
513108 - Professional Services - Legal Services	3,672.50	1,250.00	(2,422.50)	52,249.44	15,000.00	(37,249.44)	15,000.00
513201 - Legal Advertisements	711.31	125.00	(586.31)	960.69	1,500.00	539.31	1,500.00
513202 - Insurance	9,883.66	8,833.37	(1,050.29)	76,705.71	106,000.00	29,294.29	106,000.00
513204 - Regulatory And Permit Fees	-	14.62	14.62	175.00	175.00	-	175.00
513205 - Bank Fees	-	25.00	25.00	144.89	300.00	155.11	300.00
513206 - Travel Per Diem	67.01	83.37	16.36	147.70	1,000.00	852.30	1,000.00
513207 - Meeting Room Rental	(91.50)	200.00	291.50	2,687.00	2,400.00	(287.00)	2,400.00
513209 - Website Compliance (dev & hosting)	41.67	167.88	126.21	2,015.04	2,015.00	(.04)	2,015.00
513901 - Administrative Contingency	65.56	2,125.00	2,059.44	10,474.63	25,500.00	15,025.37	25,500.00
Total General Administrative	**20,605.11**	**19,654.87**	**(950.24)**	**227,634.55**	**235,858.00**	**8,223.45**	**235,858.00**
Debt Administration							
517101 - Dissemination Agent	875.00	1,291.63	416.63	15,500.00	15,500.00	-	15,500.00
517102 - Trustee Fees	2,064.00	1,981.73	(82.27)	27,106.49	23,780.65	(3,325.84)	23,780.65

North AR-1 of Pasco Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
517103 - Arbitrage	-	197.88	197.88	1,425.00	2,375.00	950.00	2,375.00
517201 - Gap Loan Repayment	-	-	-	785,456.00	785,456.00	-	785,456.00
517202 - Gap Loan Required Reserve	(30,078.30)	-	30,078.30	-	30,078.30	30,078.30	30,078.30
517203 - Gap Loan - Cost Of Issuance	-	1,071.13	1,071.13	12,979.00	12,854.00	(125.00)	12,854.00
517204 - Gap Loan Interest	-	2,508.34	2,508.34	19,701.85	30,099.42	10,397.57	30,099.42
Total Debt Administration	**(27,139.30)**	**7,050.71**	**34,190.01**	**862,168.34**	**900,143.37**	**37,975.03**	**900,143.37**
Physical Environment							
529103 - Contracts - Roving Patrols	-	2,000.00	2,000.00	-	24,000.00	24,000.00	24,000.00
531101 - Electricity	3,696.96	1,882.00	(1,814.96)	21,791.89	22,584.00	792.11	22,584.00
531201 - Streetpole Lighting	31,428.29	36,691.00	5,262.71	413,594.30	440,292.00	26,697.70	440,292.00
533101 - Water	3,892.44	15,100.00	11,207.56	121,496.70	181,200.00	59,703.30	181,200.00
538101 - Contracts - Aquatic Maintenance	7,300.00	10,096.35	2,796.35	89,750.00	121,156.20	31,406.20	121,156.20
538301 - R&M - Ponds	-	2,083.37	2,083.37	38,690.00	25,000.00	(13,690.00)	25,000.00
539001 - Professional Services - Comprehensive Field Services	1,416.67	1,416.63	(.04)	17,000.01	17,000.00	(.01)	17,000.00
539101 - Contracts - Landscaping Maintenance	115,493.80	100,000.00	(15,493.80)	1,141,434.64	1,200,000.00	58,565.36	1,200,000.00
539105 - Contract - Pet Waste	3,400.00	850.00	(2,550.00)	23,800.00	10,200.00	(13,600.00)	10,200.00
539108 - Contract - Agmenity Center	27,347.75	29,033.00	1,685.25	326,411.44	348,396.00	21,984.56	348,396.00
539201 - Landscape Replacement & Replenishment	2,750.00	3,750.00	1,000.00	76,919.22	45,000.00	(31,919.22)	45,000.00
539202 - Landscape - Mulch	-	2,916.63	2,916.63	2,800.00	35,000.00	32,200.00	35,000.00
539301 - R&M - Irrigation	8,118.11	2,500.00	(5,618.11)	37,165.86	30,000.00	(7,165.86)	30,000.00
539402 - Misc - Holiday Lights & Decorations	-	2,500.00	2,500.00	32,610.00	30,000.00	(2,610.00)	30,000.00
539493 - Misc - Field Expense	53.70	1,000.00	946.30	12,053.70	12,000.00	(53.70)	12,000.00
539990 - Physical Environment Contingency	9,672.66	5,197.32	(4,475.34)	44,768.05	62,368.28	17,600.23	62,368.28
579101 - Professional Services - Amenity Management	1,000.00	-	(1,000.00)	-	-	-	-
Total Physical Environment	**215,570.38**	**217,016.30**	**1,445.92**	**2,400,285.81**	**2,604,196.48**	**203,910.67**	**2,604,196.48**
Other Financing Uses							
581401 - Inter-Fund Group Transfers Out To 401 - Enterprise Fund - Welcome Center	32,481.00	-	(32,481.00)	496,189.00	531,180.00	34,991.00	531,180.00
Total Other Financing Uses	**32,481.00**	**-**	**(32,481.00)**	**496,189.00**	**531,180.00**	**34,991.00**	**531,180.00**
Total Expense	**241,517.19**	**243,721.88**	**2,204.69**	**3,986,277.70**	**4,271,377.85**	**285,100.15**	**4,271,377.85**
Operating Net Total	**(237,849.08)**	**46,771.58**	**(284,620.66)**	**155,638.88**	**-**	**155,638.88**	**-**

North AR-1 of Pasco Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
401 - Enterprise Fund - Welcome Center Income							
Revenue							
347911 - Food Sales Revenue	13,662.36	-	13,662.36	202,492.22	-	202,492.22	-
347921 - NA Bev Sales Revenue	3,730.50	-	3,730.50	48,534.00	-	48,534.00	-
347922 - BW Sales Revenue	2,695.70	-	2,695.70	46,065.55	-	46,065.55	-
347931 - Retail Sales	533.99	-	533.99	7,862.86	-	7,862.86	-
347941 - Other Income	778.41	-	778.41	10,939.21	-	10,939.21	-
Total Revenue	**21,400.96**	**-**	**21,400.96**	**315,893.84**	**-**	**315,893.84**	**-**
Other Financing Sources							
381101 - Inter-Fund Group Transfers In To 101 General Fund	32,481.00	-	32,481.00	496,189.00	-	496,189.00	-
Total Other Financing Sources	**32,481.00**	**-**	**32,481.00**	**496,189.00**	**-**	**496,189.00**	**-**
Total Income	**53,881.96**	**-**	**53,881.96**	**812,082.84**	**-**	**812,082.84**	**-**
401 - Enterprise Fund - Welcome Center Expense							
Cost of Goods Sold							
501911 - Food Cost	6,134.92	-	(6,134.92)	104,346.17	-	(104,346.17)	-
501921 - NA Bev Cost	405.45	-	(405.45)	7,870.38	-	(7,870.38)	-
501922 - BW Cost	575.85	-	(575.85)	11,797.87	-	(11,797.87)	-
501931 - Retail Cost	431.23	-	(431.23)	4,647.69	-	(4,647.69)	-
Total Cost of Goods Sold	**7,547.45**	**-**	**(7,547.45)**	**128,662.11**	**-**	**(128,662.11)**	**-**
Labor							
580101 - Wages - Welcome Center	19,472.42	-	(19,472.42)	225,710.89	-	(225,710.89)	-
580102 - Payroll Taxes and Burden - WC	2,754.62	-	(2,754.62)	35,057.62	-	(35,057.62)	-
Total Labor	**22,227.04**	**-**	**(22,227.04)**	**260,768.51**	**-**	**(260,768.51)**	**-**
Variable Costs							
580211 - Café Expense-Welcome Center	625.18	-	(625.18)	15,929.84	-	(15,929.84)	-
580215 - Welcome Center Expense	2,890.12	-	(2,890.12)	60,367.83	-	(60,367.83)	-
580220 - Office Expense-Welcome Center	617.46	-	(617.46)	6,923.28	-	(6,923.28)	-
580225 - Marketing Expense-Welcome Cente	-	-	-	1,737.54	-	(1,737.54)	-
580230 - Event Expense-Welcome Center	1,900.00	-	(1,900.00)	27,661.76	-	(27,661.76)	-
Total Variable Costs	**6,032.76**	**-**	**(6,032.76)**	**112,620.25**	**-**	**(112,620.25)**	**-**
Fixed Costs							
580311 - Landscaping-Welcome Center	2,334.00	-	(2,334.00)	37,898.34	-	(37,898.34)	-
580315 - Rent (printer & Streetlght)-WC	267.61	-	(267.61)	1,906.10	-	(1,906.10)	-
580320 - Credit Card Fees-WC	828.60	-	(828.60)	13,653.38	-	(13,653.38)	-
580325 - Dues & Subs-Welcome Center	327.48	-	(327.48)	4,345.82	-	(4,345.82)	-
580330 - Utilities-Welcome Center	210.55	-	(210.55)	4,186.19	-	(4,186.19)	-
580340 - Professional Fees-Welcome Ctr	2,835.54	-	(2,835.54)	42,057.34	-	(42,057.34)	-
580345 - GL Insurance-Welcome Center	1,091.91	-	(1,091.91)	18,093.02	-	(18,093.02)	-

North AR-1 of Pasco Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
401 - Enterprise Fund - Welcome Center Expense							
Total Fixed Costs	**7,895.69**	**-**	**(7,895.69)**	**122,140.19**	**-**	**(122,140.19)**	**-**
Fees, Incentives & Float							
580411 - Management Fees-Welcome Center	10,000.00	-	(10,000.00)	120,000.00	-	(120,000.00)	-
580415 - Management Incentive-Welcome Ct	-	-	-	4,964.30	-	(4,964.30)	-
Total Fees, Incentives & Float	**10,000.00**	**-**	**(10,000.00)**	**124,964.30**	**-**	**(124,964.30)**	**-**
Total Expense	**53,702.94**	**-**	**(53,702.94)**	**749,155.36**	**-**	**(749,155.36)**	**-**
401 - Enterprise Fund - Welcome Center Net Total	**179.02**	**-**	**179.02**	**62,927.48**	**-**	**62,927.48**	**-**

North AR-1 of Pasco Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
301 - Debt Service 2021 Fund Income							
Revenue							
325201 - Special Assessments - On-Roll	-	44,219.79	(44,219.79)	549,740.13	530,637.48	19,102.65	530,637.48
361100 - Interest	1,659.38	-	1,659.38	17,277.02	-	17,277.02	-
399999 - Suspense - On-Roll Assmts Tax Collections	-	-	-	(.44)	-	(.44)	-
Total Revenue	**1,659.38**	**44,219.79**	**(42,560.41)**	**567,016.71**	**530,637.48**	**36,379.23**	**530,637.48**
Total Income	**1,659.38**	**44,219.79**	**(42,560.41)**	**567,016.71**	**530,637.48**	**36,379.23**	**530,637.48**
301 - Debt Service 2021 Fund Expense							
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	210,000.00	210,000.00	-	210,000.00
517311 - Interest Expense	-	-	-	320,100.00	317,344.00	(2,756.00)	317,344.00
Total Debt Administration	**-**	**-**	**-**	**530,100.00**	**527,344.00**	**(2,756.00)**	**527,344.00**
Total Expense	**-**	**-**	**-**	**530,100.00**	**527,344.00**	**(2,756.00)**	**527,344.00**
301 - Debt Service 2021 Fund Net Total	**1,659.38**	**44,219.79**	**(42,560.41)**	**36,916.71**	**3,293.48**	**33,623.23**	**3,293.48**

North AR-1 of Pasco Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
302 - Debt Service 2021A (AA2) Fund Income							
Revenue							
325201 - Special Assessments - On-Roll	-	27,586.10	(27,586.10)	227,376.20	331,033.75	(103,657.55)	331,033.75
325202 - Special Assessments - Off-Roll	-	-	-	76,998.62	-	76,998.62	-
325203 - Special Assessments - Lot Closings assessments	-	-	-	311,592.62	-	311,592.62	-
325204 - Special Assessments - Prepayment Income/Partial Prepayments (For DS issuances)	-	-	-	196,600.00	-	196,600.00	-
361100 - Interest	1,158.37	-	1,158.37	20,919.35	-	20,919.35	-
Total Revenue	**1,158.37**	**27,586.10**	**(26,427.73)**	**833,486.79**	**331,033.75**	**502,453.04**	**331,033.75**
Total Income	**1,158.37**	**27,586.10**	**(26,427.73)**	**833,486.79**	**331,033.75**	**502,453.04**	**331,033.75**
302 - Debt Service 2021A (AA2) Fund Expense							
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	575,000.00	125,000.00	(450,000.00)	125,000.00
517311 - Interest Expense	-	-	-	201,579.08	204,093.13	2,514.05	204,093.13
517321 - Prepayment Expense	-	-	-	9,200.00	-	(9,200.00)	-
Total Debt Administration	**-**	**-**	**-**	**785,779.08**	**329,093.13**	**(456,685.95)**	**329,093.13**
Other Financing Uses							
581000 - Inter-Fund Transfer Out	-	-	-	145,091.87	-	(145,091.87)	-
Total Other Financing Uses	**-**	**-**	**-**	**145,091.87**	**-**	**(145,091.87)**	**-**
Total Expense	**-**	**-**	**-**	**930,870.95**	**329,093.13**	**(601,777.82)**	**329,093.13**
302 - Debt Service 2021A (AA2) Fund Net Total	**1,158.37**	**27,586.10**	**(26,427.73)**	**(97,384.16)**	**1,940.62**	**(99,324.78)**	**1,940.62**

North AR-1 of Pasco Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
303 - Debt Service 2023 (AA3) Fund Income							
Revenue							
325201 - Special Assessments - On-Roll	-	-	-	521,610.75	-	521,610.75	-
325202 - Special Assessments - Off-Roll	-	42,892.16	(42,892.16)	167,395.51	514,706.25	(347,310.74)	514,706.25
361100 - Interest	1,337.63	-	1,337.63	12,003.07	-	12,003.07	-
Total Revenue	**1,337.63**	**42,892.16**	**(41,554.53)**	**701,009.33**	**514,706.25**	**186,303.08**	**514,706.25**
Total Income	**1,337.63**	**42,892.16**	**(41,554.53)**	**701,009.33**	**514,706.25**	**186,303.08**	**514,706.25**
303 - Debt Service 2023 (AA3) Fund Expense							
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	95,000.00	100,000.00	5,000.00	100,000.00
517311 - Interest Expense	-	-	-	404,237.41	411,937.50	7,700.09	411,937.50
517321 - Prepayment Expense	-	-	-	30,000.00	-	(30,000.00)	-
Total Debt Administration	**-**	**-**	**-**	**529,237.41**	**511,937.50**	**(17,299.91)**	**511,937.50**
Total Expense	**-**	**-**	**-**	**529,237.41**	**511,937.50**	**(17,299.91)**	**511,937.50**
303 - Debt Service 2023 (AA3) Fund Net Total	**1,337.63**	**42,892.16**	**(41,554.53)**	**171,771.92**	**2,768.75**	**169,003.17**	**2,768.75**

North AR-1 of Pasco Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
304 - Debt Service 2024 (AA4) Fund Income							
Revenue							
325201 - Special Assessments - On-Roll	-	-	-	246,199.13	-	246,199.13	-
325202 - Special Assessments - Off-Roll	-	43,545.61	(43,545.61)	192,435.12	522,546.88	(330,111.76)	522,546.88
325203 - Special Assessments - Lot Closings assessments	-	-	-	1,998.29	-	1,998.29	-
325204 - Special Assessments - Prepayment Income/Partial Prepayments (For DS issuances)	-	-	-	16,067.79	-	16,067.79	-
361100 - Interest	1,391.59	-	1,391.59	19,986.58	-	19,986.58	-
Total Revenue	**1,391.59**	**43,545.61**	**(42,154.02)**	**476,686.91**	**522,546.88**	**(45,859.97)**	**522,546.88**
Total Income	**1,391.59**	**43,545.61**	**(42,154.02)**	**476,686.91**	**522,546.88**	**(45,859.97)**	**522,546.88**
304 - Debt Service 2024 (AA4) Fund Expense							
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	150,000.00	110,000.00	(40,000.00)	110,000.00
517311 - Interest Expense	-	-	-	389,255.01	408,300.01	19,045.00	408,300.01
517321 - Prepayment Expense	-	-	-	355,000.00	-	(355,000.00)	-
Total Debt Administration	**-**	**-**	**-**	**894,255.01**	**518,300.01**	**(375,955.00)**	**518,300.01**
Total Expense	**-**	**-**	**-**	**894,255.01**	**518,300.01**	**(375,955.00)**	**518,300.01**
304 - Debt Service 2024 (AA4) Fund Net Total	**1,391.59**	**43,545.61**	**(42,154.02)**	**(417,568.10)**	**4,246.87**	**(421,814.97)**	**4,246.87**

North AR-1 of Pasco Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
305 - Debt Service 2024A (AA5) Fund Income							
Revenue							
325201 - Special Assessments - On-Roll	-	-	-	909,024.67	-	909,024.67	-
325202 - Special Assessments - Off-Roll	-	159,086.97	(159,086.97)	142,934.86	1,909,043.75	(1,766,108.89)	1,909,043.75
325203 - Special Assessments - Lot Closings assessments	-	-	-	609,670.74	-	609,670.74	-
325204 - Special Assessments - Prepayment Income/Partial Prepayments (For DS issuances)	-	-	-	4,181,053.52	-	4,181,053.52	-
361100 - Interest	5,204.08	-	5,204.08	100,648.07	-	100,648.07	-
Total Revenue	**5,204.08**	**159,086.97**	**(153,882.89)**	**5,943,331.86**	**1,909,043.75**	**4,034,288.11**	**1,909,043.75**
Total Income	**5,204.08**	**159,086.97**	**(153,882.89)**	**5,943,331.86**	**1,909,043.75**	**4,034,288.11**	**1,909,043.75**
305 - Debt Service 2024A (AA5) Fund Expense							
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	2,655,000.00	380,000.00	(2,275,000.00)	380,000.00
517311 - Interest Expense	-	-	-	1,155,167.21	1,527,706.26	372,539.05	1,527,706.26
517321 - Prepayment Expense	-	-	-	2,890,000.00	-	(2,890,000.00)	-
Total Debt Administration	**-**	**-**	**-**	**6,700,167.21**	**1,907,706.26**	**(4,792,460.95)**	**1,907,706.26**
Other Financing Uses							
581000 - Inter-Fund Transfer Out	-	-	-	31.57	-	(31.57)	-
Total Other Financing Uses	**-**	**-**	**-**	**31.57**	**-**	**(31.57)**	**-**
Total Expense	**-**	**-**	**-**	**6,700,198.78**	**1,907,706.26**	**(4,792,492.52)**	**1,907,706.26**
305 - Debt Service 2024A (AA5) Fund Net Total	**5,204.08**	**159,086.97**	**(153,882.89)**	**(756,866.92)**	**1,337.49**	**(758,204.41)**	**1,337.49**

North AR-1 of Pasco Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
502 - Acquisition & Construction 2021A (AA2) Fund Income							
Revenue							
361100 - Interest	-	-	-	429.58	-	429.58	-
399999 - Suspense - On-Roll Assmts Tax Collections	-	-	-	(.44)	-	(.44)	-
Total Revenue	**-**	**-**	**-**	**429.14**	**-**	**429.14**	**-**
Other Financing Sources							
381000 - Inter-Fund Transfer In	-	-	-	145,091.87	-	145,091.87	-
Total Other Financing Sources	**-**	**-**	**-**	**145,091.87**	**-**	**145,091.87**	**-**
Total Income	**-**	**-**	**-**	**145,521.01**	**-**	**145,521.01**	**-**
502 - Acquisition & Construction 2021A (AA2) Fund Expense							
Physical Environment							
539999 - Construction in Progress	-	-	-	145,736.19	-	(145,736.19)	-
Total Physical Environment	**-**	**-**	**-**	**145,736.19**	**-**	**(145,736.19)**	**-**
Total Expense	**-**	**-**	**-**	**145,736.19**	**-**	**(145,736.19)**	**-**
502 - Acquisition & Construction 2021A (AA2) Fund Net Total	**-**	**-**	**-**	**(215.18)**	**-**	**(215.18)**	**-**

North AR-1 of Pasco Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
503 - Acquisition & Construction 2023 (AA3) Fund Income							
Revenue							
361100 - Interest	-	-	-	8.99	-	8.99	-
Total Revenue	**-**	**-**	**-**	**8.99**	**-**	**8.99**	**-**
Total Income	**-**	**-**	**-**	**8.99**	**-**	**8.99**	**-**
503 - Acquisition & Construction 2023 (AA3) Fund Expense							
Physical Environment							
539999 - Construction in Progress	-	-	-	154.94	-	(154.94)	-
Total Physical Environment	**-**	**-**	**-**	**154.94**	**-**	**(154.94)**	**-**
Total Expense	**-**	**-**	**-**	**154.94**	**-**	**(154.94)**	**-**
503 - Acquisition & Construction 2023 (AA3) Fund Net Total	**-**	**-**	**-**	**(145.95)**	**-**	**(145.95)**	**-**

North AR-1 of Pasco Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
504 - Acquisition & Construction 2024 (AA4) Fund Income							
Revenue							
361100 - Interest	-	-	-	1.85	-	1.85	-
Total Revenue	**-**	**-**	**-**	**1.85**	**-**	**1.85**	**-**
Total Income	**-**	**-**	**-**	**1.85**	**-**	**1.85**	**-**
504 - Acquisition & Construction 2024 (AA4) Fund Expense							
Physical Environment							
539999 - Construction in Progress	-	-	-	107.56	-	(107.56)	-
Total Physical Environment	**-**	**-**	**-**	**107.56**	**-**	**(107.56)**	**-**
Total Expense	**-**	**-**	**-**	**107.56**	**-**	**(107.56)**	**-**
504 - Acquisition & Construction 2024 (AA4) Fund Net Total	**-**	**-**	**-**	**(105.71)**	**-**	**(105.71)**	**-**

North AR-1 of Pasco Community Development District

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
505 - Acquisition & Construction 2024A (AA5) Fund Income							
Revenue							
361100 - Interest	-	-	-	183.03	-	183.03	-
Total Revenue	**-**	**-**	**-**	**183.03**	**-**	**183.03**	**-**
Other Financing Sources							
381000 - Inter-Fund Transfer In	-	-	-	31.57	-	31.57	-
Total Other Financing Sources	**-**	**-**	**-**	**31.57**	**-**	**31.57**	**-**
Total Income	**-**	**-**	**-**	**214.60**	**-**	**214.60**	**-**
505 - Acquisition & Construction 2024A (AA5) Fund Expense							
Physical Environment							
539999 - Construction in Progress	-	-	-	10,400.15	-	(10,400.15)	-
Total Physical Environment	**-**	**-**	**-**	**10,400.15**	**-**	**(10,400.15)**	**-**
Total Expense	**-**	**-**	**-**	**10,400.15**	**-**	**(10,400.15)**	**-**
505 - Acquisition & Construction 2024A (AA5) Fund Net Total	**-**	**-**	**-**	**(10,185.55)**	**-**	**(10,185.55)**	**-**
Net Total	**(226,919.01)**	**364,102.21**	**(591,021.22)**	**(855,216.58)**	**13,587.21**	**(868,803.79)**	**13,587.21**

North AR-1 of Pasco Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
Operating VNB #5763					
	Balance as of 9/1/2026				**$619,377.48**
9/1/2026	Transfer to Trust 2024A (AA5) Revenue Account - Trf ACH DEBIT REF 2441646L FUNDS TRANSFER TO DEP XXXX6635 FROM 9127765763 09/02/2026	Transfer Out	R	ACH	($8,400.00)
9/1/2026	Withlacoochee River - Credit Balance Refund Act# 2328391	Misc Deposit	R	40445144	$296.04
9/4/2026	WREC	Invoice (Expense/AutoDraft)	R		($44.84)
9/4/2026	WREC	Invoice (Expense/AutoDraft)	R		($43.48)
9/4/2026	WREC	Invoice (Expense/AutoDraft)	R		($50.97)
9/4/2026	WREC	Invoice (Expense/AutoDraft)	R		($51.58)
9/4/2026	WREC	Invoice (Expense/AutoDraft)	R		($1,244.45)
9/4/2026	WREC	Invoice (Expense/AutoDraft)	R		($109.54)
9/10/2026	Agmenity	Invoice Check	R	10047	($27,221.16)
9/10/2026	Agmenity	Invoice Check	R	10047	($26,828.77)
9/10/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($1,326.00)
9/10/2026	Stantec Consulting Services Inc.	Invoice ACH	R		($8,437.50)
9/10/2026	Prince & Sons, Inc	Invoice ACH	R		($505.00)
9/10/2026	Prince & Sons, Inc	Invoice ACH	R		($812.50)
9/10/2026	Prince & Sons, Inc	Invoice ACH	R		($725.00)
9/10/2026	Prince & Sons, Inc	Invoice ACH	R		($2,800.00)
9/10/2026	Prince & Sons, Inc	Invoice ACH	R		($2,320.00)
9/15/2026	Angeline Welcome Center	Invoice ACH	R		($32,481.00)
9/15/2026	Engage PEO - BOS MTG 09/30/2026	Invoice (Expense/AutoDraft)	R	H127264	($762.91)
9/18/2026	WREC	Invoice (Expense/AutoDraft)	R		($43.35)
9/18/2026	WREC	Invoice (Expense/AutoDraft)	R		($45.07)
9/18/2026	WREC	Invoice (Expense/AutoDraft)	R		($47.65)
9/18/2026	WREC	Invoice (Expense/AutoDraft)	R		($45.56)
9/18/2026	WREC	Invoice (Expense/AutoDraft)	R		($45.07)
9/18/2026	WREC	Invoice (Expense/AutoDraft)	R		($50.60)
9/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($74.09)
9/25/2026	Scoopy Poopy Doo LLC	Invoice Check		10048	($1,700.00)
9/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($875.00)
9/25/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($3,553.68)
9/25/2026	Agmenity	Invoice Check	R	10049	($27,347.75)
9/25/2026	Kai Connected LLC CDD	Invoice ACH	R		($2,416.67)

North AR-1 of Pasco Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
9/25/2026	Steadfast Alliance, LLC	Invoice Check	R	10050	($7,300.00)
9/25/2026	Straley Robin Vericker	Invoice Check	R	10051	($2,017.75)
9/25/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($204.36)
9/25/2026	Straley Robin Vericker	Invoice Check	R	10051	($2,790.00)
9/25/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($5,511.45)
9/25/2026	WREC	Invoice (Expense/AutoDraft)	R		($44.10)
9/25/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($8,433.36)
9/25/2026	Prince & Sons, Inc	Invoice ACH	R		($389.00)
9/25/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($792.00)
9/25/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($10,917.92)
9/25/2026	Prince & Sons, Inc	Invoice ACH	R		($19,456.00)
9/25/2026	Prince & Sons, Inc	Invoice ACH	R		($22,125.00)
9/25/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($1,432.08)
9/25/2026	Florida Commercial Care, INC.	Invoice ACH	R		($47,612.80)
9/25/2026	Prince & Sons, Inc	Invoice ACH	R		($442.00)
9/25/2026	Gig Fiber LLC - Streetleaf	Invoice ACH	R		($583.44)
9/25/2026	Scoopy Poopy Doo LLC	Invoice Check		10048	($1,700.00)
9/25/2026	Florida Commercial Care, INC.	Invoice ACH	R		($904.00)
9/25/2026	Prince & Sons, Inc	Invoice ACH	R		($106.90)
9/25/2026	Prince & Sons, Inc	Invoice ACH	R		($2,509.07)
9/25/2026	Prince & Sons, Inc	Invoice ACH	R		($736.56)
9/25/2026	Prince & Sons, Inc	Invoice ACH	R		($1,660.32)
9/25/2026	Florida Commercial Care, INC.	Invoice ACH	R		($1,145.32)
9/30/2026	September Interest	Interest	R	ACH	$1,413.14
				Total	**($287,513.44)**
				Balance as of 9/30/2026	**$331,864.04**

MMA BU #6836

	Balance as of 9/1/2026				**$32,781.64**
9/30/2026	September Interest	Interest	R	ACH	$88.93
				Total	**$88.93**
				Balance as of 9/30/2026	**$32,870.57**

Reserve BU #2578

	Balance as of 9/1/2026				**$121,840.59**

North AR-1 of Pasco Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
9/10/2026	Pasco County Utilities	Invoice (Expense/AutoDraft)	R		($11.00)
9/22/2026	North AR-1 CDD c/o US Bank	Invoice Check	R	10002	($7,792.74)
9/22/2026	North AR-1 CDD c/o US Bank	Invoice Check	R	10002	($18,840.94)
9/22/2026	North AR-1 CDD c/o US Bank	Invoice Check	R	10002	($17,876.87)
9/22/2026	North AR-1 CDD c/o US Bank	Invoice Check	R	10002	($31,154.48)
9/22/2026	North AR-1 CDD c/o US Bank	Invoice Check	R	10002	($8,437.83)
9/30/2026	Scoopy Poopy Doo LLC	Invoice (Expense/AutoDraft)	R		($1,700.00)
				Total	**($85,813.86)**
				Balance as of 9/30/2026	**$36,026.73**

Trust 2021 (AA1) Debt Service Reserve Account

	Balance as of 9/1/2026				**$265,318.75**
9/1/2026	September Interest	Interest	R	ACH	$754.05
9/2/2026	Transfer to Trust 2021 (AA1) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 273585004 DEBT SVC RESERVE ACCT EARNINGS REVENUE ACCT	Transfer Out	R	ACH	($754.05)
				Total	**$0.00**
				Balance as of 9/30/2026	**$265,318.75**

Trust 2021 (AA1) Prepayment Account

	Balance as of 9/1/2026				**$87.50**
9/1/2026	September Interest	Interest	R	ACH	$0.25
9/2/2026	Transfer to Trust 2021 (AA1) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 273585003	Transfer Out	R	ACH	($0.25)
				Total	**$0.00**
				Balance as of 9/30/2026	**$87.50**

Trust 2021 (AA1) Revenue Account

	Balance as of 9/1/2026				**$318,617.06**
9/1/2026	September Interest	Interest	R	ACH	$905.08
9/2/2026	Transfer from Trust 2021 (AA1) Debt Service Reserve Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 273585004 DEBT SVC RESERVE ACCT EARNINGS REVENUE ACCT	Transfer In	R	ACH	$754.05
9/2/2026	Transfer from Trust 2021 (AA1) Prepayment Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 273585003	Transfer In	R	ACH	$0.25
9/25/2026	Miscellaneous Receipt via Check, CHECK NO 0000010002 NORTH AR-1 PASCO 2021 REV ACCT CHECK DTD 9/22/2026 TKMARUS	Misc Deposit	R	10002	$18,840.94

North AR-1 of Pasco Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
				Total	**$20,500.32**
				Balance as of 9/30/2026	**$339,117.38**

Trust 2021A (AA2) Debt Service Reserve Account

	Balance as of 9/1/2026				**$145,091.88**
9/1/2026	September Interest	Interest	R	ACH	$412.39
9/2/2026	Transfer to Trust 2021A (AA2) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 268769004 DEBT SVC RESERVE ACCT EARNINGS TO REVENUE ACCT	Transfer Out	R	ACH	($412.39)
9/17/2026	Transfer to Trust 2021A (AA2) Prepayment Account - - Transfer from Another Account via Transfer, DSR EXCESS TO PREPAYMENT	Transfer Out	R	ACH	($12,541.88)
				Total	**($12,541.88)**
				Balance as of 9/30/2026	**$132,550.00**

Trust 2021A (AA2) Interest Account

	Balance as of 9/1/2026				**$2,137.80**
9/1/2026	September Interest	Interest	R	ACH	$5.66
				Total	**$5.66**
				Balance as of 9/30/2026	**$2,143.46**

Trust 2021A (AA2) Prepayment Account

	Balance as of 9/1/2026				**$155,682.29**
9/1/2026	September Interest	Interest	R	ACH	$475.25
9/2/2026	Transfer to Trust 2021A (AA2) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 268769003	Transfer Out	R	ACH	($475.25)
9/17/2026	Transfer from Trust 2021A (AA2) Debt Service Reserve Account - - Transfer from Another Account via Transfer, DSR EXCESS TO PREPAYMENT	Transfer In	R	ACH	$12,541.88
				Total	**$12,541.88**
				Balance as of 9/30/2026	**$168,224.17**

Trust 2021A (AA2) Revenue Account

	Balance as of 9/1/2026				**$93,906.42**
9/1/2026	September Interest	Interest	R	ACH	$265.07
9/2/2026	Transfer from Trust 2021A (AA2) Debt Service Reserve Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 268769004 DEBT SVC RESERVE ACCT EARNINGS TO REVENUE ACCT	Transfer In	R	ACH	$412.39
9/2/2026	Transfer from Trust 2021A (AA2) Prepayment Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 268769003	Transfer In	R	ACH	$475.25

North AR-1 of Pasco Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
9/25/2026	Miscellaneous Receipt via Check, CHECK NO 0000010002 NORTH AR-1 PASCO 2021 REV ACCT CHECK DTD 9/22/2026 TKMARUS	Misc Deposit	R	10002	$7,792.74
				Total	**$8,945.45**
				Balance as of 9/30/2026	**$102,851.87**

Trust 2023 (AA3) Debt Service Reserve Account

	Balance as of 9/1/2026				**$250,381.25**
9/1/2026	September Interest	Interest	R	ACH	$711.60
9/2/2026	Transfer to Trust 2023 (AA3) Revenue Account - - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 223264004 DEBT SVC RESERVE ACCT EARNINGS TO REVENUE ACCT	Transfer Out	R	ACH	($711.60)
9/17/2026	Transfer to Trust 2023 (AA3) Prepayment Account - Transfer from Another Account via Transfer, DSR EXCESS TO PREPAYMENT	Transfer Out	R	ACH	($703.12)
				Total	**($703.12)**
				Balance as of 9/30/2026	**$249,678.13**

Trust 2023 (AA3) Prepayment Account

	Balance as of 9/1/2026				**$1,132.81**
9/1/2026	September Interest	Interest	R	ACH	$6.89
9/2/2026	Transfer to Trust 2023 (AA3) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 223264003	Transfer Out	R	ACH	($6.89)
9/17/2026	Transfer from Trust 2023 (AA3) Debt Service Reserve Account - Transfer from Another Account via Transfer, DSR EXCESS TO PREPAYMENT	Transfer In	R	ACH	$703.12
				Total	**$703.12**
				Balance as of 9/30/2026	**$1,835.93**

Trust 2023 (AA3) Revenue Account

	Balance as of 9/1/2026				**$217,962.19**
9/1/2026	September Interest	Interest	R	ACH	$619.14
9/2/2026	Transfer from Trust 2023 (AA3) Prepayment Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 223264003	Transfer In	R	ACH	$6.89
9/2/2026	Transfer from Trust 2023 (AA3) Debt Service Reserve Account - - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 223264004 DEBT SVC RESERVE ACCT EARNINGS TO REVENUE ACCT	Transfer In	R	ACH	$711.60
9/25/2026	- Miscellaneous Receipt via Check, CHECK NO 0000010002 NORTH AR-1 PASCO 2023 REV ACCT CHECK DTD 9/22/2026 TKMARU	Misc Deposit	R	10001	$17,876.87
				Total	**$19,214.50**
				Balance as of 9/30/2026	**$237,176.69**

North AR-1 of Pasco Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
Trust 2024 (AA4) Debt Service Reserve Account					
	Balance as of 9/1/2026				**$480,118.75**
9/1/2026	September Interest	Interest	R	ACH	$1,364.53
9/2/2026	Transfer to Trust 2024 (AA4) Revenue Account - - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 235448004 MONTHLY DSR INTEREST EARNINGS	Transfer Out	R	ACH	($1,364.53)
				Total	**$0.00**
				Balance as of 9/30/2026	**$480,118.75**
Trust 2024 (AA4) Prepayment Account					
	Balance as of 9/1/2026				**$1,359.57**
9/1/2026	September Interest	Interest	R	ACH	$3.86
9/2/2026	Transfer to Trust 2024 (AA4) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 235448003	Transfer Out	R	ACH	($3.86)
				Total	**$0.00**
				Balance as of 9/30/2026	**$1,359.57**
Trust 2024 (AA4) Revenue Account					
	Balance as of 9/1/2026				**$8,298.39**
9/1/2026	September Interest	Interest	R	ACH	$23.20
9/2/2026	Transfer from Trust 2024 (AA4) Debt Service Reserve Account - - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 235448004 MONTHLY DSR INTEREST EARNINGS	Transfer In	R	ACH	$1,364.53
9/2/2026	Transfer from Trust 2024 (AA4) Prepayment Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 235448003	Transfer In	R	ACH	$3.86
9/25/2026	Miscellaneous Receipt via Check, CHECK NO 0000010002 NORTH AR-1 PA	Misc Deposit	R	10002	$8,437.83
				Total	**$9,829.42**
				Balance as of 9/30/2026	**$18,127.81**
Trust 2024A (AA5) Debt Service Reserve Account					
	Balance as of 9/1/2026				**$1,148,450.00**
9/1/2026	September Interest	Interest	R	ACH	$3,263.97
9/2/2026	Transfer to Trust 2024A (AA5) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 228954004	Transfer Out	R	ACH	($3,263.97)
9/17/2026	Transfer to Trust 2024A (AA5) Prepayment Account - Transfer from Another Account via Transfer, DSR EXCESS TO PREPAYMENT	Transfer Out	R	ACH	($58,200.00)
				Total	**($58,200.00)**
				Balance as of 9/30/2026	**$1,090,250.00**

North AR-1 of Pasco Community Development District

Bank Register Report 9/1/2026 - 9/30/2026

Date	Description	Type	R	Check No	Amount
Trust 2024A (AA5) Interest Account					
	Balance as of 9/1/2026				**$7,304.75**
9/1/2026	September Interest	Interest	R	ACH	$11.22
				Total	**$11.22**
				Balance as of 9/30/2026	**$7,315.97**
Trust 2024A (AA5) Prepayment Account					
	Balance as of 9/1/2026				**$328,716.15**
9/1/2026	September Interest	Interest	R	ACH	$623.73
9/2/2026	Transfer to Trust 2024A (AA5) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 228954003	Transfer Out	R	ACH	($623.73)
9/17/2026	Transfer from Trust 2024A (AA5) Debt Service Reserve Account - Transfer from Another Account via Transfer, DSR EXCESS TO PREPAYMENT	Transfer In	R	ACH	$58,200.00
				Total	**$58,200.00**
				Balance as of 9/30/2026	**$386,916.15**
Trust 2024A (AA5) Revenue Account					
	Balance as of 9/1/2026				**$460,011.60**
9/1/2026	September Interest	Interest	R	ACH	$1,305.16
9/1/2026	Transfer from Operating VNB #5763 - Trf ACH DEBIT REF 2441646L FUNDS TRANSFER TO DEP XXXX6635 FROM 9127765763 09/02/2026	Transfer In	R	ACH	$8,400.00
9/2/2026	Transfer from Trust 2024A (AA5) Prepayment Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 228954003	Transfer In	R	ACH	$623.73
9/2/2026	Transfer from Trust 2024A (AA5) Debt Service Reserve Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 228954004	Transfer In	R	ACH	$3,263.97
9/25/2026	- Miscellaneous Receipt via Check, CHECK NO 0000010002 NORTH AR-1 PASCO 2024 REV ACCT CHECK DTD 9/22/2026 TKMARU	Misc Deposit	R	10002	$31,154.48
				Total	**$44,747.34**
				Balance as of 9/30/2026	**$504,758.94**

North AR-1 of Pasco Community Development District

Bank Account Reconciliation for Period 9/30/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating VNB #5763	374,719.54	-42,855.50	331,864.04	331,864.04	Balanced
MMA BU #6836	32,870.57	0.00	32,870.57	32,870.57	Balanced
Reserve BU #2578	36,026.73	0.00	36,026.73	36,026.73	Balanced
Trust 2021 (AA1) Revenue Account	339,117.38	0.00	339,117.38	339,117.38	Balanced
Trust 2021 (AA1) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2021 (AA1) Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2021 (AA1) Prepayment Account	87.50	0.00	87.50	87.50	Balanced
Trust 2021 (AA1) Debt Service Reserve Account	265,318.75	0.00	265,318.75	265,318.75	Balanced
Trust 2021 (AA1) Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced
Trust 2021A (AA2) Revenue Account	102,851.87	0.00	102,851.87	102,851.87	Balanced
Trust 2021A (AA2) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2021A (AA2) Interest Account	2,143.46	0.00	2,143.46	2,143.46	Balanced
Trust 2021A (AA2) Prepayment Account	168,224.17	0.00	168,224.17	168,224.17	Balanced
Trust 2021A (AA2) Debt Service Reserve Account	132,550.00	0.00	132,550.00	132,550.00	Balanced
Trust 2021A (AA2) Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced
Trust 2023 (AA3) Revenue Account	237,176.69	0.00	237,176.69	237,176.69	Balanced
Trust 2023 (AA3) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2023 (AA3) Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2023 (AA3) Prepayment Account	1,835.93	0.00	1,835.93	1,835.93	Balanced
Trust 2023 (AA3) Debt Service Reserve Account	249,678.13	0.00	249,678.13	249,678.13	Balanced
Trust 2023 (AA3) Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA4) Revenue Account	18,127.81	0.00	18,127.81	18,127.81	Balanced
Trust 2024 (AA4) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024 (AA4) Interest Account	0.40	0.00	0.40	0.40	Balanced
Trust 2024 (AA4) Prepayment Account	1,359.57	0.00	1,359.57	1,359.57	Balanced

North AR-1 of Pasco Community Development District

Bank Account Reconciliation for Period 9/30/2026

Trust 2024 (AA4) Debt Service Reserve Account	480,118.75	0.00	480,118.75	480,118.75	Balanced
Trust 2024 (AA4) Acquisition & Construction Account	0.22	0.00	0.22	0.22	Balanced
Trust 2024A (AA5) Revenue Account	504,758.94	0.00	504,758.94	504,758.94	Balanced
Trust 2024A (AA5) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024A (AA5) Interest Account	7,315.97	0.00	7,315.97	7,315.97	Balanced
Trust 2024A (AA5) Prepayment Account	386,916.15	0.00	386,916.15	386,916.15	Balanced
Trust 2024A (AA5) Debt Service Reserve Account	1,090,250.00	0.00	1,090,250.00	1,090,250.00	Balanced
Trust 2024A (AA5) Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced
Trust 2024A (AA5) Capitalized Interest	0.00	0.00	0.00	0.00	Balanced

Unreconciled Items

Date	Description	Check No	Amount
Operating VNB #5763			
9/25/2026	Scoopy Poopy Doo LLC	10048	-1,700.00
9/25/2026	Agmenity	10049	-27,347.75
9/25/2026	Steadfast Alliance, LLC	10050	-7,300.00
9/25/2026	Straley Robin Vericker	10051	-2,017.75
9/25/2026	Straley Robin Vericker	10051	-2,790.00
9/25/2026	Scoopy Poopy Doo LLC	10048	-1,700.00
	Total Operating VNB #5763		**-42,855.50**

Reconciled Items

Date	Description	Check No	Amount
Operating VNB #5763			
9/1/2026	Withlacoochee River - Credit Balance Refund Act# 2328391	40445144	296.04
9/30/2026	September Interest		1,413.14
8/26/2026	Trimmers Holiday Décor LLC	10041	-10,870.00
8/26/2026	Business Observer, Inc.	10042	-70.00
8/26/2026	Optic Systems	10044	-360.00
8/31/2026	Pinnacle Holdings XIV, LCC	10046	-183.00

North AR-1 of Pasco Community Development District

Bank Account Reconciliation for Period 9/30/2026

Date	Description	Check No	Amount
9/1/2026	Transfer to Trust 2024A (AA5) Revenue Account - Trf ACH DEBIT REF 2441646L FUNDS TRANSFER TO DEP XXXX6635 FROM 9127765763 09/02/2026		-8,400.00
9/4/2026	WREC		-44.84
9/4/2026	WREC		-43.48
9/4/2026	WREC		-50.97
9/4/2026	WREC		-51.58
9/4/2026	WREC		-1,244.45
9/4/2026	WREC		-109.54
9/10/2026	Agmenity	10047	-27,221.16
9/10/2026	Agmenity	10047	-26,828.77
9/10/2026	Gig Fiber LLC - Streetleaf	ACH	-1,326.00
9/10/2026	Stantec Consulting Services Inc.	ACH	-8,437.50
9/10/2026	Prince & Sons, Inc	ACH	-505.00
9/10/2026	Prince & Sons, Inc	ACH	-812.50
9/10/2026	Prince & Sons, Inc	ACH	-725.00
9/10/2026	Prince & Sons, Inc	ACH	-2,800.00
9/10/2026	Prince & Sons, Inc	ACH	-2,320.00
9/15/2026	Angeline Welcome Center	ACH	-32,481.00
9/15/2026	Engage PEO - BOS MTG 09/30/2026	H127264	-762.91
9/18/2026	WREC		-43.35
9/18/2026	WREC		-45.07
9/18/2026	WREC		-47.65
9/18/2026	WREC		-45.56
9/18/2026	WREC		-45.07
9/18/2026	WREC		-50.60
9/25/2026	Kai Connected LLC CDD	ACH	-74.09
9/25/2026	Kai Connected LLC CDD	ACH	-875.00
9/25/2026	Gig Fiber LLC - Streetleaf	ACH	-3,553.68
9/25/2026	Kai Connected LLC CDD	ACH	-2,416.67
9/25/2026	Gig Fiber LLC - Streetleaf	ACH	-204.36
9/25/2026	Gig Fiber LLC - Streetleaf	ACH	-5,511.45
9/25/2026	WREC		-44.10
9/25/2026	Gig Fiber LLC - Streetleaf	ACH	-8,433.36
9/25/2026	Prince & Sons, Inc	ACH	-389.00
9/25/2026	Gig Fiber LLC - Streetleaf	ACH	-792.00
9/25/2026	Gig Fiber LLC - Streetleaf	ACH	-10,917.92
9/25/2026	Prince & Sons, Inc	ACH	-19,456.00
9/25/2026	Prince & Sons, Inc	ACH	-22,125.00
9/25/2026	Gig Fiber LLC - Streetleaf	ACH	-1,432.08
9/25/2026	Florida Commercial Care, INC.	ACH	-47,612.80
9/25/2026	Prince & Sons, Inc	ACH	-442.00

North AR-1 of Pasco Community Development District

Bank Account Reconciliation for Period 9/30/2026

Date	Description	Check No	Amount
9/25/2026	Gig Fiber LLC - Streetleaf	ACH	-583.44
9/25/2026	Florida Commercial Care, INC.	ACH	-904.00
9/25/2026	Prince & Sons, Inc	ACH	-106.90
9/25/2026	Prince & Sons, Inc	ACH	-2,509.07
9/25/2026	Prince & Sons, Inc	ACH	-736.56
9/25/2026	Prince & Sons, Inc	ACH	-1,660.32
9/25/2026	Florida Commercial Care, INC.	ACH	-1,145.32
	Total Operating VNB #5763		**-256,140.94**

MMA BU #6836

9/30/2026	September Interest		88.93
	Total MMA BU #6836		**88.93**

Reserve BU #2578

9/10/2026	Pasco County Utilities		-11.00
9/22/2026	North AR-1 CDD c/o US Bank	10002	-7,792.74
9/22/2026	North AR-1 CDD c/o US Bank	10002	-18,840.94
9/22/2026	North AR-1 CDD c/o US Bank	10002	-17,876.87
9/22/2026	North AR-1 CDD c/o US Bank	10002	-31,154.48
9/22/2026	North AR-1 CDD c/o US Bank	10002	-8,437.83
9/30/2026	Scoopy Poopy Doo LLC		-1,700.00
	Total Reserve BU #2578		**-85,813.86**

Trust 2021 (AA1) Debt Service Reserve Account

9/1/2026	September Interest		754.05
9/2/2026	Transfer to Trust 2021 (AA1) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 273585004 DEBT SVC RESERVE ACCT EARNINGS REVENUE ACCT		-754.05
	Total Trust 2021 (AA1) Debt Service Reserve Account		**0.00**

Trust 2021 (AA1) Prepayment Account

9/1/2026	September Interest		0.25
9/2/2026	Transfer to Trust 2021 (AA1) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 273585003		-0.25
	Total Trust 2021 (AA1) Prepayment Account		**0.00**

Trust 2021 (AA1) Revenue Account

9/1/2026	September Interest		905.08

North AR-1 of Pasco Community Development District

Bank Account Reconciliation for Period 9/30/2026

Date	Description	Check No	Amount
9/2/2026	Transfer from Trust 2021 (AA1) Debt Service Reserve Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 273585004 DEBT SVC RESERVE ACCT EARNINGS REVENUE ACCT		754.05
9/2/2026	Transfer from Trust 2021 (AA1) Prepayment Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 273585003		0.25
9/25/2026	Miscellaneous Receipt via Check, CHECK NO 0000010002 NORTH AR-1 PASCO 2021 REV ACCT CHECK DTD 9/22/2026 TKMARUS	10002	18,840.94
	Total Trust 2021 (AA1) Revenue Account		**20,500.32**

Trust 2021A (AA2) Debt Service Reserve Account

9/1/2026	September Interest		412.39
9/2/2026	Transfer to Trust 2021A (AA2) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 268769004 DEBT SVC RESERVE ACCT EARNINGS TO REVENUE ACCT		-412.39
9/17/2026	Transfer to Trust 2021A (AA2) Prepayment Account - - Transfer from Another Account via Transfer, DSR EXCESS TO PREPAYMENT		-12,541.88
	Total Trust 2021A (AA2) Debt Service Reserve Account		**-12,541.88**

Trust 2021A (AA2) Interest Account

9/1/2026	September Interest		5.66
	Total Trust 2021A (AA2) Interest Account		**5.66**

Trust 2021A (AA2) Prepayment Account

9/1/2026	September Interest		475.25
9/17/2026	Transfer from Trust 2021A (AA2) Debt Service Reserve Account - - Transfer from Another Account via Transfer, DSR EXCESS TO PREPAYMENT		12,541.88
9/2/2026	Transfer to Trust 2021A (AA2) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 268769003		-475.25
	Total Trust 2021A (AA2) Prepayment Account		**12,541.88**

Trust 2021A (AA2) Revenue Account

9/1/2026	September Interest		265.07
9/2/2026	Transfer from Trust 2021A (AA2) Debt Service Reserve Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 268769004 DEBT SVC RESERVE ACCT EARNINGS TO REVENUE ACCT		412.39
9/2/2026	Transfer from Trust 2021A (AA2) Prepayment Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 268769003		475.25
9/25/2026	Miscellaneous Receipt via Check, CHECK NO 0000010002 NORTH AR-1 PASCO 2021 REV ACCT CHECK DTD 9/22/2026 TKMARUS	10002	7,792.74
	Total Trust 2021A (AA2) Revenue Account		**8,945.45**

Trust 2023 (AA3) Debt Service Reserve Account

North AR-1 of Pasco Community Development District

Bank Account Reconciliation for Period 9/30/2026

Date	Description	Check No	Amount
9/1/2026	September Interest		711.60
9/2/2026	Transfer to Trust 2023 (AA3) Revenue Account - - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 223264004 DEBT SVC RESERVE ACCT EARNINGS TO REVENUE ACCT		-711.60
9/17/2026	Transfer to Trust 2023 (AA3) Prepayment Account - Transfer from Another Account via Transfer, DSR EXCESS TO PREPAYMENT		-703.12
	Total Trust 2023 (AA3) Debt Service Reserve Account		**-703.12**

Trust 2023 (AA3) Prepayment Account

9/1/2026	September Interest		6.89
9/17/2026	Transfer from Trust 2023 (AA3) Debt Service Reserve Account - Transfer from Another Account via Transfer, DSR EXCESS TO PREPAYMENT		703.12
9/2/2026	Transfer to Trust 2023 (AA3) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 223264003		-6.89
	Total Trust 2023 (AA3) Prepayment Account		**703.12**

Trust 2023 (AA3) Revenue Account

9/1/2026	September Interest		619.14
9/2/2026	Transfer from Trust 2023 (AA3) Prepayment Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 223264003		6.89
9/2/2026	Transfer from Trust 2023 (AA3) Debt Service Reserve Account - - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 223264004 DEBT SVC RESERVE ACCT EARNINGS TO REVENUE ACCT		711.60
9/25/2026	- Miscellaneous Receipt via Check, CHECK NO 0000010002 NORTH AR-1 PASCO 2023 REV ACCT CHECK DTD 9/22/2026 TKMARU	10001	17,876.87
	Total Trust 2023 (AA3) Revenue Account		**19,214.50**

Trust 2024 (AA4) Debt Service Reserve Account

9/1/2026	September Interest		1,364.53
9/2/2026	Transfer to Trust 2024 (AA4) Revenue Account - - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 235448004 MONTHLY DSR INTEREST EARNINGS		-1,364.53
	Total Trust 2024 (AA4) Debt Service Reserve Account		**0.00**

Trust 2024 (AA4) Prepayment Account

9/1/2026	September Interest		3.86
9/2/2026	Transfer to Trust 2024 (AA4) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 235448003		-3.86
	Total Trust 2024 (AA4) Prepayment Account		**0.00**

Trust 2024 (AA4) Revenue Account

North AR-1 of Pasco Community Development District

Bank Account Reconciliation for Period 9/30/2026

Date	Description	Check No	Amount
9/1/2026	September Interest		23.20
9/2/2026	Transfer from Trust 2024 (AA4) Debt Service Reserve Account - - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 235448004 MONTHLY DSR INTEREST EARNINGS		1,364.53
9/2/2026	Transfer from Trust 2024 (AA4) Prepayment Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 235448003		3.86
9/25/2026	Miscellaneous Receipt via Check, CHECK NO 0000010002 NORTH AR-1 PA	10002	8,437.83
	Total Trust 2024 (AA4) Revenue Account		**9,829.42**

Trust 2024A (AA5) Debt Service Reserve Account

9/1/2026	September Interest		3,263.97
9/2/2026	Transfer to Trust 2024A (AA5) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 228954004		-3,263.97
9/17/2026	Transfer to Trust 2024A (AA5) Prepayment Account - Transfer from Another Account via Transfer, DSR EXCESS TO PREPAYMENT		-58,200.00
	Total Trust 2024A (AA5) Debt Service Reserve Account		**-58,200.00**

Trust 2024A (AA5) Interest Account

9/1/2026	September Interest		11.22
	Total Trust 2024A (AA5) Interest Account		**11.22**

Trust 2024A (AA5) Prepayment Account

9/1/2026	September Interest		623.73
9/17/2026	Transfer from Trust 2024A (AA5) Debt Service Reserve Account - Transfer from Another Account via Transfer, DSR EXCESS TO PREPAYMENT		58,200.00
9/2/2026	Transfer to Trust 2024A (AA5) Revenue Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 228954003		-623.73
	Total Trust 2024A (AA5) Prepayment Account		**58,200.00**

Trust 2024A (AA5) Revenue Account

9/1/2026	September Interest		1,305.16
9/1/2026	Transfer from Operating VNB #5763 - Trf ACH DEBIT REF 2441646L FUNDS TRANSFER TO DEP XXXX6635 FROM 9127765763 09/02/2026		8,400.00
9/2/2026	Transfer from Trust 2024A (AA5) Prepayment Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 228954003		623.73
9/2/2026	Transfer from Trust 2024A (AA5) Debt Service Reserve Account - Transfer from Another Account via Transfer, INCOME TRANSFER FROM 228954004		3,263.97
9/25/2026	- Miscellaneous Receipt via Check, CHECK NO 0000010002 NORTH AR-1 PASCO 2024 REV ACCT CHECK DTD 9/22/2026 TKMARU	10002	31,154.48
	Total Trust 2024A (AA5) Revenue Account		**44,747.34**

EXHIBIT 7

AGENDA

Steadfast Contractors Alliance DBA
Steadfast Alliance
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

Quote

#EST000130

10/22/2026

Bill To

Community Development District
North AR-1 of Pasco
1540 International Parkway
Suite 2000
Lake Mary FL 32746
United States

Ship To

Community Development District
North AR-1 of Pasco
1540 International Parkway
Suite 2000
Lake Mary FL 32746
United States

TOTAL

$4,500.00

Expires: 11/21/2026

Expires	Sales Rep
11/21/2026	

Description of Work

North AR-1 CDD Banyan Breeze Erosion Repair Addendum

Repair of the additional area noted behind 10600 Banyan Breeze Blvd. To be performed at the same time and using the same methodology as the repair previously approved for Banyan Breeze Blvd.

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Quantity	Item	Rate	Amount
1	**Pond Bank Repair** Additional Repair - Repair of the washout behind 10600 Banyan Breeze Blvd, using the same method previously approved.	$4,500.00	$4,500.00
		Subtotal	$4,500.00
		Tax Total (%)	
		Total	$4,500.00

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

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

Accepted this _____ day of _____ , 20 _____

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____

EST000130

EXHIBIT 8

AGENDA

DEFENDANT COPY

OFFICE OF NIKKI ALVAREZ-SOWLES, ESQ.
PASCO COUNTY CLERK & COMPTROLLER

COUNTY COURT, PASCO COUNTY, FLORIDA - CRIMINAL DIVISION

STATE OF FLORIDA VS NORTH AR-1 OF PASCO COMMUNITY C/O ROBERT STONE 10/30/2026

Cases:	Div:	Charge:
2026CO002723COAXWS	SECTION 19	OVERGROWN CONDITIONS

NOTICE OF LOCAL ORDINANCE VIOLATION ARRAIGNMENT

THE ABOVE NUMBERED CASE(S) IS HEREBY SET AT 09:00 A.M.
BEFORE THE HONORABLE ANNE WANSBORO
AT: 1C NPR Courtroom
West Pasco Judicial Center
7530 Little Road
New Port Richey, FL 34654

ON: Friday, December 11, 2026

You are further notified that Court Costs and other Assessable Costs, including Public Defender fees up to the maximum authorized by F.S. 27.5304, may be assessed against you and you may be heard regarding them.

All interested parties listed below are hereby notified of said LOCAL ORDINANCE VIOLATION ARRAIGNMENT date.

PROPER DRESS IS REQUIRED, OR YOU MAY BE HELD IN CONTEMPT OR REFUSED ADMITTANCE. NO SHORTS, UNDERSHIRTS, TANK TOPS, ETC.

2026CO002723COAXWS 10-30-2026 06:01 AM
Nikki Alvarez-Sowles, Esq.
Pasco County Clerk & Comptroller
2026CO002723COAXWS 10-30-2026 06:01 AM

CC:
TO: NORTH AR-1 OF PASCO COMMUNITY C/O ROBERT STONE DEFENDANT
2502 N ROCKY POINT DR STE 1000
TAMPA, FL 33607

Scan the QR code and sign up to receive electronic notifications of upcoming court dates for this case.

enotify.flcourts.org

See reverse for disability accommodation information.

NORTH AR-1 OF PASCO COMMUNITY C/O ROBERT STONE DEFENDANT
2502 N ROCKY POINT DR STE 1000
TAMPA, FL 33607

FOR PROCEEDINGS BEFORE THE COURTS OF PASCO COUNTY

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact either the Pasco County Customer Service Center, 8731 Citizens Drive, New Port Richey, FL 34654, (727) 847-2411 (V) or the Pasco County Risk Management Office, 7536 State Street, New Port Richey, FL 34654, (727) 847-8028 (V) at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

To schedule a Spoken Language Court Interpreter, please complete the form at the link below:

Spoken Language Court Interpreter Request Form

https://fs30.formsite.com/Pinellas8/Interpreter/index.html

Please e-mail Court Administration for any questions relating to interpreters or cost estimates.

Pasco: pascointerpreter@jud6.org

Para solicitar un intérprete judicial en lenguaje hablado, favor de llenar la solicitud en el enlace a continuación:

Solicitud para un Intérprete Judicial de idioma hablado

https://fs30.formsite.com/Pinellas8/Interpreter-sp/index.html

Favor de escribir un correo electrónico a la Administración Judicial con cualquier pregunta relacionada a los intérpretes o para un estimado de costos.

Pasco: pascointerpreter@jud6.org

PASCO COUNTY ORDINANCE CITATION

Agency No. CODE-26-007105 | Court Case No. **51-2026- -COAWS** | The undersigned officer certifies that on **10-27-2026** (Month, Day, Year) at **4:40PM** (Time)

Defendant (Last, First, Middle, Alias) | Social Security No. | SPN No.

NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT C/O ROBERT STONE

DOB | Sex | Race | Height | Weight | Hair | Eyes | Driver's License No.

Location of Violation: **17068 TOPSAIL HILL AVENUE LAND O LAKES, FL 34638**

Defendant's Physical Residence (Street, City, State, Zip Code): **2502 N ROCKY POINT DR STE 1000 TAMPA, FL 33607**

Alternate Mailing Address for Defendant (Street, City, State, Zip Code) | Home Telephone | Work Telephone: **813-474-7646** | Cell Phone

The above-named person did violate the following provision of the Pasco County Code of Ordinances/Land Development Code:

☐ **Inoperative/Wrecked/Unlicensed Vehicles**	☐ **Commercial Vehicles**	☐ **Accumulation of Junk/Debris**
§ 106.54 ☐ Mandatory Court* (if checked)	§ 530.16 ☐ Mandatory Court* (if checked)	§ 530.8 ☐ Mandatory Court* (if checked)
Class II Counts Offense	Class VI Counts Offense	Class II Counts Offense
☐ **RV's, Boats, Trailers**	☐ **Zoning Violation**	☐ **Illegal Watering**
§ 530.5 ☐ Mandatory Court* (if checked)	§ ☐ Mandatory Court* (if checked)	§ 62-98 ☐ Mandatory Court* (if checked)
Class II Counts Offense	Class VI Counts Offense	Class II Counts Offense
☒ **Other Overgrown Conditions**	☐ **Prohibited Signs**	☐ **Tree Removal/Protection Violation**
§ **42-1** ☒ Mandatory Court* (if checked)	§ 406.1. ☐ Mandatory Court* (if checked)	§ 802. ☐ Mandatory Court* (if checked)
Class **I** **1** Counts **1ST** Offense	Class Counts Offense	Class Counts Offense

Officer's Statement of Facts Concerning Violation: **DEFENDANT WAS PREVIOUSLY WARNED ON 9-25-2026 CASE# CODE-26-007105 FOR OVERGROWN GRASS AND WEEDS ON THE PROPERTY AND FAILING TO MOW A 30-FOOT BUFFER FROM ADJACENT DEVELOPED PARCELS. I RETURNED TO THIS PROPERTY AND OBSERVED NO LAWN MAINTENANCE HAS BEEN PERFORMED. 1 COUNT EQUALS $150.00 PLUS COURT COSTS.**

☒ Photographic Evidence

Physical Description (Defendant - tattoos, scars, features)

Witness (Name, Address)

I swear and affirm that the above statements are true and correct to the best of my knowledge and belief.

10-28-2026 Date of Issue | **3:00PM** Time of Issue | SCHEIDEGGER/CEO | Supervisory Approval

ARRAIGNMENT INFORMATION

12-11-2026 @ 9:00AM Date and Time

*** YOU ARE REQUIRED TO APPEAR AT ARRAIGNMENT ON ANY CHARGE MARKED "MANDATORY COURT"; FOR ALL OTHER CHARGES, YOU MUST EITHER PAY THE CITATION OR APPEAR FOR ARRAIGNMENT.**

☐ Robert D. Sumner Judicial Center, 38053 Live Oak Avenue, Dade City
☒ West Pasco Judicial Center, 7530 Little Road, New Port Richey

THIS IS AN ACTION FOR GOVERNMENTAL ABATEMENT, PROHIBITION, PREVENTION, OR REMEDIATION OF A PUBLIC NUISANCE AT COMMON LAW AND/OR A NOXIOUS USE OF PRIVATE PROPERTY. FAILURE TO COMPLY WITH THE INSTRUCTIONS TO PERSONS CITED (SET FORTH ON THE SUPPLEMENTAL PAGE ACCOMPANYING THIS CITATION) MAY RESULT IN A JUDGMENT ENTERED AGAINST YOU IN AN AMOUNT OF UP TO $500.00 OR A WARRANT BEING ISSUED FOR YOUR ARREST. ANY PERSON WHO WILLFULLY REFUSES TO SIGN AND ACCEPT A CITATION ISSUED BY AN OFFICER MAY BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE, IN ACCORDANCE WITH FLORIDA STATUTES (F.S.) 828 27(5), PUNISHABLE AS PROVIDED IN F.S. 775.082, 775.084, YOUR SIGNATURE IS NOT AN ADMISSION OF GUILT, SEE F.S. 901.15(1) FOR AUTHORITY OF LEO TO ARREST FOR ORDINANCE VIOLATION.

FINE AMOUNT	=	$MANDATORY
COURT COST	=	$MANDATORY
TOTAL FINE AMOUNT	=	$MANDATORY

4589 0710 5270 3683 4962 66 — Defendant's Signature | 10-28-26 — Date

SUPPLEMENTAL INSTRUCTIONS FOR PERSONS ISSUED COUNTY ORDINANCE VIOLATION CITATION(S)

YOU HAVE RECIEVED CITATION(S) FOR A COUNTY ORDINANCE VIOLATION(S). YOU HAVE THE OPTION TO EITHER PAY THE FINE LISTED AT THE BOTTOM OF THE CITATION PRIOR TO YOUR COURT DATE OR APPEAR IN COURT, UNLESS THE CITATION IS MARKED MANDATORY COURT. IF IT IS MARKED MANDATORY COURT YOU MUST ATTEND THE SCHEDULED COURT DATE.

IF YOU WOULD LIKE TO DISCUSS YOUR CASE AND ANY POTENTIAL RESOLUTIONS YOU MAY HAVE PRIOR TO YOUR SCHEDULED COURT DATE YOU CAN CONTACT THE COUNTY ATTORNEY'S OFFICE EITHER BY SENDING AN EMAIL TO ORDINANCECITATIONS@PASCOCOUNTYFL.NET OR CALLING ATTORNEYS

Samuel B. Boundy
Assistant County Attorney
8731 Citizens Dr, Suite 340
New Port Richey, FL 34654
Phone: 727-847-8120

Jessica L Rodriguez
Assistant County Attorney
8731 Citizens Dr, Suite 340
New Port Richey, FL 34654
Phone: 727-847-8120

Note: Please allow a minimum of 3 days for your citation to appear in the system before calling the County Attorney's Office

ANGELINE PHASE 2B

BEING A PORTION OF SECTIONS 18, 19, AND 20, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 96 PAGE 27

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERN MOST CORNER OF ANGELINE PHASES 1A, 1B, 1C, AND 1D AS RECORDED IN PLAT BOOK 87, PAGE 72 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE SOUTH 09°13'40" EAST, A DISTANCE OF 282.12 FEET; THENCE SOUTH 23°31'53" EAST, A DISTANCE OF 470.53 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 569.71 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 437.48 FEET; THENCE SOUTH 09°38'08" WEST, A DISTANCE OF 119.38 FEET; THENCE SOUTH 80°21'52" EAST, A DISTANCE OF 70.00 FEET; THENCE NORTH 09°38'08" EAST, A DISTANCE OF 131.27 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 179.92 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 26.43 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,227.00 FEET, A CENTRAL ANGLE OF 00°40'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°41'13" EAST 26.43 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 157.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 222.00 FEET, A CENTRAL ANGLE OF 40°39'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 07°00'42" EAST 154.25 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 113.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,227.00 FEET, A CENTRAL ANGLE OF 02°55'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 10°27'32" EAST 113.68 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 33.21 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 122.00 FEET, A CENTRAL ANGLE OF 15°35'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 20°18'59" WEST 33.10 FEET; THENCE SOUTH 28°06'51" WEST, A DISTANCE OF 32.17 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 115.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 142.00 FEET, A CENTRAL ANGLE OF 46°41'08", AND A CHORD BEARING AND DISTANCE OF SOUTH 51°27'25" WEST 112.53 FEET; THENCE SOUTH 74°47'58" WEST, A DISTANCE OF 7.89 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 7.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 828.00 FEET, A CENTRAL ANGLE OF 00°30'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 74°32'46" WEST 7.32 FEET TO A POINT ON A CURVE TO THE LEFT, AND THE POINT OF BEGINNING; THENCE SOUTH 15°12'02" EAST, A DISTANCE OF 93.97 FEET; THENCE NORTH 74°47'58" EAST, A DISTANCE OF 31.63 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE EASTERLY 74.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 92.00 FEET, A CENTRAL ANGLE OF 46°14'56", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°04'34" EAST 72.26 FEET; THENCE SOUTH 58°57'06" EAST, A DISTANCE OF 33.19 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 42.71 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 172.00 FEET, A CENTRAL ANGLE OF 14°13'33", AND A CHORD BEARING AND DISTANCE OF SOUTH 51°50'19" EAST 42.60 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 18.51 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 7,923.00 FEET, A CENTRAL ANGLE OF 00°08'02", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°16'41" EAST 18.51 FEET; THENCE SOUTH 71°47'20" WEST, A DISTANCE OF 146.41 FEET; THENCE SOUTH 43°32'35" WEST, A DISTANCE OF 634.46 FEET; THENCE SOUTH 00°00'25" WEST, A DISTANCE OF 389.68 FEET; THENCE NORTH 78°29'29" WEST, A DISTANCE OF 149.15 FEET; THENCE NORTH 89°04'07" WEST, A DISTANCE OF 335.54 FEET; THENCE NORTH 53°37'52" WEST, A DISTANCE OF 240.33 FEET; THENCE NORTH 73°11'18" WEST, A DISTANCE OF 407.17 FEET; THENCE SOUTH 85°45'56" WEST, A DISTANCE OF 309.06 FEET; THENCE SOUTH 81°30'08" WEST, A DISTANCE OF 340.35 FEET; THENCE NORTH 89°04'07" WEST, A DISTANCE OF 335.75 FEET; THENCE SOUTH 75°03'06" WEST, A DISTANCE OF 407.19 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 882.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,000.00 FEET, A CENTRAL ANGLE OF 25°17'26", AND A CHORD BEARING AND DISTANCE OF NORTH 80°21'59" WEST 875.66 FEET; THENCE NORTH 12°29'22" WEST, A DISTANCE OF 391.00 FEET; THENCE NORTH 04°32'42" WEST, A DISTANCE OF 562.16 FEET; THENCE NORTH 31°30'44" EAST, A DISTANCE OF 142.72 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 203.66 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1,221.29 FEET; THENCE SOUTH 78°07'48" EAST, A DISTANCE OF 1,356.87 FEET; THENCE SOUTH 68°30'17" EAST, A DISTANCE OF 161.99 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 33.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 06°53'01", AND A CHORD BEARING AND DISTANCE OF NORTH 18°03'13" EAST 33.02 FEET; THENCE SOUTH 76°42'14" EAST, A DISTANCE OF 50.01 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 35.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 80°57'32", AND A CHORD BEARING AND DISTANCE OF SOUTH 26°04'13" EAST 32.46 FEET; THENCE SOUTH 66°32'59" EAST, A DISTANCE OF 119.88 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 234.02 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 36°14'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 84°40'09" EAST 230.14 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE NORTHEASTERLY 112.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 101.00 FEET, A CENTRAL ANGLE OF 64°04'05", AND A CHORD BEARING AND DISTANCE OF NORTH 45°10'39" EAST 107.15 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY 147.13 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 84°17'47", AND A CHORD BEARING AND DISTANCE OF NORTH 55°17'30" EAST 134.21 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE EASTERLY 107.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 131.00 FEET, A CENTRAL ANGLE OF 47°04'33", AND A CHORD BEARING AND DISTANCE OF NORTH 73°54'07" EAST 104.63 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY 136.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 18°13'41", AND A CHORD BEARING AND DISTANCE OF NORTH 59°28'41" EAST 136.22 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE EASTERLY 82.39 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 828.00 FEET, A CENTRAL ANGLE OF 05°42'04", AND A CHORD BEARING AND DISTANCE OF NORTH 71°26'33" EAST 82.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 71.437 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

LEN-ANGELINE, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER") HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS "ANGELINE PHASE 2B", AND DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS A PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

1. THE OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE TO NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190 OF THE FLORIDA STATUTES (THE DISTRICT OR CDD) TRACT "A" (CDD RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT), TRACT "B" (CONTAINING WETLAND, DRAINAGE, COMMON AREA, OPEN SPACE, EMERGENCY ACCESS / MULTI-USE PATH), TRACT "C" (CONTAINING WETLAND, DRAINAGE, COMMON AREA AND OPEN SPACE), TRACT "H" (CONTAINING COMMON AREA, OPEN SPACE, AND AN EMERGENCY ACCESS / MULTI-USE PATH), AND TRACT "I" (CONTAINING DRAINAGE, COMMON AREA AND OPEN SPACE), TRACT "L" (CONTAINING CDD SIGNAGE, DRAINAGE AND UTILITY EASEMENT), TRACT "M" (CONTAINING CDD COMMON AREA & OPEN SPACE), AND TRACT "N" (CONTAINING CDD COMMON AREA & OPEN SPACE) AS SHOWN AND DEPICTED HEREON. AS EVIDENCED BY ITS EXECUTION OF THIS PLAT, THE DISTRICT ACCEPTS THIS DEDICATION AND AGREES TO MAINTAIN THE FOREGOING TRACTS.

2. THE OWNER FURTHER DOES:

   a. GRANT, CONVEY, AND DEDICATE TO PASCO COUNTY, FLORIDA (THE COUNTY) A PERPETUAL EASEMENT FOR INGRESS EGRESS OVER AND ACROSS TRACT "A" WHICH ARE SHOWN AND DEPICTED HEREON FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES.

   b. GRANT, CONVEY, AND DEDICATE TO PASCO COUNTY, FLORIDA (THE COUNTY) A PERPETUAL EASEMENT FOR INGRESS EGRESS OVER AND ACROSS TRACT "H", THE 20' EMERGENCY ACCESS EASEMENT, WHICH ARE SHOWN AND DEPICTED HEREON FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT, AND EMERGENCY MEDICAL SERVICES. IN THE EVENT OF ANY ACCIDENT, BLOCKAGE OR OTHER EMERGENCY, AT THE REQUEST OF AN EMERGENCY SERVICES PROVIDER, THE EMERGENCY ACCESS EASEMENT SHALL REMAIN OPEN TO THE RESIDENTS AND THEIR INVITEES UNTIL TRAFFIC FLOW IS RESTORED. THE CDD SHALL BE RESPONSIBLE FOR MAINTAINING THE EASEMENT AT ALL TIMES SO THAT IT CAN BE USED IN THE EVENT OF AN EMERGENCY.

   c. GRANT, CONVEY, AND DEDICATE TO THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, STREET LIGHTS, FIRE PROTECTION, AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT", AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF THE "COUNTY", STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL DULY LICENSED PRIVATE UTILITY COMPANIES. IN THE EVENT UTILITY IMPROVEMENTS ARE CONSTRUCTED WITHIN SUCH UTILITY EASEMENT AREAS, IT SHALL BE THE RESPONSIBILITY OF THE UTILITY ENTITIES TO REPAIR OR REPLACE SAID UTILITY IMPROVEMENTS AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.

   d. GRANT, CONVEY, AND DEDICATE TO THE DISTRICT, A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS LANDSCAPE EASEMENTS AND DRAINAGE, ACCESS & WALL EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND ACCESSING ALL LANDSCAPING AND WALLS LYING THEREIN.

ARDURRA
COLLABORATE. INNOVATE. CREATE.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #3610

CERTIFICATE OF OWNERSHIP AND DEDICATION (CONTINUED):

e. GRANT, CONVEY, AND DEDICATE TO THE DISTRICT, A PERPETUAL EASEMENT OVER AND ACROSS ALL LANDS SHOWN HEREON AS DRAINAGE EASEMENTS FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING, AND ACCESSING THE STORM WATER DRAINAGE FACILITIES LYING THEREIN. THE DISTRICT SHALL CONSTRUCT, OPERATE, AND MAINTAIN THE DRAINAGE FACILITIES AND RELATED IMPROVEMENTS SHOWN HEREON.

3. THE OWNER DOES HEREBY RESERVE UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS, THE TITLE TO ANY LANDS OR IMPROVEMENTS DEDICATED TO THE PUBLIC OR TO THE COUNTY, IF FOR ANY REASON SUCH DEDICATION SHALL BE EITHER VOLUNTARILY VACATED, VOIDED, OR INVALIDATED TO THE EXTENT CONSISTENT WITH FS 177.085(1).

4. THE OWNER DOES HEREBY RESERVE UNTO ITSELF, ITS RESPECTIVE SUCCESSORS OR ASSIGNS A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENT OVER AND ACROSS THE FRONT OF ALL LOTS ON THIS PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF COMMUNICATION LINES, INCLUDING, BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH SECTION 177.091(28), FLORIDA STATUTES.

5. OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE DISTRICT ALL (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENTS AS SHOWN HEREON FOR MAINTENANCE AND OTHER PURPOSES INCIDENTAL THERETO.

6. OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY A NON-EXCLUSIVE FLOW THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL DRAINAGE AREAS OR COMMONLY OWNED PROPERTY SHOWN ON THIS PLAT. IN THE EVENT THE "DISTRICT" FAILS TO PROPERLY MAINTAIN ANY DRAINAGE AREA OR FACILITIES PREVENTING THE FREE FLOW OF WATER, THE COUNTY SHALL HAVE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY DRAINAGE AREA FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

7. THE OWNERS DO GRANT, CONVEY, AND DEDICATE TO THE PERPETUAL USE OF THE PUBLIC AND THE COUNTY ALL UTILITY EASEMENTS, IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON THE LANDS DEPICTED ON THIS PLAT, AND FURTHER DOES HEREBY RESERVE UNTO OWNERS, THEIR SUCCESSORS, OR ASSIGNS, THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN ALL UTILITY IMPROVEMENTS, OR UTILITIES AND APPURTENANCES LYING WITHIN THE LANDS DEPICTED ON THIS PLAT UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SAID UTILITY IMPROVEMENTS, FACILITIES, AND APPURTENANCES ARE ASSUMED BY THE COUNTY.

8. OWNER HEREBY GRANTS, CONVEYS AND DEDICATES TO PASCO COUNTY, FLORIDA, TRACT "D" (PUBLIC) PUMP STATION SITE), AS SHOWN HEREON, AND THE UTILITY IMPROVEMENTS AND FACILITIES LOCATED THEREIN FOR PURPOSES INCIDENTAL THERETO. OWNER DOES FURTHER RESERVE UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, A TEMPORARY EASEMENT ON, OVER AND UNDER TRACT "D" FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING ALL UTILITY IMPROVEMENTS AND FACILITIES LYING WITHIN OR UPON TRACT "D" UNTIL SUCH TIME AS THE OPERATION AND MAINTENANCE OF SUCH IMPROVEMENTS AND FACILITIES ARE ASSUMED BY THE COUNTY.

9. OWNER HEREBY GRANTS "TO GIG FIBER, LLC, ITS SUCCESSORS OR ASSIGNS A NON-EXCLUSIVE EASEMENT LOCATED IN THE TECHNOLOGY EASEMENT (TUE) AS SHOWN AND DEPICTED ON THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF UNDERGROUND UTILITY CONDUITS, AND RELATED FACILITIES TO ACCOMMODATE WHATEVER CABLES AND LINE THAT THE OWNER ELECTS TO INSTALL OR HAVE INSTALLED WITHIN SAID CONDUITS.

OWNER: LEN-ANGELINE, LLC

BY: _____
JOHN RYAN
MANAGER

_____
WITNESS
Arianna Herrera
(PRINT NAME)

_____
WITNESS
Kyandra Holifield
(PRINT NAME)

OWNERS ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS
COUNTY OF HILLSBOROUGH)

I HEREBY CERTIFY ON THIS 12th DAY OF August, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE JOHN RYAN, MANAGER OF LEN-ANGELINE, LLC, KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL, THE DAY AND YEAR AFORESAID.

_____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Anne Kurtz

MY COMMISSION EXPIRES: 8/7/2027
COMMISSION NUMBER: HH 430407

Notary Public State of Florida
Anne Kurtz
My Commission HH430407
Expires 8/7/2027

CERTIFICATE OF ACCEPTANCE

OF NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT

THE DEDICATION TO THE NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, WAS ACCEPTED AT AN OPEN MEETING OF THE NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT BY THE BOARD OF SUPERVISORS THIS 12th DAY OF August, 2024, AND HEREBY CONSENTS TO AND JOINS IN THE RECORDING OF THIS INSTRUMENT AND ACCEPTS THE DEDICATIONS AND MAINTENANCE RESPONSIBILITIES SHOWN HEREON.

BY: _____
MICHAEL LAWSON
CHAIR OF THE NORTH AR-1
OF PASCO COMMUNITY
DEVELOPMENT DISTRICT

_____
WITNESS
Arianna Herrera
(PRINT NAME)

_____
WITNESS
Kyandra Holifield
(PRINT NAME)

CDD ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS
COUNTY OF HILLSBOROUGH)

Notary Public State of Florida
Anne Kurtz
My Commission HH430407
Expires 8/7/2027

I HEREBY CERTIFY ON THIS 12th DAY OF August, 2024, BEFORE ME PERSONALLY APPEARED BY MEANS OF PHYSICAL PRESENCE MICHAEL LAWSON, CHAIR OF THE NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT, KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, WHO HAS IDENTIFIED HIMSELF AS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL, THE DAY AND YEAR AFORESAID.

_____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
Anne Kurtz

MY COMMISSION EXPIRES: 8/7/2027
COMMISSION NUMBER: HH 430407

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING, ENCUMBERED BY THAT CERTAIN CONSENSUAL LIEN FOR DEPOSIT EXECUTED FEBRUARY 9, 2018 FROM LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED FEBRUARY 9, 2018, IN OFFICIAL RECORDS BOOK 9576, PAGE 549 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA AND AN AMENDMENT WAS EXECUTED MAY 30, 2021 FROM LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED JUNE 4, 2021, IN OFFICIAL RECORDS BOOK 10363, PAGE 1030 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. A SEPARATE JOINDER AND CONSENT TO THE PLAT OF ANGELINE PHASE 2B, IS BEING RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, CONCURRENT WITH THE RECORDATION OF THIS PLAT.

PROPERTY INFORMATION

STATE OF FLORIDA)
) SS
COUNTY OF HILLSBOROUGH)

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, HAVE COMPLETED A PROPERTY INFORMATION REPORT (PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FATIC FILE No.7222-6446764) AND BASED ON SAID REPORT FIND THAT THE TITLE OF THE PROPERTY IS VESTED IN LEN-ANGELINE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN IN THAT PROPERTY INFORMATION REPORT FOR THE FILING OF A SUBDIVISION PLAT IN PASCO COUNTY, FLORIDA, FATIC FILE No. 7222-6446764.

THIS THE 12th DAY OF August, 2024.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: _____
DAVID ROBERTS, SENIOR UNDERWRITER

REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

PURSUANT TO SECTION 177.081 (1), FLORIDA STATUTES, I HEREBY CERTIFY THAT I, OR A FLORIDA PROFESSIONALLY LICENSED SURVEYOR AND MAPPER DESIGNEE UNDER MY DIRECTION AND SUPERVISION, HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART I, FLORIDA STATUTES, AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER, HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATIONS OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

SIGNED AND SEALED THIS 16th DAY OF August, 2024.

_____
ALEX W. PARNES, PASCO COUNTY SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5131

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THIS THE 21st DAY OF August, 2024, THE FOREGOING PLAT WAS APPROVED TO BE RECORDED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA.

_____
CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA ON THIS THE 23rd DAY OF August, 2024, IN PLAT BOOK 96, PAGE(S) 27-35

_____
NIKKI ALVAREZ-SOWLES, ESQ., PASCO COUNTY CLERK AND COMPTROLLER

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177, PART I.

SIGNED AND SEALED THIS 13th DAY OF August, 2024.

_____
JEFFREY LAYNE KOTLER
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, No. LS 6201
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
CERTIFICATE OF AUTHORIZATION No. LB 2610

SEE SHEET 2 OF 9 FOR KEY MAP

ANGELINE PHASE 2B

BEING A PORTION OF SECTIONS 18, 19, & 20, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 96 PAGE 28

PLAT NOTES:

1. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
2. DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS. INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORM WATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
3. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BEARINGS SHOWN HEREON ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING SOUTH 89°51'09" EAST, AS SHOWN HEREON.
4. COORDINATE VALUES SHOWN HEREON ARE BASED ON PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK AND WERE ESTABLISHED TO PASCO COUNTY SURVEYING AND MAPPING ACCEPTED METHODS AND PROCEDURES FOR ESTABLISHMENT OF HORIZONTAL SURVEYING CONTROL, AND/OR APPROVED BY THE COUNTY SURVEYOR.
5. STATE PLANE COORDINATES SHOWN HEREON (FLORIDA WEST ZONE) WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION, AND THE PRODUCT OF MULTIPLE OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS "K16 0557" NORTH AMERICAN DATUM (NAD) 83(2011), "FP49 0677" AND "V20 2187" NAD 83(2011).
6. A CORNER MONUMENT INSCRIBED "AGI LB 2610" SHALL BE SET AT EACH LOT/TRACT CORNER WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177, PART 1 OF THE FLORIDA STATUTES WITHIN TIME ALLOTTED IN FLORIDA STATUTES 177.091(9). WHERE A CORNER MONUMENT CANNOT BE SET A WITNESS MONUMENT INSCRIBED "WITNESS LB 2610" SHALL BE SET 5.00 FEET OFFSET ALONG A CORRESPONDING LINE.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. THIS SUBDIVISION CONTAINS RIGHTS-OF-WAY, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY PASCO COUNTY.
9. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
10. ALL LOT AND TRACT LINES INTERSECTING A CURVE ARE RADIAL TO THAT CURVE UNLESS NOTED AS NOT RADIAL (NR).
11. WETLAND CONSERVATION AREAS AS SHOWN HEREON MAY BE SUBJECT TO CERTAIN RESTRICTIONS FOUND IN: PASCO COUNTY LAND DEVELOPMENT CODE, SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD), ENVIRONMENTAL RESOURCE PERMIT, AND/OR THE UNITED STATES ARMY CORPS OF ENGINEERS (C.O.E.) PERMIT.

PLAT LEGEND

●	FOUND IRON ROD (SIZE AND IDENTIFICATION AS SHOWN)
■	EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "AGI PRM LB #2610" UNLESS OTHERWISE NOTED
○	SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "AGI PRM LB 2610" UNLESS OTHERWISE NOTED
⊙	PERMANENT CONTROL POINT "AGI PCP LB 2610"
⊡	SET NAIL & DISK "LB 2610"
(NR)	NON RADIAL LINE
	EASEMENTS, SIZES AND TYPE AS NOTED
N:000000.00 E:000000.00	STATE PLANE COORDINATES
S-T-R/S-T-R	SECTION, TOWNSHIP, RANGE
OHL	OVERHEAD
SWFWMD	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
PSC	PUBLIC SERVICE COMMISSION
R/W	RIGHT-OF-WAY
PRM	PERMANENT REFERENCE MONUMENT
WCA	WETLAND CONSERVATION AREA
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
PG	PAGE
ID	IDENTIFICATION
UE	UTILITY EASEMENT
DE	DRAINAGE / ACCESS EASEMENT
WE	RETAINING WALL EASEMENT
JD	JURISDICTIONAL WETLAND
LB	SURVEYOR BUSINESS
RTL	REFERENCE TO LINE
ORB	OFFICIAL RECORD BOOK
SEC	SECTION
FDM	FOUND CONCRETE MONUMENT
FIR	FOUND IRON ROD WITH CAP (SIZE & ID AS SHOWN)
STR	SETBACK
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
POB	POINT OF BEGINNING
COR	CERTIFIED CORNER RECORD
CDD	COMMUNITY DEVELOPMENT DISTRICT
TLE	TECHNOLOGY EASEMENT
TYP	TYPICAL
(W)	WITNESS CORNER

TRACT	TRACT USAGE	ACRES
TRACT A	CDD RIGHT-OF-WAY & UTILITY EASEMENTS	7.207
TRACT B	CDD OPEN SPACE, CDD WETLAND CONSERVATION AREA, DRAINAGE AREA, AND CDD COMMON AREA	13.835
TRACT C	CDD OPEN SPACE, CDD ACTIVE CONSERVATION AREA, CDD DRAINAGE AREA, AND CDD COMMON AREA	27.366
TRACT D	PASCO COUNTY PUBLIC PUMP STATION	0.073
TRACT F	CDD COMMON AREA, CDD UNDERGROUND, AND EMERGENCY ACCESS / ALL PURPOSE PATH	0.128
TRACT E	CDD OPEN SPACE, CDD COMMON AREA, AND CDD DRAINAGE AREA	0.246
TRACT J	CDD SIGNAGE, DRAINAGE AND UTILITY EASEMENT	0.365
TRACT H	CDD COMMON AREA & OPEN SPACE	0.216
TRACT N	CDD COMMON AREA & OPEN SPACE	0.321
LOTS 286-296	RESIDENTIAL LOTS	23.708
	SUBJECT PROPERTY TOTAL	73.437

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

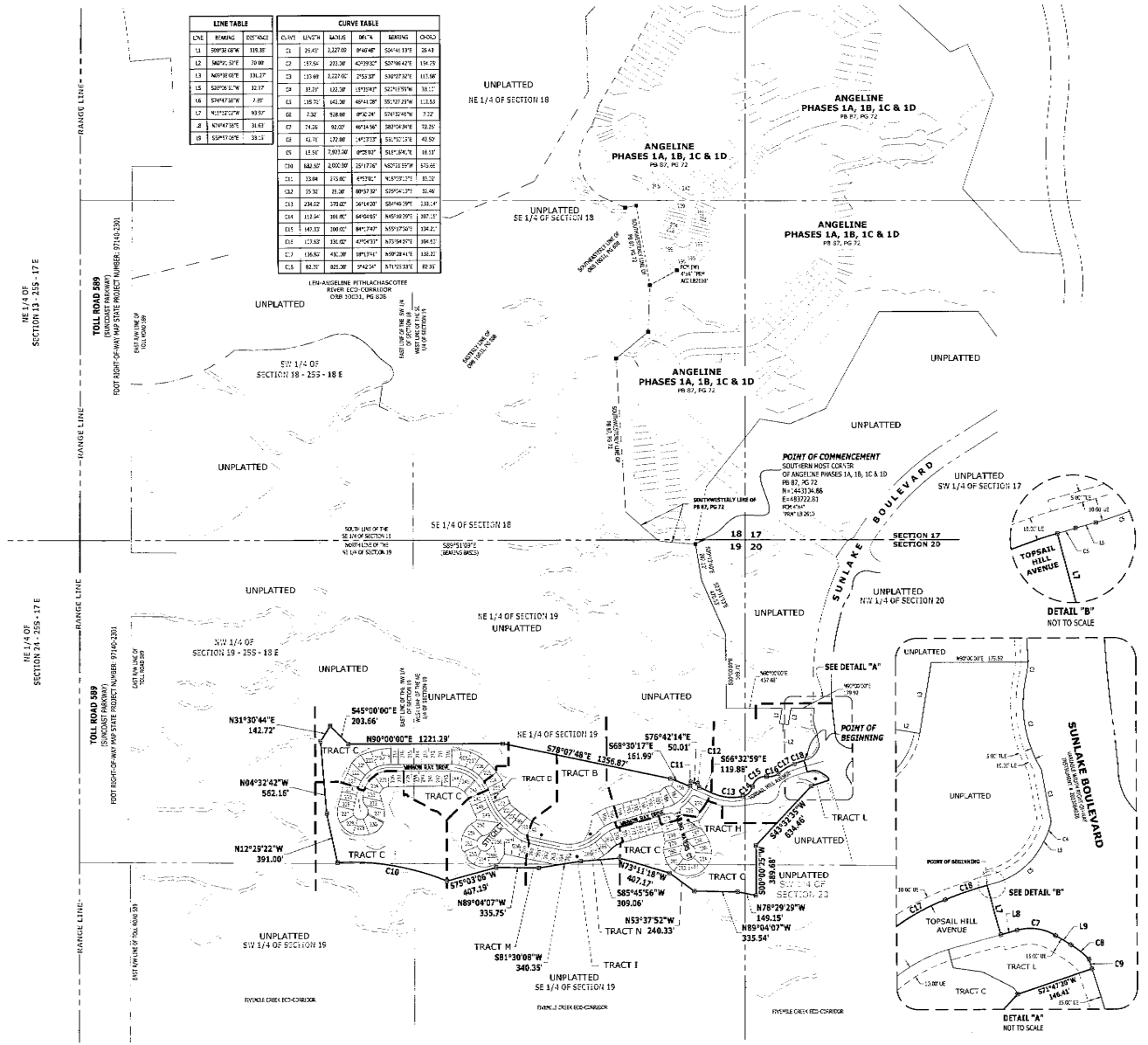
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SCALE: 1" = 400'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°38'08"W	119.88'
L2	S68°30'17"E	70.99'
L3	N69°38'08"E	136.27'
L5	S28°06'51"W	32.17'
L6	S74°47'38"W	7.95'
L7	N33°12'22"W	93.95'
L8	N74°47'38"E	31.63'
L9	S58°47'26"E	38.13'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	29.43'	3,227.00'	0°31'48"	S34°41'33"E	29.43'
C2	157.54'	233.00'	42°39'32"	S57°00'42"E	154.29'
C3	133.69'	3,227.00'	2°57'38"	S70°27'32"E	133.68'
C4	31.21'	122.00'	14°39'04"	S27°19'59"W	31.11'
C5	135.75'	142.00'	49°41'08"	S51°01'21"W	131.53'
C6	7.32'	518.00'	0°48'36"	S74°32'45"E	7.32'
C7	74.26'	92.00'	46°14'56"	S80°04'34"E	72.25'
C8	41.71'	172.00'	13°53'33"	S51°50'13"E	41.59'
C9	18.56'	7,903.50'	0°08'03"	S14°04'04"E	18.53'
C10	660.32'	2,000.00'	18°54'56"	N82°32'39"W	657.16'
C11	33.84'	175.00'	11°04'36"	N78°59'25"E	33.79'
C12	35.32'	25.00'	80°57'10"	S39°54'23"E	32.46'
C13	234.02'	370.00'	36°14'08"	S86°46'39"E	230.14'
C14	113.34'	101.00'	64°18'03"	N45°39'39"E	107.55'
C15	147.33'	100.00'	84°24'47"	N55°13'56"E	134.21'
C16	107.62'	131.00'	47°04'03"	N73°54'07"E	104.62'
C17	136.82'	450.00'	17°25'14"	N59°28'41"E	136.32'
C18	82.35'	825.00'	5°43'24"	N71°03'38"E	82.31'

LEN-ANGELINE PITHLACHASCOTEE RIVER ECO-CORRIDOR ORB 10033, PG 8285



KEY MAP

ANGELINE PHASE 2B

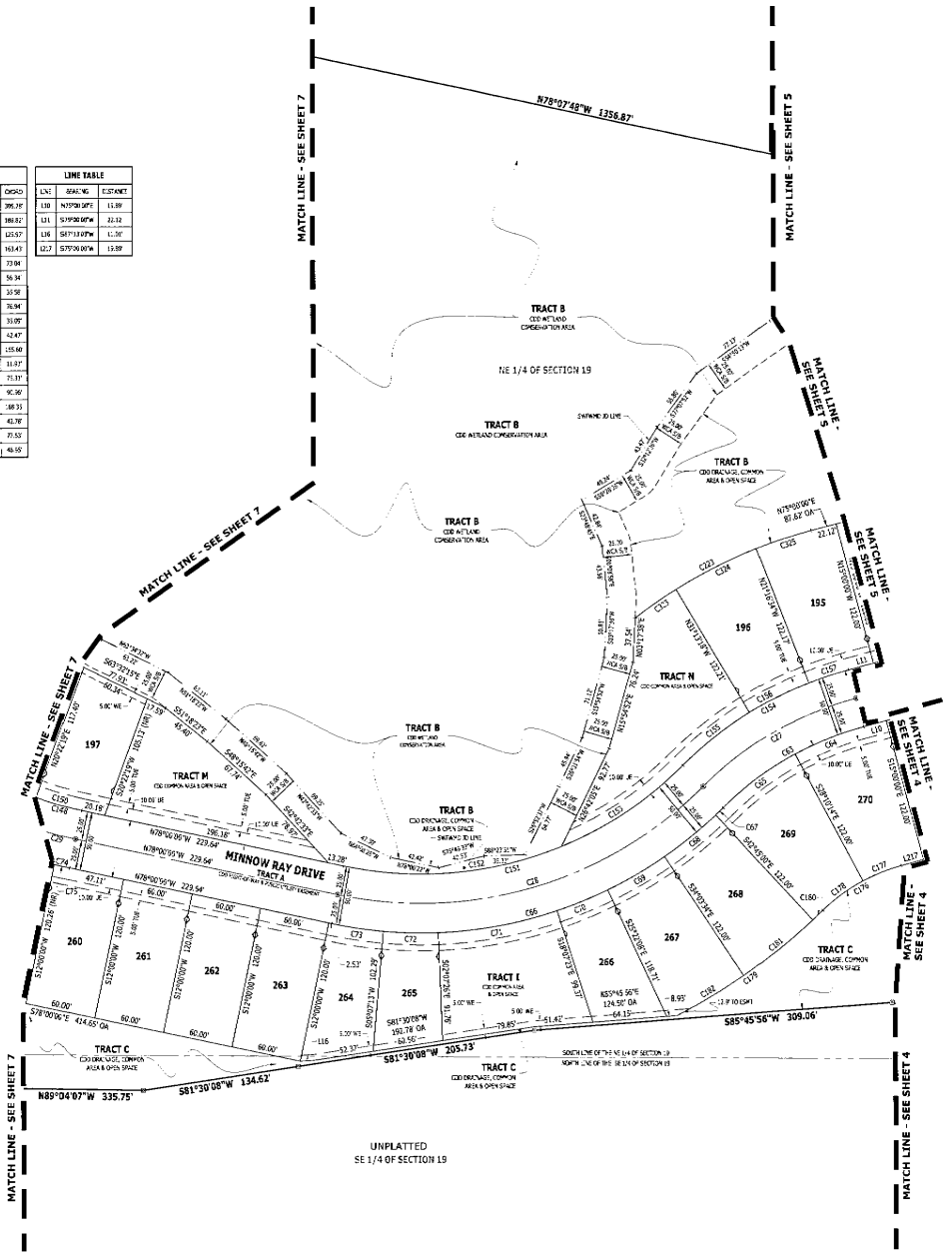
BEING A PORTION OF SECTIONS 19 AND 20 TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

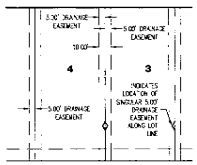
PLAT BOOK 96 PAGE 32

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C27	152.52'	330.00'	26°29'28"	S69°29'33"W	151.18'
C28	342.18'	330.00'	59°24'38"	N31°58'51"E	326.93
C29	344.63'	330.00'	59°49'06"	S64°03'06"E	329.19'
C63	133.70'	375.00'	20°25'38"	N62°29'51"E	133.01'
C64	53.21'	375.00'	8°07'54"	N68°42'57"E	53.16'
C65	76.58'	375.00'	11°42'06"	N53°51'06"E	76.45'
C66	367.34'	375.00'	56°07'38"	N77°56'35"E	352.69'
C67	9.20'	375.00'	1°24'20"	N83°13'45"E	9.20'
C68	56.88'	375.00'	8°41'25"	N81°33'43"E	56.83'
C69	56.88'	375.00'	8°41'25"	N72°52'17"E	56.83'
C70	42.40'	375.00'	6°28'48"	N65°38'51"E	42.38'
C71	154.78'	375.00'	23°39'03"	N79°52'16"E	153.67'
C72	42.40'	375.00'	6°28'48"	S88°38'06"E	42.38'
C73	45.23'	375.00'	6°54'47"	S81°50'32"E	45.00'
C74	156.82'	325.00'	28°00'06"	S64°00'09"E	155.25'
C75	12.60'	325.00'	2°13'23"	S78°51'48"E	12.60'
C143	134.38'	275.00'	28°00'06"	S64°00'09"W	133.06'
C152	42.18'	275.00'	8°47'15"	S73°43'51"W	42.13'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C153	318.36'	325.00'	56°07'38"	S77°56'35"W	305.76'
C154	130.59'	325.00'	23°01'22"	S89°58'54"W	129.72'
C155	126.77'	325.00'	22°20'58"	S67°03'55"W	125.97'
C156	155.21'	325.00'	27°21'38"	S40°50'15"W	153.73'
C165	72.19'	325.00'	12°43'22"	S52°32'36"W	72.04'
C166	56.42'	325.00'	9°56'45"	S67°45'04"W	56.34'
C167	35.50'	325.00'	6°15'34"	S73°37'43"W	35.48'
C175	77.77'	153.00'	29°07'36"	S67°03'13"W	76.94'
C177	35.27'	153.00'	13°12'34"	S68°54'51"W	35.05'
C178	42.50'	153.00'	15°55'02"	S53°51'02"W	42.37'
C179	154.37'	417.00'	21°12'47"	N54°48'37"E	153.50'
C180	11.30'	417.00'	1°32'30"	N44°03'47"E	11.30'
C181	75.28'	417.00'	8°41'26"	S33°39'43"W	75.17'
C182	67.06'	417.00'	7°40'34"	S39°48'23"W	67.00'
C213	166.40'	417.29'	22°51'14"	S64°38'54"W	165.31'
C123	42.80'	417.29'	5°52'25"	S53°53'50"W	42.78'
C124	77.63'	417.29'	10°39'39"	N63°46'40"E	77.53'
C125	68.97'	417.29'	9°28'34"	N72°03'44"E	68.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L30	N75°00'00"E	11.89'
L31	S19°30'00"W	22.12'
L36	S67°11'07"W	11.30'
L217	S75°56'00"W	13.89'

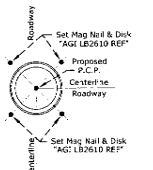




TYPICAL (CDD/HOA) SIDE YARD DRAINAGE EASEMENT
(UNLESS OTHERWISE SHOWN)
SCALE: NOT TO SCALE

PLAT LEGEND

- FOUND IRON ROD (SIZE) AND IDENTIFICATION AS SHOWN
- EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "AGE PRM LB 2610" UNLESS OTHERWISE NOTED
- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "AGE PRM LB 2610" OR 5/8"x18" REBAR AND CAP STAMPED "AGE LB2610" UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT "AGE PCP LB 2610"
- SET NAIL & DISK "LB 2610"
- NON RADIAL LINE
- EASEMENTS, SIZE AND TYPE AS NOTED
- STATE PLANE COORDINATES
- SECTION, TOWNSHIP, RANGE
- OVERALL
- SWFWMD SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- P.C. POINT OF CURVATURE
- R/W RIGHT-OF-WAY
- PRM PERMANENT REFERENCE MONUMENT
- WCA WETLAND CONSERVATION AREA
- ESMT EASEMENT
- I.E. INVERT ELEVATION
- P.B. PLAT BOOK
- PG. PAGE
- P.S. PUMP STATION
- I.D. IDENTIFICATION
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE / ACCESS EASEMENT
- R.W.E. RETAINING WALL EASEMENT
- 3D 3-DIMENSIONAL SETTLING
- L.S. LAND SURVEYOR BUSINESS
- RFL REFERENCE FLT LINE
- O.R.B. OFFICIAL RECORD BOOK
- SEC. SECTION
- P.C.M. FOUND CONCRETE MONUMENT
- F.I.R. FOUND IRON ROD WITH CAP (SIZE & ID AS SHOWN)
- S.T.R. SETBACK
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- F.O.P. FOUND OPEN TOP
- C.R. CERTIFIED RECEIVER RECORD
- C.D.D. COMMUNITY DEVELOPMENT DISTRICT
- T.E. TECHNOLOGY EASEMENT
- TYP. TYPICAL
- (W) WITNESS CORNER



PERMANENT CONTROL POINT (P.C.P.)/MANHOLE DETAIL
NOT TO SCALE

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SCALE: 1" = 50'

SEE SHEET 2 OF 9 FOR KEY MAP

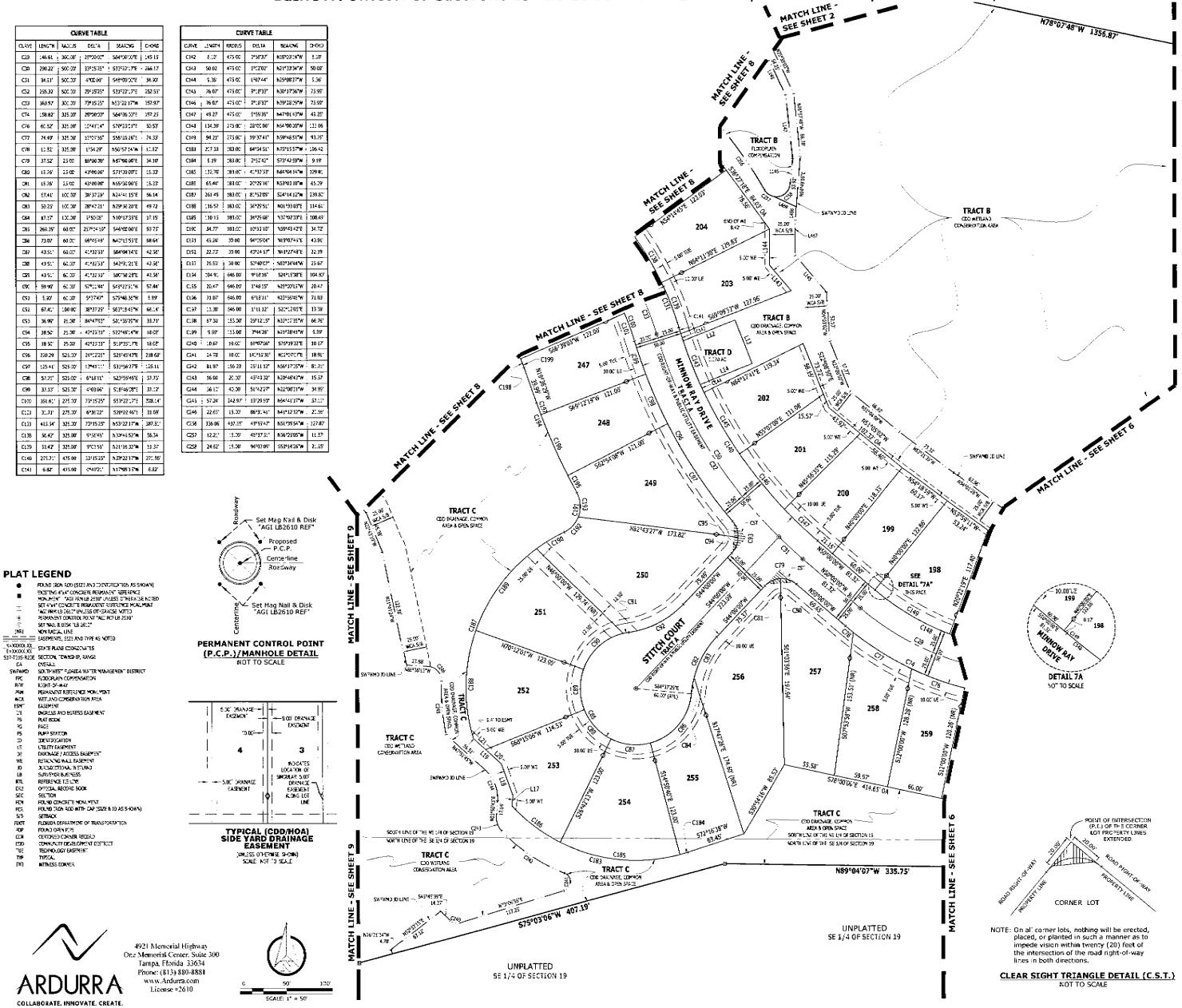
ANGELINE PHASE 2B

BEING A PORTION OF SECTIONS 19 AND 20 TOWNSHIP 25 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA

PLAT BOOK 96 PAGE 33

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C29	146.61'	300.00'	28°00'07"	S64°58'57"E	145.15'
C30	290.22'	300.00'	55°25'53"	S33°22'57"E	278.97'
C31	94.31'	300.00'	18°00.99"	S68°00'32"E	93.90'
C32	195.91'	300.00'	37°25'53"	S33°22'57"E	192.43'
C33	368.57'	300.00'	70°25.25"	N53°22'57"W	345.97'
C74	158.83'	325.00'	28°00.27"	S64°58.57"E	157.25'
C76	65.52'	325.00'	11°33'14"	S70°33'21"E	65.43'
C77	74.49'	325.00'	13°07.56"	S56°55.28"E	74.33'
C78	12.82'	325.00'	1°34.29"	N50°52'14"W	12.82'
C79	37.52'	25.00'	86°00.00"	N67°58.00"E	34.10'
C80	13.76'	25.00'	43°00.00"	S71°58.00"E	13.33'
C81	13.76'	25.00'	43°00.00"	N65°58.00"E	13.33'
C82	57.41'	100.00'	28°37.29"	N33°41.15"E	56.14'
C83	50.23'	100.00'	28°47.21"	N29°38.28"E	49.72'
C84	87.37'	125.00'	1°50.08"	N10°13'39"E	37.15'
C85	266.39'	60.00'	253°54.19"	S44°02.00"E	90.75'
C86	73.00'	60.00'	69°43.49"	N42°51.55"E	68.64'
C87	43.51'	60.00'	41°32.33"	S84°04.14"E	42.56'
C88	43.51'	60.00'	41°32.33"	N43°31.21"E	42.56'
C89	43.51'	60.00'	41°32.33"	S85°58.23"E	42.56'
C90	59.90'	60.00'	57°11.98"	S49°23.51"E	57.44'
C91	3.80'	60.00'	3°37.49"	S73°48.36"W	3.80'
C92	67.41'	100.00'	38°37.29"	S63°31.43"W	66.14'
C93	36.99'	25.00'	84°47.02"	S21°50.05"W	33.73'
C94	38.56'	25.00'	42°33.33"	S23°48.47"W	34.05'
C95	38.56'	25.00'	42°33.33"	S18°45.17"E	34.05'
C96	338.29'	525.00'	36°55.25"	S28°45.47"E	238.68'
C97	135.41'	525.00'	14°46.11"	S33°56.37"E	135.11'
C98	57.25'	525.00'	6°14.81"	S23°56.95"E	57.22'
C99	30.13'	525.00'	3°17.06"	S15°48.28"E	30.12'
C100	354.61'	275.00'	73°51.95"	S57°27.17"E	330.54'
C123	31.33'	275.00'	6°31.22"	S29°02.46"E	31.69'
C124	413.54'	325.00'	72°55.25"	N53°22.17"W	387.31'
C126	58.42'	325.00'	9°58.95"	N39°43.52"W	58.34'
C129	53.42'	325.00'	9°25.59"	S21°16.32"W	53.37'
C140	275.71'	475.00'	33°15.25"	N39°22.17"W	271.86'
C141	6.82'	475.00'	0°49.22"	N17°49.17"W	6.82'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C142	8.12'	475.00'	1°57.37"	N18°03.14"W	8.12'
C143	50.82'	475.00'	6°07.92"	N21°33.34"W	50.80'
C144	5.36'	475.00'	1°17.44"	N25°08.37"W	5.36'
C145	76.82'	475.00'	9°15.83"	N30°37.36"W	75.99'
C146	76.82'	475.00'	9°15.83"	N39°53.20"W	75.99'
C147	49.27'	475.00'	5°56.89"	N47°01.42"W	49.25'
C148	134.38'	275.00'	28°00.06"	N54°00.20"W	133.06'
C149	94.23'	275.00'	19°37.41"	N39°48.51"W	93.78'
C183	57.33'	283.00'	11°36.24"	N75°15.57"W	57.23'
C184	6.39'	283.00'	1°17.42"	S79°42.59"W	6.39'
C185	132.78'	283.00'	26°52.83"	N64°04.34"W	131.58'
C186	65.46'	283.00'	13°15.16"	N53°03.18"W	65.29'
C187	261.45'	283.00'	52°56.09"	S24°14.32"W	252.32'
C188	116.52'	283.00'	23°35.51"	N01°53.03"E	115.71'
C189	130.15'	283.00'	26°20.68"	N37°02.39"E	128.99'
C190	34.77'	283.00'	10°31.32"	N28°43.42"E	34.75'
C191	43.68'	30.00'	83°25.04"	N83°56.43"E	39.96'
C192	22.72'	30.00'	43°24.17"	N41°42.48"E	22.19'
C193	25.53'	30.00'	52°40.02"	N03°34.44"W	24.67'
C194	104.91'	646.80'	9°18.18"	S24°15.38"E	104.80'
C195	20.47'	646.80'	1°48.55"	N28°50.21"W	20.47'
C196	71.87'	646.80'	6°21.31"	N32°58.48"W	71.83'
C197	13.38'	566.80'	1°21.12"	S32°26.05"E	13.38'
C198	67.32'	133.50'	29°12.19"	N32°22.35"W	66.76'
C199	9.09'	133.00'	3°54.28"	N43°38.44"W	9.09'
C240	10.62'	30.00'	20°16.56"	S79°39.32"E	10.57'
C241	24.58'	30.00'	46°56.30"	N52°50.07"E	23.91'
C242	84.87'	156.29'	31°06.82"	N56°37.25"W	83.82'
C243	36.66'	20.30'	43°04.32"	N20°46.42"W	35.79'
C244	56.12'	40.30'	79°48.22"	N32°58.21"W	51.69'
C245	57.24'	242.97'	13°29.55"	N56°41.27"W	57.11'
C246	22.65'	15.30'	84°49.41"	N41°42.37"W	20.66'
C248	138.06'	437.19'	18°05.47"	N51°59.54"W	137.50'
C257	12.21'	15.00'	46°37.51"	N36°23.55"W	11.87'
C258	24.62'	15.00'	94°03.09"	S58°14.58"W	21.93'



LINE TABLE		
LINE	BEARING	DISTANCE
L12	N64°21'39"E	45.29'
L13	S21°33'34"E	35.20'
L14	S68°26'26"W	45.29'
L15	N68°26'26"E	17.13'
L16	N21°33'34"W	16.35'
L19	N47°27'57"W	49.83'
L20	N47°27'57"W	22.95'
L21	N47°27'57"W	19.86'
L143	S42°48'22"E	20.73'
L144	S20°18'44"E	38.32'
L145	N42°48'22"W	51.57'
L146	S26°52'31"W	27.90'
L147	S26°52'31"E	67.62'
L148	S35°08'38"E	48.13'
L157	N26°08.38"W	29.17'
L158	N24°48.38"W	34.27'
L159	S65°52.22"E	26.35'

PERMANENT CONTROL POINT (P.C.P.)/MANHOLE DETAIL
NOT TO SCALE

TYPICAL (CDD/HOA) SIDE YARD DRAINAGE EASEMENT
(UNLESS OTHERWISE SHOWN)
SCALE: NOT TO SCALE

DETAIL 7A
NOT TO SCALE

NOTE: On all corner lots, nothing will be erected, placed, or planted in such a manner as to impede vision within twenty (20) feet of the intersection of the road right-of-way lines in both directions.

CLEAR SIGHT TRIANGLE DETAIL (C.S.T.)
NOT TO SCALE

PLAT LEGEND

- ● FOUND IRON ROD (SIZE AND IDENTIFICATION AS SHOWN)
- ■ EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "AGI NAIL# 2598" UNLESS OTHERWISE NOTED
- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "AGI NAIL# LB 2610" UNLESS OTHERWISE NOTED
- ⊕ PERMANENT CONTROL POINT "AGI PCP LB 2610"
- ○ SET NAIL & DISK "LB 2610"
- (NR) NON RADIAL LINE
- EASEMENTS, SIZES AND TYPE AS NOTED
- XX000.XX, Y=XXXX.XX STATE PLANE COORDINATES
- S19-T19S-R20E SECTION, TOWNSHIP, RANGE
- CA OVERALL
- SWFWMD SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- FPC FLOODPLAIN COMPENSATION
- R/W RIGHT-OF-WAY
- PUM PERMANENT USE MONUMENT
- WCA WETLAND CONSERVATION AREA
- EASE EASEMENT
- (D) ENGRESS AND EGRESS EASEMENT
- PB PLAT BOOK
- PG PAGE
- PS PUMP STATION
- ID IDENTIFICATION
- UE UTILITY EASEMENT
- DAE DRAINAGE / ACCESS EASEMENT
- RWE RETAINING WALL EASEMENT
- BD BIDIRECTIONAL W/TURNO
- LB SURVEYOR BUSINESS
- REFL REFERENCE LEG LINE
- OR/E OPTICAL RECORD BOOK
- SEC SECTION
- MON MONUMENT
- PCS FOUND CONCRETE MONUMENT
- FIR/C FOUND IRON ROD WITH CAP (SIZE & ID AS SHOWN)
- S/S SETBACK
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FOP FOUND OPEN PIPE
- CCR CENTERED CORNER RECORD
- CDD COMMUNITY DEVELOPMENT DISTRICT
- TBE "TECHNOLOGY EASEMENT"
- TYP TYPICAL
- (W) WITNESS CORNER

ARDURRA
COLLABORATE. INNOVATE. CREATE.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

SCALE: 1" = 50'

SEE SHEET 2 OF 9 FOR KEY MAP

EXHIBIT 9

AGENDA

ANGELINE NORTH AR-1

October 2026
Prince & Sons Inc.
Fabian Almanza

Month of October 2026

1

Phases 4 and 3 CDD

10/5 All Phases 4 and 3 were completed. Ponds were mowed and maintained; pond banks were string-trimmed and cleaned up, including trash pickup.

10/12 All Phases 3 and 4 were completed. We will rotate the phases weekly to manage summer rains; some ponds can become saturated, and we want to avoid creating erosion while mowing near the pond banks. We picked up and removed trash near the woodland areas.

2

10/19 All phases of 4 and 3 were completed. We applied herbicide for weed pressure around all landscape bed areas. We detailed and maintained all lift stations. All trash was removed and picked up.

3

10/26: Completed all phases of 3 and 4, including all entryways and focal points.

4

Note: We have started our bi-weekly mowing schedule for the fall and winter season. We will continue to maintain weed control and trash removal in all CDD areas. Details on all plant material and landscape areas will be maintained accordingly in all CDD areas and structures. WE will submit proposals for the palm trimming for all phases of Angeline North AR-1 because it is that time of year to be trimmed.

Thank you.

Fabian Almanza

3

4

.

5

EXHIBIT 10

AGENDA

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: October 30, 2026

SUBMITTED TO:

Angeline North AR-1 of Pasco CDD
N.Sunlake Blvd.
Land O' Lakes, FL. 34638
Attn: Robert Stone
Phone: 813-474-7646
Email: robert@hikai.com

Job Name / Location:

Angeline North AR-1 of Pasco CDD Phase 4F
Apple Crisp Ln.
Land O' Lakes, FL. 34638

Palm Trimming for Phase 4F

	Qty	Unit	Unit Cost	TOTAL
Palm Trimming	21	Ea	$60.00	$1,260.00
			Total	$1,260.00

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Fabian Almanza
Date Submitted: 10.30.26

Accepted by: _____
Date Accepted: _____

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: October 30, 2026

SUBMITTED TO:	Job Name / Location:
Angeline North AR-1 of Pasco CDD N.Sunlake Blvd. Land O' Lakes, FL. 34638 Attn: Robert Stone Phone: 813-474-7646 Email: robert@hikai.com	Angeline North AR-1 of Pasco CDD Phase 4C Pleasantview Dr. Land O' Lakes, FL. 34638

Palm Trimming for Phase 4C

	Qty	Unit	Unit Cost	TOTAL
Palm Trimming	26	Ea	$60.00	$1,560.00
			Total	$1,560.00

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Submitted by: Fabian Almanza
Date Submitted: 10.30.26

Accepted by: _____
Date Accepted: _____

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: October 30, 2026

SUBMITTED TO:	Job Name / Location:
Angeline North AR-1 of Pasco CDD N.Sunlake Blvd. Land O' Lakes, FL. 34638 Attn: Robert Stone Phone: 813-474-7646 Email: robert@hikai.com	Angeline North AR-1 of Pasco CDD Phase 4B Gentlerain Dr. Land O' Lakes, FL. 34638

Palm Trimming for Phase 4B

	Qty	Unit	Unit Cost	TOTAL
Palm Trimming	22	Ea	$60.00	$1,320.00
			Total	$1,320.00

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Submitted by: Fabian Almanza

Date Submitted: 10.30.26

Accepted by: _____

Date Accepted: _____

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: October 30, 2026

SUBMITTED TO:

Angeline North AR-1 of Pasco CDD
N.Sunlake Blvd.
Land O' Lakes, FL. 34638
Attn: Robert Stone
Phone: 813-474-7646
Email: robert@hikai.com

Job Name / Location:

Angeline North AR-1 of Pasco CDD Phase 4A
Grand Live Oak Dr.
Land O' Lakes, FL. 34638

Palm Trimming for Phase 4A

	Qty	Unit	Unit Cost	TOTAL
Palm Trimming	46	Ea	$60.00	$2,760.00
			Total	$2,760.00

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Submitted by: Fabian Almanza
Date Submitted: 10.30.26

Accepted by: _____
Date Accepted: _____

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: October 30, 2026

SUBMITTED TO:	Job Name / Location:
Angeline North AR-1 of Pasco CDD N.Sunlake Blvd. Land O' Lakes, FL. 34638 Attn: Robert Stone Phone: 813-474-7646 Email: robert@hikai.com	Angeline North AR-1 of Pasco CDD Phase 3C Wishing Cloud Dr. Land O' Lakes, FL. 34638

Palm Trimming for Phase 3C

	Qty	Unit	Unit Cost	TOTAL
Palm Trimming	3	Ea	$60.00	$180.00
			Total	$180.00

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Submitted by: Fabian Almanza

Date Submitted: 10.30.26

Accepted by: _____

Date Accepted: _____

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: October 30, 2026

SUBMITTED TO:

Angeline North AR-1 of Pasco CDD
N.Sunlake Blvd.
Land O' Lakes, FL. 34638
Attn: Robert Stone
Phone: 813-474-7646
Email: robert@hikai.com

Job Name / Location:

Angeline North AR-1 of Pasco CDD Phase 3B-2
Treasure Swale Way
Land O' Lakes, FL. 34638

Palm Trimming for Phase 3B-2

	Qty	Unit	Unit Cost	TOTAL
Palm Trimming	5	Ea	$60.00	$300.00
			Total	$300.00

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Submitted by: Fabian Almanza
Date Submitted: 10.30.26

Accepted by: _____
Date Accepted: _____

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: October 30, 2026

SUBMITTED TO:	Job Name / Location:
Angeline North AR-1 of Pasco CDD N.Sunlake Blvd. Land O' Lakes, FL. 34638 Attn: Robert Stone Phone: 813-474-7646 Email: robert@hikai.com	Angeline North AR-1 of Pasco CDD 3A Honey Swan Pl. Land O' Lakes, FL. 34638

Palm Trimming for 3A

	Qty	Unit	Unit Cost	TOTAL
Palm Trimming	5	Ea	$60.00	$300.00
			Total	$300.00

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Submitted by: Fabian Almanza

Date Submitted: 10.30.26

Accepted by: _____

Date Accepted: _____

PRINCE & SONS

200 S. F. Street
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: October 30, 2026

SUBMITTED TO:	Job Name / Location:
Angeline North AR-1 of Pasco CDD N.Sunlake Blvd. Land O' Lakes, FL. 34638 Attn: Robert Stone Phone: 813-474-7646 Email: robert@hikai.com	Angeline North AR-1 of Pasco CDD N.Sunlake Blvd. Land O' Lakes, FL. 34638

Palm Trimming for Main Entrance

	Qty	Unit	Unit Cost	TOTAL
Palm Trimming	6	Ea	$60.00	$360.00
			Total	$360.00

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Submitted by: Fabian Almanza

Date Submitted: 10.30.26

Accepted by: _____

Date Accepted: _____

EXHIBIT 11

Return to Agenda

STEADFAST
ENVIRONMENTAL



North AR-1 of Pasco CDD Aquatics

Aquatic Treatment Report

October 2026

STEADFAST OFFICE:
WWW.STEADFASTENV.COM
813-836-7940

Printed: Nov 2, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 5, 2026

Job: SE1212 North AR-1 CDD RAM
Title:
Added By: David Smeltz
Log Notes:
Treated ponds for:(Grasses and Algae)
105,135,129,130,131,132,29,27,25,20,133,91,96
Weather Conditions:
Partly cloudy with showers Mon, Oct 5, 2026, 3:47 PM

87°F
76°F
Wind: 7 mph
Humidity: 96%
Total Precip: 0.29"

Attachments: 8










Printed: Nov 2, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 9, 2026

Job: SE1212 North AR-1 CDD RAM
Title:
Added By: David Smeltz
Log Notes:
Treated ponds for:(Grasses and Algae)
77,5,4,2,20,22,37,1,29,28,30,31,32,44,45,46,47,52,51
Weather Conditions:
Partly cloudy with chance of storms Fri, Oct 9, 2026, 1:55 PM

85°F
70°F
Wind: 7 mph
Humidity: 96%
Total Precip: 0.06"

Attachments: 6








Printed: Nov 2, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 12, 2026

Job: SE1212 North AR-1 CDD RAM
Title:
Added By: Jesus Beza
Log Notes:
Ponds 2,3,138,4,60,38,59,141,139,140,144,61,62,63,65,67,68,20,21,22,39,151,1,6,7,8,9,11,16,12,152,13,15,26,25,24,28&23 treated for algae/grasses. Trash and debris picked up and removed.
Weather Conditions:
Sunny Mon, Oct 12, 2026, 2:50 PM

86°F
67°F

Wind: 9 mph
Humidity: 96%
Total Precip: 0"

Attachments: 67





Printed: Nov 2, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

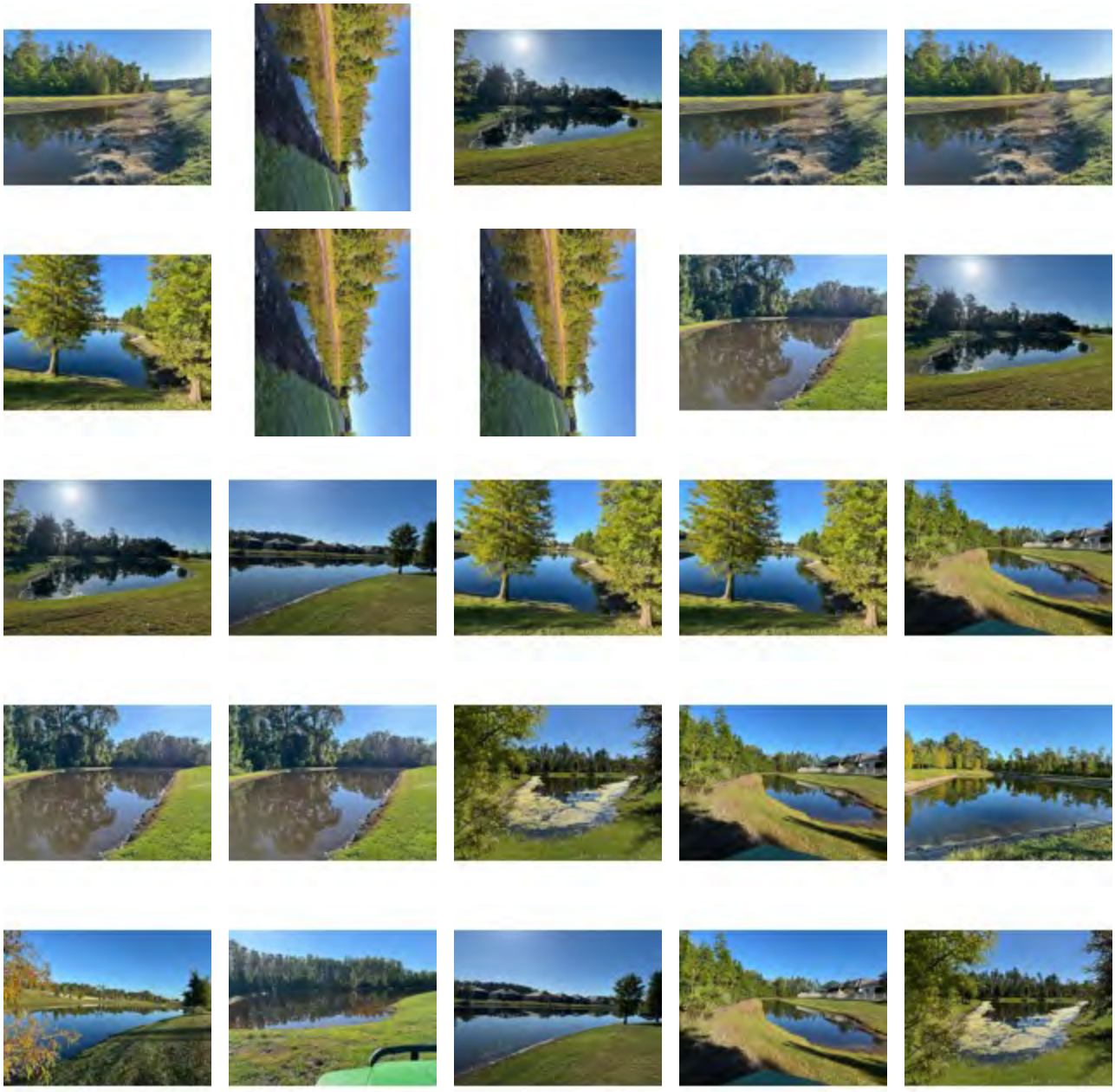
Oct 15, 2026

Job: SE1212 North AR-1 CDD RAM
Title:
Added By: David Smeltz
Log Notes:
Treated ponds for:(Grasses and Algae)
3,4,5,38,54,59,60,61,62,63,65,64,68,67,70,56,55,73,74,78,79,72,80
Weather Conditions:
Sunny Thu, Oct 15, 2026, 1:56 PM

83°F
60°F

Wind: 7 mph
Humidity: 93%
Total Precip: 0"

Attachments: 25



Printed: Nov 2, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 20, 2026

Job: SE1212 North AR-1 CDD RAM
Title:
Added By: David Smeltz
Log Notes:
Treated ponds for:(Grasses and Algae)
125,124,123,122,120,121,118,127,126
Weather Conditions:
Sunny Tue, Oct 20, 2026, 3:57 PM

80°F
59°F
Wind: 10 mph
Humidity: 90%
Total Precip: 0"

Attachments: 6








Printed: Nov 2, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Oct 26, 2026

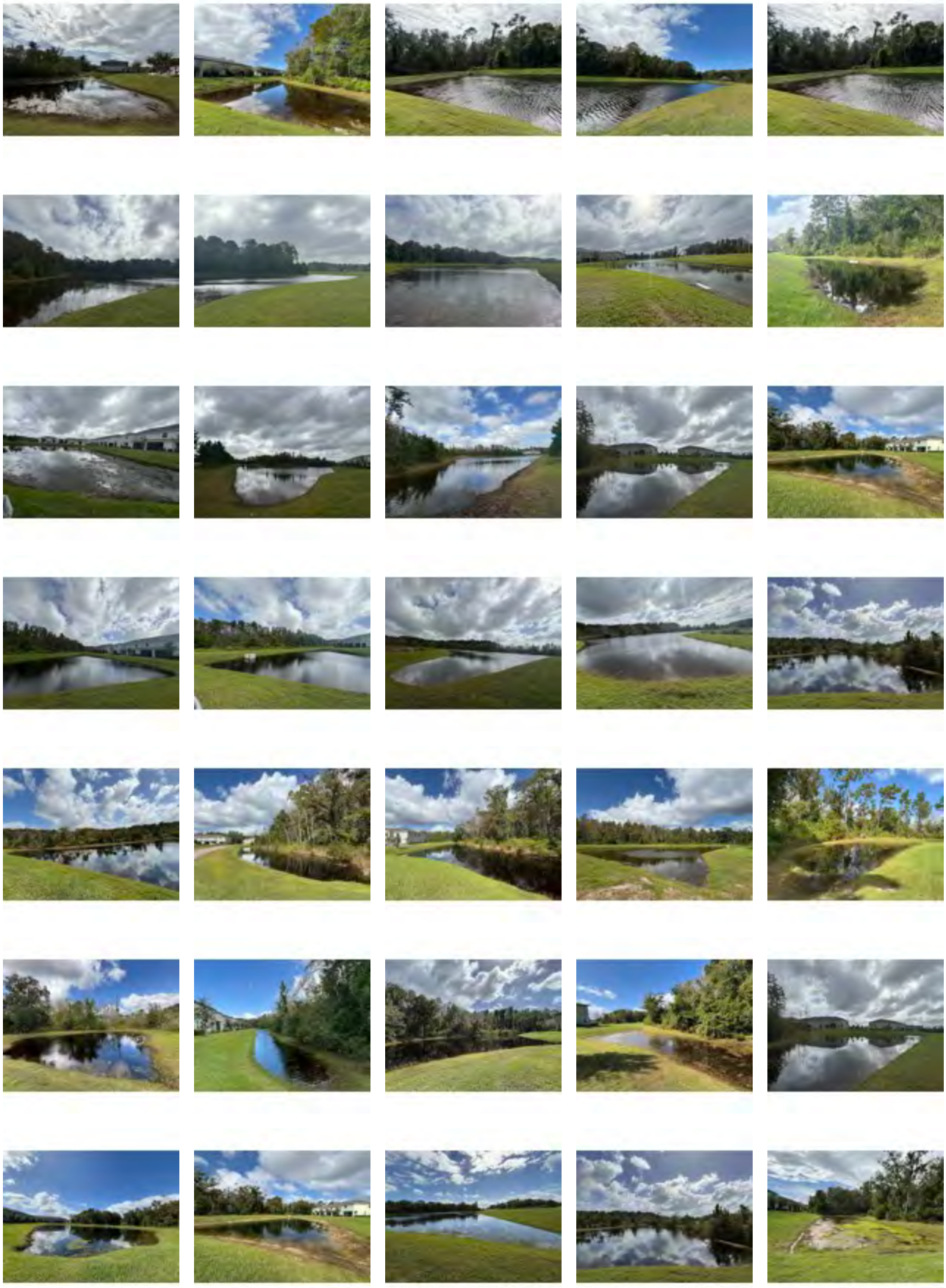
Job: SE1212 North AR-1 CDD RAM
Title:
Added By: Jesus Beza
Log Notes:
Ponds 2,1,3,4,5,38,20,21,22,23,28,35,36,27,29,34,33,31,30,24,25,26,15,14,13,11,12,16,10,7,6,9&9 treated for algae/grasses. Trash and debris picked up and removed.
Weather Conditions:
Partly cloudy with isolated showers Mon, Oct 26, 2026, 2:56 PM



83°F
67°F

Wind: 18 mph
Humidity: 92%
Total Precip: 0.13"

Attachments: 80







NORTH AR-1 OF PASCO CDD

N Sunlake Blvd, Land o Lakes, FL 34638

Gate Code:

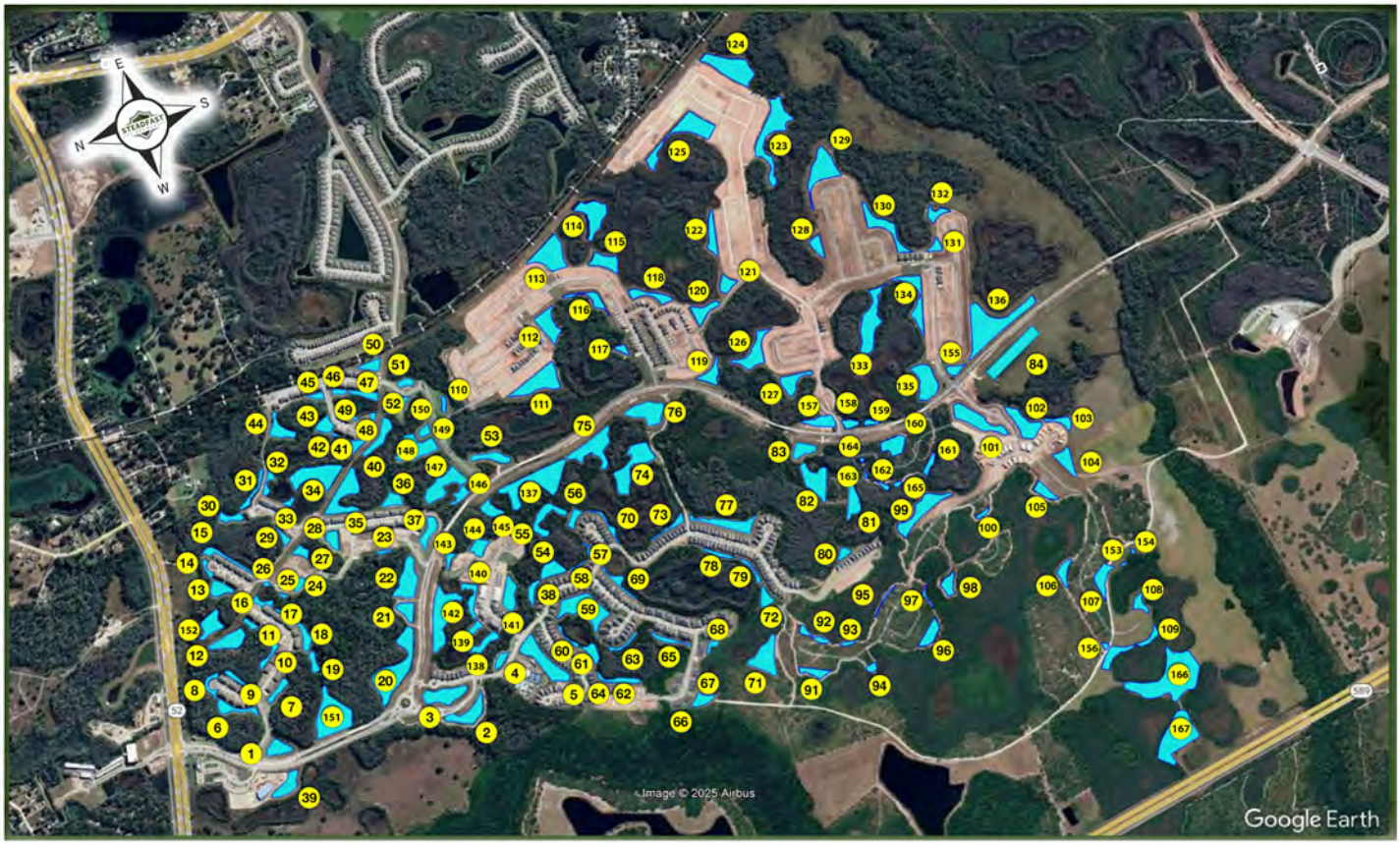


EXHIBIT 12

Return to Agenda

North AR-1 CDD

Oct 29, 2026 / Robert Stone

Complete

Score	9 / 9 (100%)	Flagged items	0	Actions	0

North AR-1 CDD	Angeline
Conducted on	Oct 29, 2026 12:08 PM EDT

Entrance Monuments

1 / 1 (100%)

Yes



Photo 1


Photo 2


Photo 3

Landscaping

1 / 1 (100%)

Yes


Photo 4


Photo 5


Photo 6


Photo 7


Photo 8


Photo 9


Photo 10


Photo 11


Photo 12


Photo 13


Photo 14


Photo 15


Photo 16


Photo 17


Photo 18


Photo 19


Photo 20


Photo 21


Photo 22


Photo 23


Photo 24


Photo 25


Photo 26


Photo 27


Photo 28


Photo 29


Photo 30

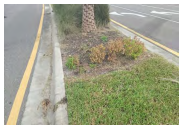

Photo 31


Photo 32


Photo 33


Photo 34


Photo 35


Photo 36


Photo 37


Photo 38


Photo 39


Photo 40


Photo 41


Photo 42


Photo 43


Photo 44


Photo 45


Photo 46


Photo 47


Photo 48


Photo 49


Photo 50


Photo 51


Photo 52


Photo 53


Photo 54


Photo 55


Photo 56


Photo 57


Photo 58


Photo 59


Photo 60


Photo 61


Photo 62


Photo 63


Photo 64


Photo 65


Photo 66


Photo 67


Photo 68


Photo 69


Photo 70


Photo 71


Photo 72


Photo 73


Photo 74


Photo 75

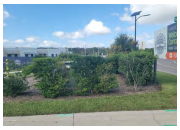
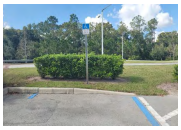

Photo 76


Photo 77


Photo 78

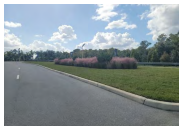

Photo 79

Photo 80

Photo 81

Photo 82

Photo 83

Photo 84

Photo 85

Photo 86

Photo 87

Photo 88

Photo 89

Photo 90

Photo 91

Photo 92

Photo 93

Photo 94

Photo 95

Photo 96

Photo 97

Photo 98

Photo 99

Photo 100

Photo 101

Photo 102

Photo 103

Photo 104

Photo 105


Photo 106


Photo 107

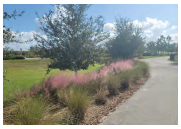

Photo 108


Photo 109


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Photo 111


Photo 112

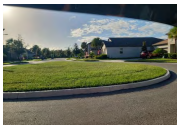

Photo 113


Photo 114


Photo 115


Photo 116


Photo 117


Photo 118

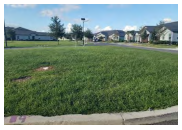

Photo 119


Photo 120


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Photo 124


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Photo 133


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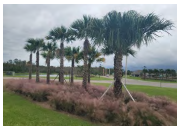

Photo 140


Photo 141


Photo 142


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Photo 145

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Photo 154

Photo 155

Photo 156

Photo 157

Photo 158

Photo 159

Photo 160

Photo 161

Photo 162

Photo 163

Ponds

1 / 1 (100%)

Yes


Photo 164


Photo 165


Photo 166


Photo 167


Photo 168


Photo 169


Photo 170


Photo 171


Photo 172


Photo 173


Photo 174


Photo 175


Photo 176


Photo 177


Photo 178


Photo 179


Photo 180


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Photo 186

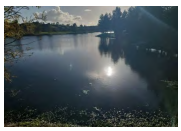

Photo 187


Photo 188


Photo 189


Photo 190

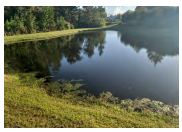

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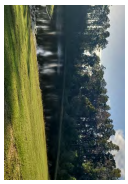

Photo 193


Photo 194


Photo 195


Photo 196


Photo 197


Photo 198


Photo 199


Photo 200


Photo 201


Photo 202


Photo 203

Roadways

1 / 1 (100%)

Yes

Photo 204

Photo 205

Photo 206

Photo 207

Photo 208

Photo 209

Photo 210

Photo 211

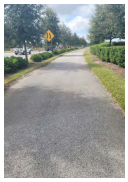
Photo 212

Sidewalks

1 / 1 (100%)

Yes


Photo 213


Photo 214

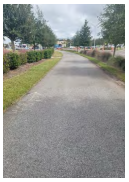

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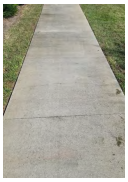

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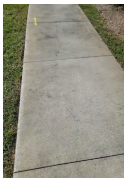

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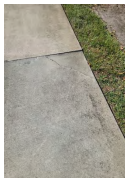

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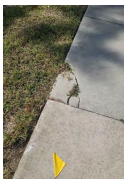

Photo 220


Photo 221


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Photo 224


Photo 225

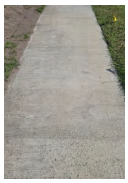

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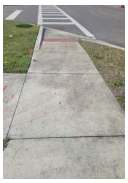

Photo 228


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Photo 231

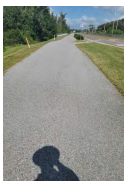

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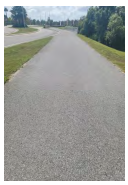

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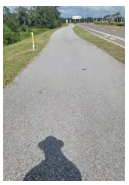

Photo 234


Photo 235


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Photo 238


Photo 239

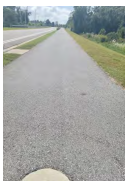
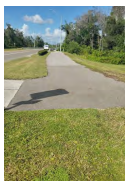

Photo 240


Photo 241


Photo 242

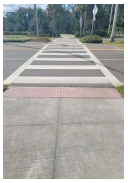

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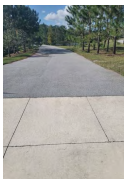

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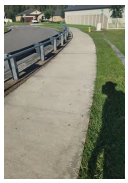

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Photo 250

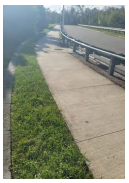

Photo 251


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Photo 264

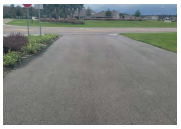

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Photo 266


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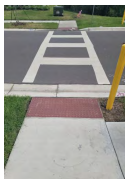

Photo 268


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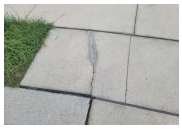

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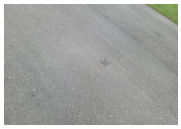
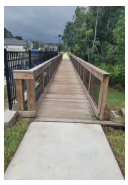
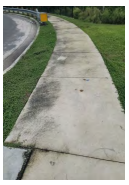

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Photo 275

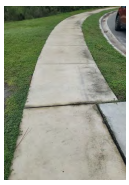
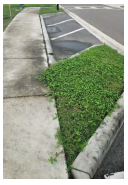

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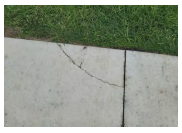

Photo 280


Photo 281

Parks

1 / 1 (100%)

Yes


Photo 282


Photo 283


Photo 284


Photo 285


Photo 286


Photo 287


Photo 288


Photo 289


Photo 290


Photo 291


Photo 292


Photo 293


Photo 294

Perimeter Wall

1 / 1 (100%)

Yes


Photo 295


Photo 296


Photo 297


Photo 298


Photo 299


Photo 300


Photo 301


Photo 302


Photo 303


Photo 304


Photo 305


Photo 306


Photo 307


Photo 308


Photo 309


Photo 310

Community Fencing

1 / 1 (100%)

Yes


Photo 311


Photo 312


Photo 313


Photo 314


Photo 315


Photo 316


Photo 317


Photo 318


Photo 319


Photo 320


Photo 321


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Photo 324

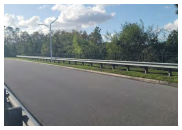

Photo 325


Photo 326


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Photo 329


Photo 330

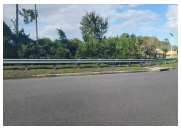

Photo 331


Photo 332


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Photo 335

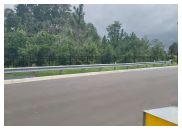

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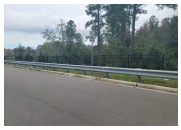

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Photo 344

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Photo 353

Photo 354

Streetlights	1 / 1 (100%)
	Yes


Photo 355


Photo 356


Photo 357

Prepared by	Robert Stone
Location	11597 N Sunlake Blvd, Land O' Lakes, FL 34638, USA (28.3256805, -82.5325904)

Untitled Page	
	N/A

Media summary



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Photo 3



Photo 4



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Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



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Photo 22



Photo 23



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Photo 25



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Photo 42



Photo 43



Photo 44



Photo 45



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Photo 110



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Photo 114



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Photo 140



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Photo 142



Photo 143



Photo 144



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Photo 146



Photo 147



Photo 148



Photo 149



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Photo 161



Photo 162



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Photo 167



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Photo 171



Photo 172



Photo 173



Photo 174



Photo 175



Photo 176



Photo 177



Photo 178



Photo 179



Photo 180



Photo 181



Photo 182



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Photo 186

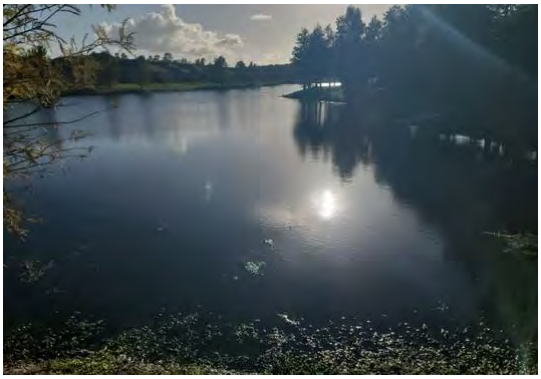


Photo 187



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Photo 190



Photo 191



Photo 192



Photo 193



Photo 194



Photo 195



Photo 196



Photo 197



Photo 198



Photo 199



Photo 200



Photo 201



Photo 202



Photo 203

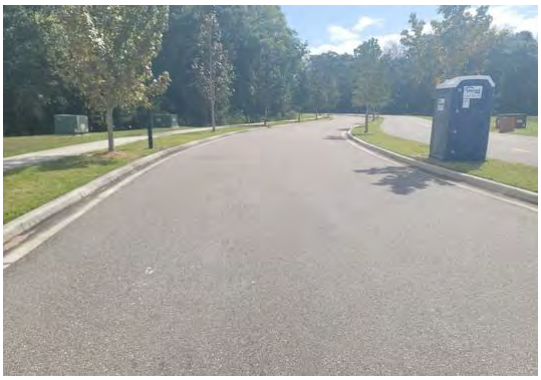


Photo 204



Photo 205



Photo 206



Photo 207

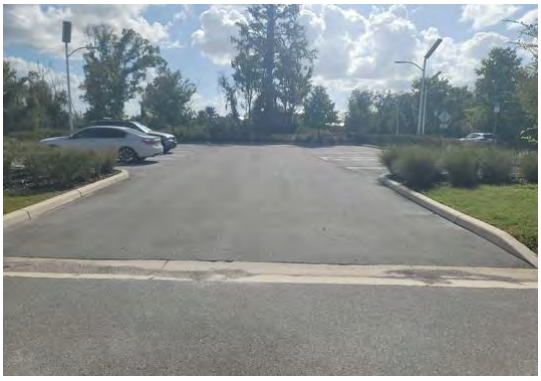


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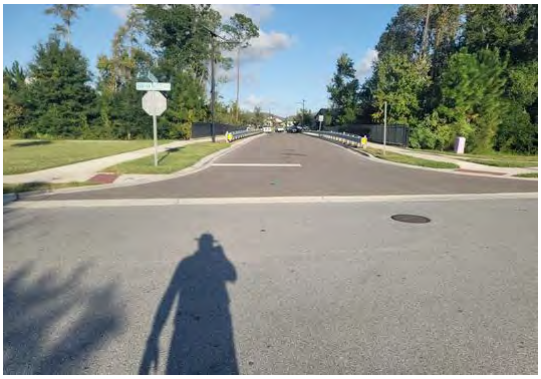


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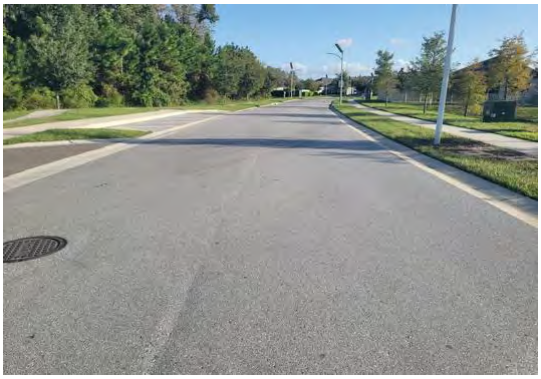


Photo 210



Photo 211



Photo 212



Photo 213



Photo 214



Photo 215



Photo 216



Photo 217



Photo 218



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Photo 220



Photo 221



Photo 222



Photo 223



Photo 224



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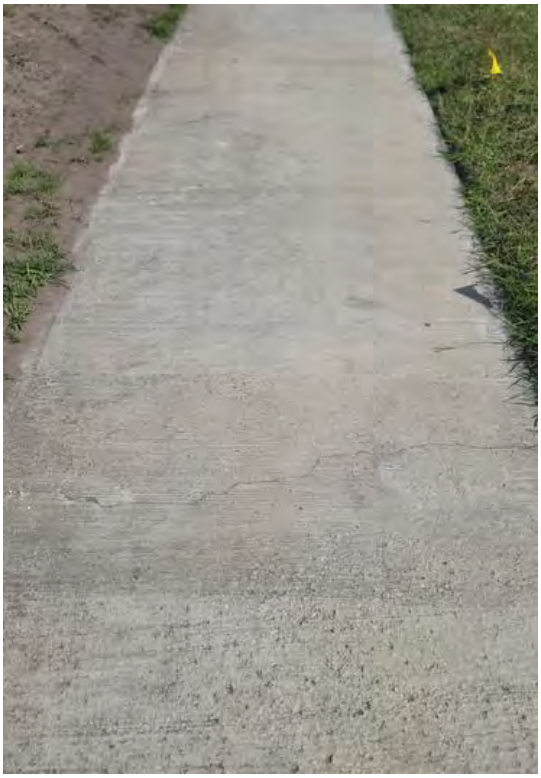


Photo 226



Photo 227



Photo 228



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Photo 231



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Photo 234



Photo 235



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Photo 237



Photo 238



Photo 239



Photo 240



Photo 241

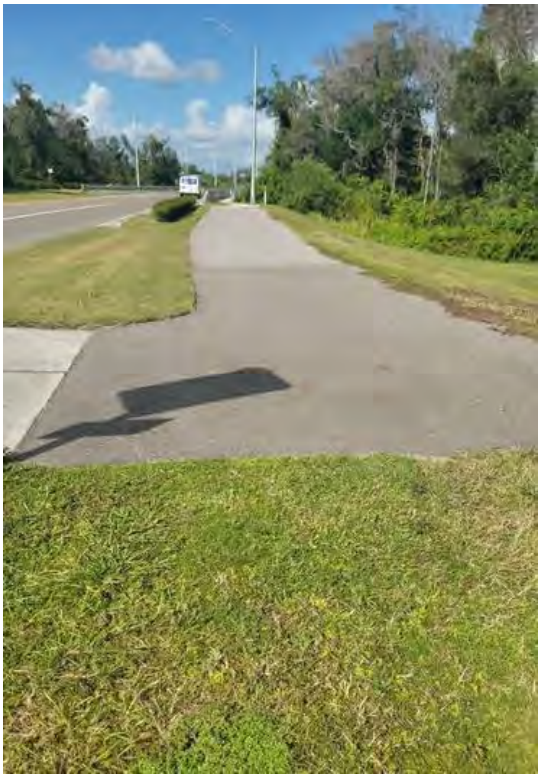


Photo 242



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Photo 244



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Photo 246



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Photo 248



Photo 249

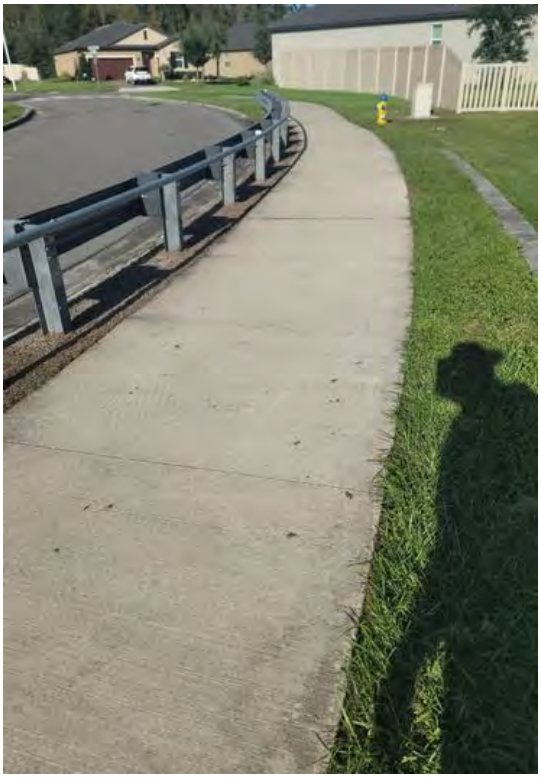


Photo 250



Photo 251



Photo 252



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Photo 256



Photo 257

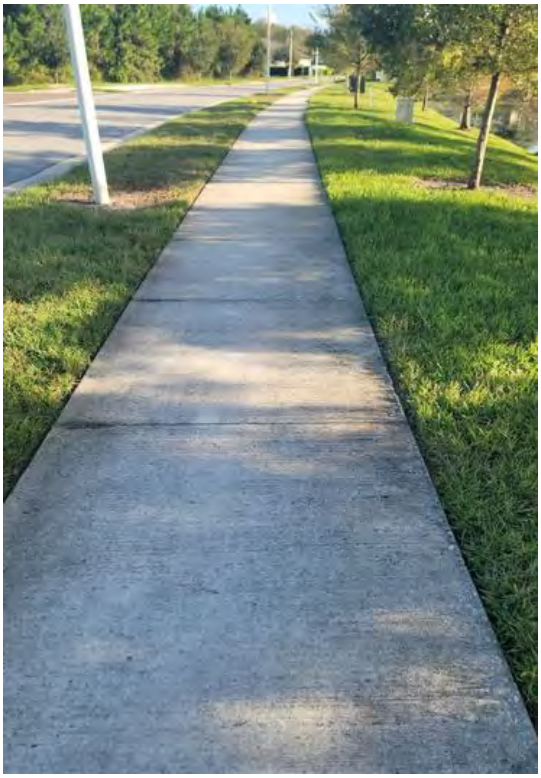


Photo 258



Photo 259



Photo 260



Photo 261



Photo 262



Photo 263



Photo 264



Photo 265



Photo 266



Photo 267



Photo 268



Photo 269



Photo 270



Photo 271



Photo 272



Photo 273



Photo 274



Photo 275



Photo 276



Photo 277



Photo 278



Photo 279



Photo 280



Photo 281



Photo 282



Photo 283



Photo 284



Photo 285



Photo 286



Photo 287



Photo 288



Photo 289



Photo 290



Photo 291



Photo 292



Photo 293



Photo 294



Photo 295



Photo 296



Photo 297



Photo 298



Photo 299



Photo 300



Photo 301



Photo 302



Photo 303



Photo 304

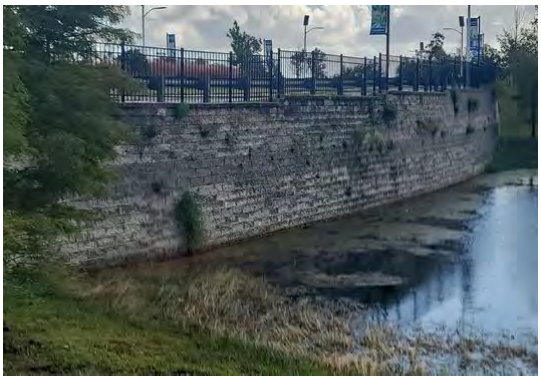


Photo 305



Photo 306



Photo 307



Photo 308



Photo 309



Photo 310



Photo 311



Photo 312



Photo 313



Photo 314



Photo 315



Photo 316



Photo 317



Photo 318



Photo 319



Photo 320



Photo 321



Photo 322



Photo 323



Photo 324



Photo 325



Photo 326



Photo 327



Photo 328



Photo 329



Photo 330



Photo 331



Photo 332



Photo 333



Photo 334



Photo 335

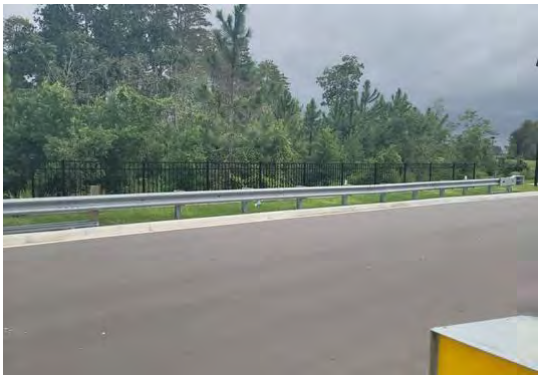


Photo 336



Photo 337



Photo 338



Photo 339

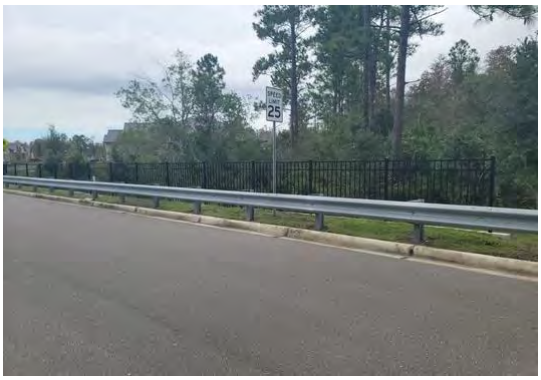


Photo 340



Photo 341



Photo 342



Photo 343



Photo 344



Photo 345



Photo 346



Photo 347



Photo 348



Photo 349



Photo 350



Photo 351



Photo 352



Photo 353



Photo 354



Photo 355

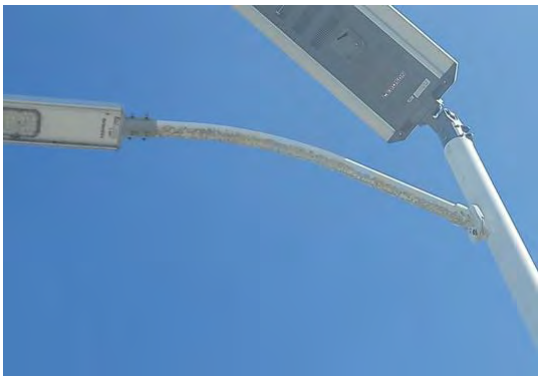


Photo 356



Photo 357

EXHIBIT 13

Return to Agenda

NORTH AR-1 OF PASCO CDD - Task Log

RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)

AS OF 08/03/2026 12:00 AM

# of task item	DATE OPENED - Insert Date	PRIORITY - Choose From Drop Down	DELIVERABLE/FOCUS	OWNER	TARGET DATE - Insert Date	STATUS - Choose from drop down	DATE CLOSED - Insert Date	NOTES
27	08/01/25		Dog Park Fence Repair	Field Services	8/31/2025	Completed		the same item as # 69
34	12/08/25		Add speed limit signs to trails	Field Services	1/1/2025	Completed		The cost to install all the signs on all the trails is above the budgeted amount, so we are installing some on trails as needed by resident complaints, like we are installing bollards on trails based on complaints received, or as bollards are damaged by residents.
65	06/09/26		Can Streetleaf adjust the timing of the street lights to turn on sooner	Field Services		Completed		They have adjusted. completed
67	06/09/26		Damage to sidewalk from overwatering by Lennar model address: 9711 Minnow Ray	Field Services		Completed		Lennar took care of this
69	06/09/26		Repair fencing around dog park	Field Services		Completed		Update from vendor, materials have been ordered and repairs should start by the second week of September.
71	07/14/26		Replace dead/dying sod at entrance area to Anchor Dune	Field Services		Completed		Completed
72	07/14/26		Replace dead/dying sod in and around dog park	Field Services		Completed		completed
73	07/14/26		Pond behind Nectar Flume needs to be treated for Algea	Field Services		Completed		Sent pond number and resident's complaint to Steadfast, technition treated pond and collected trash.
75	09/08/26		CDD name on the landscaping reports should be updated	Field Services		Completed		completed/corrected
78	10/20/26		Steadfast Environmental should separate the North AR-1 and Angeline Community Development District waterway treatment reports into standalone documents going forward	Field Services	11/10/2026	Completed		completed/corrected

NORTH AR-1 OF PASCO CDD - Task Log

RISKS, ACTIONS, ISSUES & DECISIONS (RAID LOG)

AS OF 08/03/2026 12:00 AM

# of task item	DATE OPENED - Insert Date	PRIORITY - Choose From Drop Down	DELIVERABLE/FOCUS	OWNER	TARGET DATE - Insert Date	STATUS - Choose from drop down	DATE CLOSED - Insert Date	NOTES
32	11/03/25		Trail bollards	Field Services	1/1/2025	Ongoing		Additional bollards are being ordered to replace missing bollards and complete the trail ends. 10/22-Vendor is waiting for deposit.
37	02/10/26		Rewording of CDD Agenda cover letter to take out attachments	District Manager		Ongoing		
57	02/10/26		Anchor Dune Wall Clean up weed and mold	Field Services		In Process – Being Reviewed by Staff		This was tabled due to financial issues
62	04/25/26		Purchase second bike rack and have Tampa SWAP install	Field Services		Ongoing		Tampa SWAP received the deposit for the bike rack, and have ordered it. They are waiting on delivery
63	04/25/26		Cracked sidewalk inventory	Field Services		Ongoing		multple sections of sidewalk were damaged by gas company working at sunlake blvd and 52, work will be continuing as well as the installation of the monument sign requiring more heavy trucks driving across sidewalk, repairs will be conducted once projects are complete.-constantly noting on the cracks and hoping this done in the next couple of
66	06/09/26		Street signs are in need of repair	Field Services		Ongoing		Need to conduct inventory of community to identify all street signs in need of repair or replacement
70	07/14/26		Check retaining walls throughout community	District Engineer		In Process – Awaiting Response from Vendor		District engineer reviewed retaing wall plans and stated the vendor that constructed them will be able to make the necessary repairs as they are not the primary structure retaining the soil.
74	08/27/26		Street sign is missing from Banyan Breeze and Shell Bay	Field Services		Ongoing		ongoing- completed hopefully we get somebody to sign off fromthat trail
76	10/20/26		Revisit erosion behind10600 Banyan Breeze Boulevard and provide supplemental proposal if warranted	District Engineer	11/10/2026	Ongoing		on agenda for board review
77	10/20/26		checking with Pasco County and obtaining proposals for trimming adjustments on Sunlake Boulevard (roundabout) muhly grass	Field Services	11/10/2026	Ongoing		getting proposals on optional plants that can be put in and go to Pasco for approval before presenting the result to the board
78	10/27/26		Another golf cart trail	Field Services	11/10/2026	Ongoing		