



Rizzetta & Company

Prosperity Lakes Community Development District

Board of Supervisors' Meeting May 28, 2026

**District Office:
5020 W. Linebaugh Avenue Suite 200
Tampa, Florida 33624
813.933-55721**

prosperitylakescdd.org

Prosperity Lakes Community Development District
Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219
www.prosperitylakescdd.com

Board of Supervisors	Kelly Evans Lori Campagna Charlie Peterson Chris Hall Ben Gainer	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company
District Counsel	KC Hopkinson	Straley, Robin, & Vericker, P.A.
Interim Engineer	Jeb Mulock	ZNS Engineering

All cellular phones must be placed on mute while in the meeting room.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

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

**Board of Supervisors
Prosperity Lakes Community
Development District**

May 20, 2026

AGENDA

Dear Board Members:

The continued Audit Committee meeting and the regular meeting of the Board of Supervisors of the Prosperity Lakes Community Development District will be held on **Thursday, May 28, 2026, at 11:00 a.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219. The following is the agenda for the meeting:

AUDIT COMMITTEE CONTINUED MEETING:

- 1. CALL TO ORDER**
- 2. BUSINESS ADMINISTRATION**
 - A. Ranking of Audit Proposals..... Tab 1
- 3. ADJOURNMENT**

BOS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on April 30, 2026 Tab 2
 - B. Consideration of the Minutes Audit Committee Meeting held on April 30, 2026 Tab 3
 - C. Consideration of Operations & Maintenance Expenditures for April 2026..... Tab 4
- 4. BUSINESS ITEMS**
 - A. Presentation of Fiscal Year 2026/2027 Proposed Budget Tab 5
 - i. Consideration of Resolution 2026-06; Approving Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing..... Tab 6
 - B. Consideration of Resolution 2026-07; Setting Landowner Election Tab 7
 - C. Ratification of Solar Lighting Service Agreements Tab 8

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. Sitex Aquatics Report Tab 9
- D. Community Asset Management Report Tab 10
 - i. Landscape Contractor Response Report..... Tab 11
 - ii. Steadfast Landscape Reports..... Tab 12
- E. District Manager..... Tab 13
 - i. Presentation of Website Compliance Report Tab 14
 - ii. Presentation of Registered Voter Count..... Tab 15

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

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

Sincerely,
Scott Brizendine
Scott Brizendine
District Manager

Tab 1

PROSPERITY LAKES CDD
AUDIT PROPOSAL COMMITTEE EVALUATION SPREADSHEET

		1	2	3	4	5	6
		Ability of Personnel	Proposer's Experience	Understanding of Scope of Work	Ability to Furnish Required Services	Price	Total Points
		20 Points	10 Points	20 Points	20 Points	30 Points	100 Points
A	Berger Toombs						
B	Grau						
C							

Supervisor:		Proposal Summary			
		Signature	Berger Toombs	2026	\$4,700
				2027	\$4,700
				2028	\$4,900
			Berger Toombs Total		\$14,300
		Name Printed	Grau	2026	\$4,800
				2027	\$5,000
		Date		2028	\$5,200
			Grau Total		\$15,000

\$1,400 Each Additional Bond Issuance

\$1,500 Each Additonal Bond Issuance

From: Maritza Stonebraker <mstonebraker@btef-cpas.com>

Sent: Monday, May 18, 2026 4:03 PM

To: Scott Brizendine <sbrizendine@rizzetta.com>

Cc: Venessa Smith <VSmith@rizzetta.com>; Sam Stevens <SStevens@rizzetta.com>

Subject: [EXTERNAL]RE: Prosperity Lakes CDD - Clarification on Fee

Good afternoon,

The fee will increase \$1,400 for each additional bond issuance.

Please let me know if I can be of further assistance.

Thank you,

Maritza C. Stonebraker, CPA



600 Citrus Avenue, Suite 200

Fort Pierce, FL 34950

772-461-6120 Ext.4257

772-468-9278 Fax

Email: mstonebraker@btef-cpas.com

**PROSPERITY LAKES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSAL FOR AUDIT SERVICES**

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank
CERTIFIED PUBLIC ACCOUNTANTS, PL

600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

Maritza Stonebraker, CPA, Director

DATE OF PROPOSAL:

March 27, 2026

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

March 27, 2026

Prosperity Lakes Community Development District
Rizzetta & Company, Inc.
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Dear District Manager:

Thank you very much for the opportunity to present our professional credentials to provide audit services for Prosperity Lakes Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Prosperity Lakes Community Development District. We will provide you with top quality, responsive service.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits.

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

Prosperity Lakes Community Development District
March 27, 2026

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. Maritza Stonebraker is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Prosperity Lakes Community Development District.

Very truly yours,

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

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 70 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and for St. Lucie County for over 34 years. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 100 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality control, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 32 professional and administrative staff (including 12 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	<u>Total</u>
Partners/Directors (CPA's)	7
Managers (1 CPA)	2
Senior/Supervisor Accountants (1 CPA)	3
Staff Accountants	8
Paraprofessional	6
Administrative	<u>6</u>
Total – all personnel	32

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Prosperity Lakes Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

Au-C Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holding that would impair their independence with regard to the firm's clients.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

Ability to Furnish the Required Services

As previously noted in the Profile of the Proposer section of this document, our firm has been in existence for over 74 years. We have provided audit services to some clients for over 30 years continually. Our firm is insured against physical loss through commercial insurance and we also carry liability insurance. The majority of our audit documentation is stored electronically, both on our office network and on each employee laptop or computer assigned to each specific job. Our office computer network is backed up on tape, so in the event of a total equipment loss, we can restore all data as soon as replacement equipment is acquired. In addition, our field laptop computers carry the same data and can be used in the event of emergency with virtually no delay in completing the required services.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 70 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 1,100 community development districts, and over 2,100 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Control Program

Quality control requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality control policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality control program and work procedures. On page 33 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs approximately one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved without re-issuing any reports.

Certificate of Achievement for Excellence in Financial Reporting (CAFR)

We are proud and honored to have been involved with the City of Fort Pierce and the Fort Pierce Utilities Authority when they received their first Certificates of Achievement for Excellence in Financial Reporting for the fiscal years ended September 30, 1988 and 1994, respectively. We were also instrumental in the City of Stuart receiving the award, in our first year of performing their audit, for the year ended September 30, 1999.

We also assisted St. Lucie County, Florida for the year ended September 30, 2003, in preparing their first Comprehensive Annual Financial Report, and St. Lucie County has received their Certificate of Achievement for Excellence in Financial Reporting every year since.

As continued commitment to insuring that we are providing the highest level of experience, we have had at least one employee of our firm serve on the GFOA – Special Review Committee since the mid-1980s. This committee is made up of selective Certified Public Accountants throughout the United States who have demonstrated their high level of knowledge and expertise in governmental accounting. Each committee member attends a special review meeting at the Annual GFOA Conference. At this meeting, the committee reports on the Certificate of Achievement Program's most recent results, future goals, and common reporting deficiencies.

We feel that our previous experience in assisting the City of Fort Pierce, the Fort Pierce Utilities Authority and St. Lucie County obtain their first CAFRs, and the City of Stuart in continuing to receive a CAFR and our firm's continued involvement with the GFOA, and the CAFR review committee make us a valued asset for any client in the field of governmental financial reporting.

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

References

Florida Green Finance Authority
Jeff Walker, Special District Services
(561) 630-4922

South Village Community Development District
Darrin Mossing, Governmental Management
Services LLC
(407) 841-5524

Gateway Services Community
Development District
Stephen Bloom, Inframark LLC
(954) 753-5841

Clearwater Cay Community
Development District
Cal Teague, Premier District Management
(239) 690-7100 ext 101

In addition to the above, we have the following additional governmental audit experience:

Community Development Districts

Aberdeen Community Development
District

Beacon Lakes Community
Development District

Alta Lakes Community Development
District

Beaumont Community Development
District

Amelia Concourse Community
Development District

Bella Collina Community Development
District

Amelia Walk Community
Development District

Bonnet Creek Community
Development District

Aqua One Community Development
District

Buckeye Park Community
Development District

Arborwood Community Development
District

Candler Hills East Community
Development District

Arlington Ridge Community
Development District

Cedar Hammock Community
Development District

Bartram Springs Community
Development District

Central Lake Community
Development District

Baytree Community Development
District

Channing Park Community
Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Cheval West Community Development District	Evergreen Community Development District
Coconut Cay Community Development District	Forest Brooke Community Development District
Colonial Country Club Community Development District	Gateway Services Community Development District
Connerton West Community Development District	Gramercy Farms Community Development District
Copperstone Community Development District	Greenway Improvement District
Creekside @ Twin Creeks Community Development District	Greyhawk Landing Community Development District
Deer Run Community Development District	Griffin Lakes Community Development District
Dowden West Community Development District	Habitat Community Development District
DP1 Community Development District	Harbor Bay Community Development District
Eagle Point Community Development District	Harbourage at Braden River Community Development District
East Nassau Stewardship District	Harmony Community Development District
Eastlake Oaks Community Development District	Harmony West Community Development District
Easton Park Community Development District	Harrison Ranch Community Development District
Estancia @ Wiregrass Community Development District	Hawkstone Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Heritage Harbor Community Development District	Madeira Community Development District
Heritage Isles Community Development District	Marhsall Creek Community Development District
Heritage Lake Park Community Development District	Meadow Pointe IV Community Development District
Heritage Landing Community Development District	Meadow View at Twin Creek Community Development District
Heritage Palms Community Development District	Mediterra North Community Development District
Heron Isles Community Development District	Midtown Miami Community Development District
Heron Isles Community Development District	Mira Lago West Community Development District
Highland Meadows II Community Development District	Montecito Community Development District
Julington Creek Community Development District	Narcoossee Community Development District
Laguna Lakes Community Development District	Naturewalk Community Development District
Lake Bernadette Community Development District	New Port Tampa Bay Community Development District
Lakeside Plantation Community Development District	Overoaks Community Development District
Landings at Miami Community Development District	Panther Trace II Community Development District
Legends Bay Community Development District	Paseo Community Development District
Lexington Oaks Community Development District	Pine Ridge Plantation Community Development District
Live Oak No. 2 Community Development District	Piney Z Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Poinciana Community Development District	Sampson Creek Community Development District
Poinciana West Community Development District	San Simeon Community Development District
Port of the Islands Community Development District	Six Mile Creek Community Development District
Portofino Isles Community Development District	South Village Community Development District
Quarry Community Development District	Southern Hills Plantation I Community Development District
Renaissance Commons Community Development District	Southern Hills Plantation III Community Development District
Reserve Community Development District	South Fork Community Development District
Reserve #2 Community Development District	St. John's Forest Community Development District
River Glen Community Development District	Stoneybrook South Community Development District
River Hall Community Development District	Stoneybrook South at ChampionsGate Community Development District
River Place on the St. Lucie Community Development District	Stoneybrook West Community Development District
Rivers Edge Community Development District	Tern Bay Community Development District
Riverwood Community Development District	Terracina Community Development District
Riverwood Estates Community Development District	Tison's Landing Community Development District
Rolling Hills Community Development District	TPOST Community Development District
Rolling Oaks Community Development District	

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Triple Creek Community Development District	Vizcaya in Kendall Development District
TSR Community Development District	Waterset North Community Development District
Turnbull Creek Community Development District	Westside Community Development District
Twin Creeks North Community Development District	WildBlue Community Development District
Urban Orlando Community Development District	Willow Creek Community Development District
Verano #2 Community Development District	Willow Hammock Community Development District
Viera East Community Development District	Winston Trails Community Development District
VillaMar Community Development District	Zephyr Ridge Community Development District

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Other Governmental Organizations

City of Westlake	Office of the Medical Examiner, District 19
Florida Inland Navigation District	Rupert J. Smith Law Library of St. Lucie County
Fort Pierce Farms Water Control District	St. Lucie Education Foundation
Indian River Regional Crime Laboratory, District 19, Florida	Seminole Improvement District
Viera Stewardship District	Troup Indiantown Water Control District

Current or Recent Single Audits

St. Lucie County, Florida
Early Learning Coalition, Inc.
Gateway Services Community Development District
Healthy Start Coalition

Members of our audit team have acquired extensive experience from performing or participating in over 1,800 audits of governments, independent special taxing districts, school boards, and other agencies that receive public money and utilize fund accounting.

Much of our firm's auditing experience is with compliance auditing, which is required for publicly financed agencies. In this type of audit, we do a financial examination and also confirm compliance with various statutory and regulatory guidelines.

Following is a summary of our other experience, including Auditor General experience, as it pertains to other governmental and fund accounting audits.

Counties

(Includes elected constitutional officers, utilities and dependent taxing districts)

Indian River
Martin
Okeechobee
Palm Beach

Municipalities

City of Port St. Lucie
City of Vero Beach
Town of Orchid

GOVERNMENTAL AUDIT EXPERIENCE (CONTINUED)

Special Districts

Bannon Lakes Community Development District
Boggy Creek Community Development District
Capron Trail Community Development District
Celebration Pointe Community Development District
Coquina Water Control District
Diamond Hill Community Development District
Dovera Community Development District
Durbin Crossing Community Development District
Golden Lakes Community Development District
Lakewood Ranch Community Development District
Martin Soil and Water Conservation District
Meadow Pointe III Community Development District
Myrtle Creek Community Development District
St. Lucie County – Fort Pierce Fire District
The Crossings at Fleming Island
St. Lucie West Services District
Indian River County Mosquito Control District
St. John's Water Control District
Westchase and Westchase East Community Development Districts
Pier Park Community Development District
Verandahs Community Development District
Magnolia Park Community Development District

Schools and Colleges

Federal Student Aid Programs – Indian River Community College
Indian River Community College
Okeechobee County District School Board
St. Lucie County District School Board
Indian River School District – Internal Accounts

State and County Agencies

Central Florida Foreign-Trade Zone, Inc. (a nonprofit organization affiliated with the St. Lucie County Board of County Commissioners)
Florida School for Boys at Okeechobee
Indian River Community College Crime Laboratory
Indian River Correctional Institution

FEE SCHEDULE

We propose the fee for our audit services described below to be \$4,700 for the years ending September 30, 2026 and 2027 and \$4,900 for the year ending September 30, 2028. In addition, if a bond issuance occurs there will be an additional fee for each additional bond. The fee is contingent upon the financial records and accounting systems of Prosperity Lakes Community Development District being "audit ready" and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Prosperity Lakes Community Development District as of September 30, 2026, 2027 and 2028. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP

Director – 31 years experience

Education

- ◆ University of Central Florida, B.A. – Accounting
- ◆ Barry University – Master of Professional Accountancy

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy
- ◆ Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- ◆ Certified Not-For-Profit Core Concepts 2018

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Associate Member, Florida Government Finance Office Associates
- ◆ Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- ◆ Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- ◆ Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- ◆ Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- ◆ Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- ◆ Member/Board Member of Port St. Lucie Kiwanis (1994 – 2001)
- ◆ President (2014/15) of Sunrise Kiwanis of Fort Pierce (2004 – 2017)
- ◆ St. Lucie District School Board Superintendent Search Committee (2013 – present)
- ◆ Board Member – Phrozen Pharos (2019-2021)

Professional Experience

- ◆ Twenty-eight years public accounting experience with an emphasis on nonprofit and governmental organizations.
- ◆ Audit Manager in-charge on a variety of audit and review engagements within several industries, including the following government and nonprofit organizations:
 - St. Lucie County, Florida
 - 19th Circuit Office of Medical Examiner
 - Troup Indiantown Water Control District
 - Exchange Club Center for the Prevention of Child Abuse, Inc.
 - Healthy Kids of St. Lucie County
 - Mustard Seed Ministries of Ft. Pierce, Inc.
 - Reaching Our Community Kids, Inc.
 - Reaching Our Community Kids - South
 - St. Lucie County Education Foundation, Inc.
 - Treasure Coast Food Bank, Inc.
 - North Springs Improvement District
- ◆ Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Commitment to Quality Service

Personnel Qualifications and Experience
--

David S. McGuire, CPA, CITP (Continued)

Director

Continuing Professional Education

- ◆ Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

- Not-for-Profit Auditing Financial Results and Compliance Requirements

- Update: Government Accounting Reporting and Auditing

- Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

Matthew Gonano, CPA

Director – 14 years total experience

Education

- ◆ University of North Florida, B.B.A. – Accounting
- ◆ University of Alicante, Spain – International Business
- ◆ Florida Atlantic University – Masters of Accounting

Professional Affiliations/Community Service

- ◆ American Institute of Certified Public Accountants
- ◆ Florida Institute of Certified Public Accountants

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.
- ◆ Performed audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with OMB Circular A-133, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mr. Gonano has participated in numerous continuing professional education courses.

Commitment to Quality Service

Personnel Qualifications and Experience

Melissa Marlin, CPA

Director – 12 years

Education

- ◆ Indian River State College, A.A. – Accounting
- ◆ Florida Atlantic University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American Institute of Certified Public Accountants
- ◆ Member of the Florida Institute of Certified Public Accountants
- ◆ Affiliate member of the Government Finance Officers Association

Professional Experience

- ◆ Accountant with over 10 years of experience providing professional services to nonprofit and governmental entities.
- ◆ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ◆ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ◆ Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
 - o Governmental Accounting Report and Audit Update
 - o Analytical Procedures, FICPA
 - o Annual Update for Accountants and Auditors
 - o Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Maritza Stonebraker, CPA

Director – 10 years

Education

- ♦ Indian River State College, B.S. – Accounting

Registrations

- ♦ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ♦ Member of the American Institute of Certified Public Accountants
- ♦ Member of the Florida Institute of Certified Public Accountants
- ♦ Affiliate of the Government Finance Officers Association

Professional Experience

- ♦ Maritza launched her professional auditing career at Berger, Toombs, Elam, Gaines, & Frank, accumulating over 9 years of expertise in the field
- ♦ Performed over 300 audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- ♦ Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education

- ♦ Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
 - o Governmental Accounting Report and Audit Update
 - o Analytical Procedures, FICPA
 - o Annual Update for Accountants and Auditors
 - o Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Jonathan Herman, CPA

Director – 12 years

Education

- ◆ University of Central Florida, B.S. – Accounting
- ◆ Florida Atlantic University, MACC

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Affiliate member Government Finance Officers Association

Professional Experience

- ◆ Over 10 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Herman has been involved in all phases of the audits listed on the preceding pages.

Continuing Professional Education

- ◆ Has participated in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments. He has attended courses in those areas over the last two years such as:
 - Governmental Accounting Report and Audit Update
 - Annual Update: Government Accounting Reporting and Auditing
 - Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA

Accounting and Audit Manager – 34 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Registrations

- ◆ Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- ◆ Member of the American and Florida Institutes of Certified Public Accountants
- ◆ Former Member of Florida Institute of Certified Public Accountants Committee on State and Local Government
- ◆ Affiliate Member Government Finance Officers Association (GFOA) for over 10 years
- ◆ Affiliate Member Florida Government Finance Officers Association (FGFOA) for over 10 years
- ◆ Technical Review – 1997 FICPA Course on State and Local Governments in Florida
- ◆ Board of Directors – Kiwanis of Ft. Pierce, Treasurer – 1994-1999; Vice President – 1999-2001

Professional Experience

- ◆ Twenty-seven years public accounting experience with an emphasis on governmental and nonprofit organizations.
- ◆ State Auditor General's Office – West Palm Beach, Staff Auditor, June 1985 to September 1985
- ◆ Accounting and Audit Manager of Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants PL, responsible for audit and accounting services including governmental and not-for-profit audits.
- ◆ Over 20 years of public accounting and governmental experience, specializing in governmental and nonprofit organizations with concentration in special districts, including Community Development Districts which provide services including water and sewer utilities. Governmental and non-profit entities served include the following:

Counties:

St. Lucie County

Municipalities:

City of Fort Pierce

City of Stuart

Commitment to Quality Service

Personnel Qualifications and Experience

David F. Haughton, CPA (Continued)

Accounting and Audit Manager

Professional Experience (Continued)

Special Districts:

Bluewaters Community Development District
Country Club of Mount Dora Community Development District
Fiddler's Creek Community Development District #1 and #2
Indigo Community Development District
North Springs Improvement District
Renaissance Commons Community Development District
St. Lucie West Services District
Stoneybrook Community Development District
Summerville Community Development District
Terracina Community Development District
Thousand Oaks Community Development District
Tree Island Estates Community Development District
Valencia Acres Community Development District

Non-Profits:

The Dunbar Center, Inc.
Hibiscus Children's Foundation, Inc.
Hope Rural School, Inc.
Maritime and Yachting Museum of Florida, Inc.
Tykes and Teens, Inc.
United Way of Martin County, Inc.
Workforce Development Board of the Treasure Coast, Inc.

- ◆ While with the Auditor General's Office he was on the staff for the state audits of the Martin County School District and Okeechobee County School District.
- ◆ During 1997 he performed a technical review of the Florida Institute of Certified Public Accountants state CPE course on Audits of State and Local Governments in Florida. His comments were well received by the author and were utilized in future updates to the course.

Continuing Professional Education

- ◆ During the past several years, he has participated in numerous professional development training programs sponsored by the AICPA and FICPA, including state conferences on special districts and governmental auditing in Florida. He averages in excess of 100 hours bi-annually of advanced training which exceeds the 80 hours required in accordance with the continuing professional education requirements of the Florida State Board of accountancy and the AICPA Private Companies Practice Section. He has over 75 hours of governmental CPE credit within the past two years.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Paul Daly

Senior Accountant – 14 years

Education

- ♦ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Working to attain the requirements to take the Certified Public Accounting (CPA) exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Bryan Snyder

Manager – 11 years

Education

- ◆ Florida Atlantic University, B.B.A. – Accounting

Professional Experience

- ◆ Accountant beginning his professional auditing career with Berger, Toombs, Elam, Gaines, & Frank.
- ◆ Mr. Snyder is gaining experience auditing governmental & nonprofit entities.

Continuing Professional Education

- ◆ Mr. Snyder participates in numerous continuing education courses and plans on working to acquire his CPA certificate.
- ◆ Mr. Snyder is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Tifanee Terrell, CPA

Senior Accountant – 5 years

Education

- ♦ Florida Atlantic University, M.A.C.C. – Accounting

Professional Experience

- ♦ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Ms. Terrell participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Dylan Dixon

Senior Accountant – 4 years

Education

- ◆ Indian River State College, B.S. – Accounting
- ◆ Florida Gulf Coast University, M.S. – Accounting

Professional Experience

- ◆ Senior Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Mr. Dixon participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.
- ◆ Mr. Dixon is currently studying to pass the CPA exam.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Brennen Moore

Staff Accountant – 3 years

Education

- ♦ Indian River State College, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Mr. Moore participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Katie Gifford

Staff Accountant – 2 years

Education

- ♦ Indian River State College, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Ms. Gifford participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Rayna Zicari

Staff Accountant – 2 years

Education

- ◆ Stetson University, B.B.A. – Accounting

Professional Experience

- ◆ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ◆ Ms. Zicari participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.

Commitment to Quality Service

Personnel Qualifications and Experience
--

Deandre McFadden

Staff Accountant – 1 year

Education

- ♦ Florida Atlantic University, B.S. – Accounting

Professional Experience

- ♦ Staff Accountant with Berger, Toombs, Elam, Gaines, & Frank providing professional services to nonprofit and governmental entities.

Continuing Professional Education

- ♦ Mr. McFadden participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments.



6930 Gall Boulevard
Suite 200
Zephyrhills, FL 33542

813.788.2155
DG.Perry.com

Report on the Firm's System of Quality Control

December 4, 2025

To the Partners of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.

DG Perry





Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

PROSPERITY LAKES
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: March 27, 2026
12:00PM

Submitted to:

Prosperity Lakes
Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

March 27, 2026

Prosperity Lakes Community Development District
c/o District Manager
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2026, with an option for two (2) additional optional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Prosperity Lakes Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

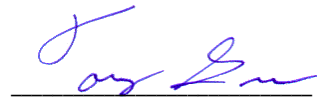
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Ben Steets, CPA (bsteets@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners
12 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Quality Controls



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

Report on the Firm's System of Quality Control

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

October 3, 2025

To the Partners of Grau & Associates
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Grau & Associates has received a peer review rating of *pass*.

Prida Guida & Perez

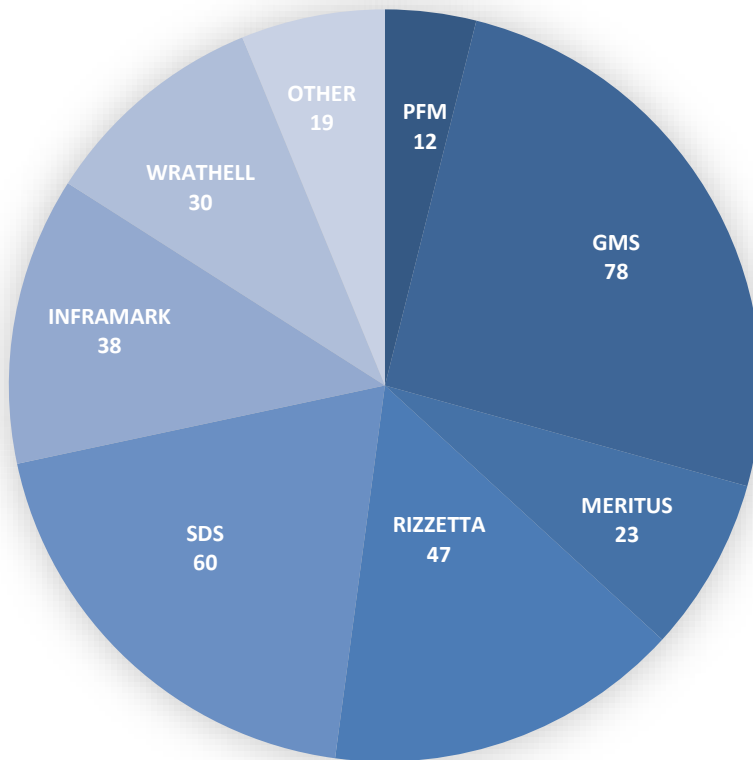
Prida Guida & Perez, P.A.

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

Years Performing Audits: 35+

CPE (last 2 years):

Government

Accounting, Auditing:

24 hours; Accounting,

Auditing and Other:

56 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, GFOA

Ben Steets, CPA (Partner)

Years Performing Audits: 9+

CPE (last 2 years):

Government

Accounting, Auditing:

28 hours; Accounting,

Auditing and Other:

88 hours

Professional

Memberships: AICPA,

FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With every changing technology available and utilized by our clients, we are constantly innovating our audit process."

- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."

- Ben Steets

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA *Partner*

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)

Bachelor of Arts

Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District

St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member

Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education (over the last two years)

Course

Government Accounting and Auditing
Accounting, Auditing and Other
Total Hours

Hours

24
56
80 (includes of 4 hours of Ethics CPE)



Ben Steets, CPA, Partner

Contact : bsteets@graucpa.com / (561) 939-6669

Experience

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

Education

Florida Atlantic University (2015)

Clients Served (partial list)

(>300) Various Special Districts	San Carlos Park Fire and Rescue Service District
Careersource Polk	Sanibel Fire and Rescue District
Central Broward Water Control District	South Broward Drainage District
Dunes Community Development District	South Trail Fire and Rescue District
Greater Naples Fire Rescue District	Town of Highland Beach
Key Marco Community Development District	Town of Lauderdale-By-The-Sea
Lake Worth Drainage District	Verano Walk Community Development District
Mae Volen Senior Center	West Villages Improvement District
Port of the Islands Community Improvement District	Winding Cypress Community Development District

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	<u>116</u> (includes 4 hours of Ethics CPE)

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2028 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2026	\$4,800
2027	\$5,000
2028	<u>\$5,200</u>
TOTAL (2026-2028)	<u>\$15,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned. If Bonds are issued the fee would increase by \$1,500. The fee for subsequent annual renewals would be agreed upon separately.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

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Current
Arbitrage
Calculations

We look forward to providing **Prosperity Lakes Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

Tab 2

MINUTES OF MEETING

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

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Regular meeting of the Board of Supervisors of Prosperity Lakes Community Development District was held on **Thursday, April 30, 2026, at 11:07 a.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Kelly Evans	Chairman
Lori Campagna	Vice Chairman
Chris Hall	Assistant Secretary
Ben Gainer	Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company. Inc
K.C. Hopkinson	District Counsel, Straley, Robin & Vericker
Jeb Mulock	District Engineer, ZNS Engineering (<i>via phone</i>)
John Torborg	Landscape Inspection Specialist, Rizzetta & Company, Inc.
Aimee Brodeen	Landscape Inspection Specialist, Rizzetta & Company, Inc.
Steve Sanford	Bond Counsel, Greenberg Traurig (<i>via phone</i>)

Audience	Present
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Brizendine called the meeting to order and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

An audience member stated that he was representing 60 residents with concerns of the traffic noise from their homes that back up to Fort Hamer Road. They're requesting relief from Lennar. The CDD board stated that the developer has heard from residents regarding the issue and they're looking into solutions, but this is not a CDD matter.

An audience member requested the CDD install two Flock cameras at two entrances on CDD property and stated that Manatee County Sheriff's Office is recommending their use. A discussion ensued regarding the pricing and location. Ms. Evans stated many residents are opposed to installing these cameras and that Hillsborough County Sheriff's Office recently stopped using them. No action was taken.

An audience member asked about the status of the road conveyances to Manatee County and who is responsible for the road signage. Mr. Hall said that the roads are still in the maintenance warranty period, which lasts for three years, between Lennar and Manatee County and that once the period expires then Manatee County owns and maintains the roadways. Mr. Brizendine stated that the CDD uses a vendor to inspect the roadway signs and make repairs.

THIRD ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors Regular Meeting Held on March 26, 2026

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board approved the Minutes of the Board of Supervisors Regular Meeting held on March 26, as presented, for Prosperity Lakes Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Operations & Maintenance Expenditures for March 2026

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board ratified the Operations & Maintenance Expenditures of the District for March 2026 (\$144,250.36), for Prosperity Lakes Community Development District.

FIFTH ORDER OF BUSINESS

Acceptance of Audit Committee Recommendation for Audit Services

This item was tabled to the May 28, 2026, CDD meeting.

SIXTH ORDER OF BUSINESS

Discussion of Supervisor Fees

A discussion was held regarding supervisor's compensation for meeting attendance.

On a motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board approved that payroll taxes are taken out of their checks starting with the April 30, 2026, CDD meeting, for Prosperity Lakes Community Development District.

SEVENTH ORDER OF BUSINESS

Public Hearing on Debt Assessments

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board opened the Public Hearing on Debt Assessments, for Prosperity Lakes Community Development District.

There were no questions or comments put forward.

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board closed the Public Hearing on Debt Assessments, for Prosperity Lakes Community Development District.

i. Consideration of Resolution 2062-04; Approving Debt Assessments

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board approved Resolution 2026-04 Approving Debt Assessments, for Prosperity Lakes Community Development District.

EIGHT ORDER OF BUSINESS

Consideration of Bond 2026 Related Matters

i. Consideration of Supplemental Engineers Report

Mr. Mulock presented his report to the Board. Mr. Sanford informed Mr. Mulock that he provided comments, but the biggest issue has to do with the naming of the legal descriptions. Ms. Hopkinson said she had a similar comment. Mr. Mulock requested the Board approve the report in substantial form.

On a motion by Ms. Evans, seconded by Mr. Hall, with all in favor, the Board approved the Engineer's Report in substantial form, for Prosperity Lakes Community Development District.

ii. Consideration of Supplemental Methodology Report

Mr. Brizendine presented the Supplemental Methodology report to the Board.

On a motion by Ms. Campagna, seconded by Ms. Evans, with all in favor, the Board approved the Master Methodology Report in substantial form, for Prosperity Lakes Community Development District.

iii. Consideration of FMS Bonds Engagement Letter

Mr. Brizendine reviewed the engagement letter and reminded the Board that per federal regulations, they are required to enter into a separate engagement for each issuance.

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board approved the FMS Bonds Engagement Letter, for Prosperity Lakes Community Development District.

iv. Consideration of Resolution 2026-05; Bond Delegation

Mr. Sanford presented Resolution 2026-05; Bond Delegation to the Board.

On a motion by Ms. Campagna, seconded by Mr. Hall, with all in favor, the Board approved the Resolution 2026-05; Bond Delegation, for Prosperity Lakes Community Development District.

NINTH ORDER OF BUSINESS

Ratification of Special Warranty Deeds

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board ratified the Special Warranty Deeds for all of tracts 201, 202, 205, 206, 207, 210, 215, 216, 217, 218, 222, 223 301 302 Phase III Subphase III-B-1, III-B-2 & III-B-3, all of tracts 229, 230, 232, 233, 234, 237, 242, 305, 306, 307 600, 601, 602 and 603 Phase III Subphase III-A-1, III-A-2 & III-A-3, all of tracts 500, 600, 700, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009 1010, 1011, 1012 Phase II Subphase II-B-1, II-B-2, II-B-3, II-B-4, all tracts 800 and 1005 Phase II-A-1A, all of tracts 500, 600, 700, 800, 1000, 1001, 1002, 1003, 1004, 1005, 1006 and 1007 Phase II Subphase II-A-1, II-A-2, for Prosperity Lakes Community Development District.

TENTH ORDER OF BUSINESS

**Ratification of Sitex Addendum No. 1
Fuel Surcharge**

Ms. Hopkinson reviewed the addendum for the 3% surcharge and explained that it has a built-in terminate date of September 30, 2026. Additionally, the surcharge expires if AAA Florida average reaches or drops below \$3.50 per gallon for at least thirty (30) days.

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board ratified the Sitex Addendum No. 2, Fuel Surcharge, for Prosperity Lakes Community Development District.

ELEVENTH ORDER OF BUSINESS

**Ratification of Well Maintenance
Agreement**

Mr. Brizendine reviewed the agreement with the Board.

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board ratified the Accurate Drilling Solutions Well Maintenance Agreement, for Prosperity Lakes Community Development District.

TWELFTH ORDER OF BUSINESS

**Consideration of Bushhogging
Proposal for Pond 13**

Mr. Brizendine reviewed the proposal with the Board. A discussion ensued regarding frequency, and the Board approved quarterly mowing.

On a motion by Ms. Evans, seconded by Mr. Hall, with all in favor, the Board approved the Sitex proposal for quarterly mowing for Pond 13 at \$1,300.00 per quarter, for Prosperity Lakes Community Development District.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel
No Report.

B. District Engineer
No report

C. Sitex Aquatics Report
The Board reviewed the report. Mr. Brizendine informed the Board that management requested Sitex to start adding the dates of midge fly treatments and any issues they're experiencing with the flies. Mr. Brizendine reminded the Board that management added educational materials of the stormwater management system to the website for the benefit of the residents.

D. Field Inspection Services

Mr. Toborg introduced Ms. Brodeen to the board and explained that she will now be the lead inspector. Ms. Evans asked Ms. Brodeen if she conducted the inspection in their agendas, Ms. Brodeen replied that she did not but that she reviewed it with Ms. Pryor in advance of the meeting. Mr. Toborg stated that he will be attending the next inspection with Ms. Brodeen and that he would be assisting during the transition. Ms. Brodeen reviewed the report with the board.

E. District Manager

Mr. Brizendine advised that the next meeting date is April 30, 2025, at 11:00 a.m. and reviewed the report.

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

No supervisor requests.

TWELFTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Board unanimously approved to adjourn the meeting at 11:51 a.m., for Prosperity Lakes Community Development District.

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 3

MINUTES OF MEETING

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

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

The Audit Committee meeting of the Board of Supervisors of Prosperity Lakes Community Development District was held on **Thursday, April 30, 2026, at 11:00 a.m.**, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219.

Present and constituting a quorum were:

Kelly Evans	Committee Member
Lori Campagna	Committee Member
Chris Hall	Committee Member
Ben Gainer	Committee Member

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company. Inc
K.C. Hopkinson	District Counsel, Straley, Robin & Vericker

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Brizendine called the meeting to order and conducted roll call, confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Ranking of Audit Proposals

The Audit Committee reviewed proposals from Berger, Toombs, Elam, Gaines & Frank and Grau & Associates. The committee discussed, and Ms. Evans asked if there is language in the two proposals stating that either company's fees would increase following another bond Issuance. Mr. Brizendine informed the committee that Grau's proposal states their fee would increase by \$1,500 if another bond was issued. Berger Toombs letter states their fee may increase but doesn't give a dollar amount. Ms. Evans requested Mr. Brizendine follow up with Berger Toombs, Elam, Gaines & Frank and ask how much their fee would increase. The committee was not ready to score the proposals until they had this information.

THIRD ORDER OF BUSINESS

Continued

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

April 30, 2026 - Minutes of Meeting

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On a motion by Ms. Evans, seconded by Mr. Gainer, with all in favor, the Audit Committee continued the Audit Committee Meeting to May 28, 2026, at 11:00 a.m. at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219, for Prosperity Lakes Community Development District.

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Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

Tab 4

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures April 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$83,788.56**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Prosperity Lakes Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Accurate Drilling Solutions, LLC	100513	i7722	Gauge Installation 04/26	\$ 2,693.67
Accurate Drilling Solutions, LLC	100513	i7734	Monthly Well Inspections 04/26	\$ 720.00
GHS Environmental LLC	100514	2026-291	Monthly Meter Readings 03/26	\$ 250.00
Gig Fiber, LLC	100515	6730	Solar Lights 2A - 4A_April 2026	\$ 7,900.00
Gig Fiber, LLC	100515	6731	Solar Lights 2B-4B_April 2026	\$ 6,900.00
Gig Fiber, LLC	100515	6732	Solar Lights Ph1A 04/26	\$ 3,708.00
Gig Fiber, LLC	100515	6733	Solar Lights - Mail Kiosk April 2026	\$ 154.50
Gig Fiber, LLC	100515	6734	Solar Lights Ph 1B 04/26	\$ 3,193.00
Harrison Ranch CDD	100511	PL0426-01	Room Rental 03/26	\$ 200.00
Manatee County Utilities Department	20260421-1	100226217-033026	Utility Charge 02/26	\$ 4,104.17
Manatee County Utilities Department	20260421-1	100227753-033026	Utility Charge 02/26	\$ 678.27
Peace River Electric Cooperative, Inc.	20260427-1	205086001-040726	Energy Utility 03/26	\$ 1,605.78
Peace River Electric Cooperative, Inc.	20260427-1	205086002-040726	Energy Utility 03/26	\$ 1,907.05
Peace River Electric Cooperative, Inc.	20260427-1	205086003-040726	Energy Utility 03/26	\$ 41.94
Peace River Electric Cooperative, Inc.	20260427-1	205086004-040726	Energy Utility 03/26	\$ 39.38
Peace River Electric Cooperative, Inc.	20260427-1	205086005-040726	Energy Utility 03/26	\$ 37.07

Prosperity Lakes Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100510	INV0000108079	Accounting Services 04/26	\$ 5,702.68
Sitex Aquatics, LLC	100516	10976-b	Vegetation Maintenance 04/26	\$ 1,300.00
Steadfast Environmental, LLC (San Antonio, FL)	100518	SA-21625	Landscape Maintenance 04/26	\$ 31,879.50
Steadfast Environmental, LLC (San Antonio, FL)	100518	SA-22018	Remove/Replace Palms 03/26	\$ 1,500.00
Steadfast Contractors Alliance, LLC	100517	SA-22133	Irrigation Repairs 03/26	\$ 2,501.17
Steadfast Environmental, LLC (San Antonio, FL)	100518	SA-22138	Water Management Irrigation Inspection 03/26	\$ 1,066.76
Straley Robin Vericker	100519	28247	Legal Services 03/26	\$ 4,598.75
The Observer Group, Inc.	100512	26-00491M	Legal Advertising 04/26	\$ 1,045.62
The Observer Group, Inc.	100512	26-00548M	Legal Advertising 04/26	\$ 61.25
Total				<u>\$ 83,788.56</u>

Tab 5



Rizzetta & Company

Prosperity Lakes Community Development District

prosperitylakescdd.org

**Proposed Budget for
Fiscal Year 2026-2027**

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Proposed Budget
Prosperity Lakes Community Development District
General Fund
Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ 1,477,582	\$ 1,477,582	\$ 1,469,114.00	\$ 8,468	\$ 1,949,579	\$ 480,465.05
6	Off Roll*	\$ 609,834	\$ 609,834	\$ 609,834.00	\$ -	\$ 65,409	\$ (544,425.05)
7							
8	Assessment Revenue Subtotal	\$ 2,087,416	\$ 2,087,416	\$ 2,078,948	\$ 8,468	\$ 2,014,988	\$ (63,960)
9							
10	OTHER REVENUES						
11	HOA Reimbursement for Water Management	\$ -	\$ -	\$ 309,948	\$ (309,948)	\$ -	\$ (309,948.00)
12	Interest Earnings						
13	Interest Earnings	\$ 13,706	\$ 27,412	\$ -	\$ 27,412	\$ 10,000	\$ 10,000.00
14							
15	Other Revenue Subtotal	\$ 13,706	\$ 27,412	\$ 309,948	\$ (282,536)	\$ 10,000	\$ (299,948)
16							
17	TOTAL REVENUES	\$ 2,101,122	\$ 2,114,828	\$ 2,388,896	\$ (274,068)	\$ 2,024,988	\$ (363,908)
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
19							
20	EXPENDITURES - ADMINISTRATIVE						
21							
22	Legislative						
23	Payroll Processing Fees	\$ -	\$ 1,000	\$ -	\$ (1,000)	\$ 2,300	\$ 2,300
24	Payroll Taxes	\$ -	\$ 325	\$ -	\$ (325)	\$ 950	\$ 950
25	Supervisor Fees	\$ 4,400	\$ 10,400	\$ 12,000	\$ 1,600	\$ 12,000	\$ -
26	Supervisor Workers Comp Insurance	\$ -	\$ 879	\$ -	\$ (879)	\$ 1,582	\$ 1,582
27	Financial & Administrative						
28	Accounting Services	\$ 10,383	\$ 20,765	\$ 20,765	\$ -	\$ 20,765	\$ -
29	Administrative Services	\$ 2,271	\$ 4,542	\$ 4,542	\$ -	\$ 4,542	\$ -
30	Arbitrage Rebate Calculation	\$ -	\$ 500	\$ 450	\$ (50)	\$ 1,000	\$ 550
31	Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ -

Proposed Budget
Prosperity Lakes Community Development District
General Fund
Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
32	Auditing Services	\$ 4,900	\$ 4,900	\$ 6,000	\$ 1,100	\$ 6,000	\$ -
33	Disclosure Report	\$ 2,500	\$ 6,500	\$ 6,500	\$ -	\$ 7,500	\$ 1,000
34	District Engineer	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 12,000	\$ (3,000)
35	District Management	\$ 11,356	\$ 22,712	\$ 22,712	\$ -	\$ 22,712	\$ -
36	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -
37	Financial & Revenue Collections	\$ 1,947	\$ 3,893	\$ 3,893	\$ -	\$ 5,093	\$ 1,200
38	Legal Advertising	\$ 135	\$ 1,500	\$ 2,500	\$ 1,000	\$ 1,500	\$ (1,000)
39	Miscellaneous Fees	\$ 2,700	\$ 1,200	\$ 2,500	\$ 1,300	\$ 2,500	\$ -
40	Miscellaneous Mailings	\$ -	\$ 200	\$ 2,500	\$ 2,300	\$ 250	\$ (2,250)
41	Public Officials Liability Insurance	\$ 2,854	\$ 2,854	\$ 3,029	\$ 175	\$ 3,139	\$ 110
42	Trustee Fees	\$ 4,256	\$ 4,256	\$ 8,500	\$ 4,244	\$ 8,500	\$ -
43	Website Hosting, Maintenance, Backup (and Email)	\$ 2,198	\$ 2,858	\$ 3,000	\$ 142	\$ 2,858	\$ (142)
44	Legal Counsel						
45	District Counsel	\$ 8,312	\$ 16,624	\$ 30,000	\$ 13,376	\$ 20,000	\$ (10,000)
46							
47	Administrative Subtotal	\$ 63,795	\$ 111,491	\$ 149,474	\$ 37,983	\$ 140,775	\$ (8,699)
48							
49	EXPENDITURES - FIELD OPERATIONS						
50							
51	Electric Utility Services						
52	Utility - Irrigation	\$ 20,388	\$ 40,776	\$ 55,000	\$ 14,224	\$ 50,000	\$ (5,000)
53	Utility - Street Lights	\$ 115,175	\$ 230,350	\$ 345,000	\$ 114,650	\$ 345,000	\$ 0
54	Utility Services	\$ 1,229	\$ 2,458	\$ 25,000	\$ 22,542	\$ 10,000	\$ (15,000)
55	Water-Sewer Combination Services						
56	Utility - Reclaimed	\$ 27,579	\$ 55,158	\$ -	\$ (55,158)	\$ 65,000	\$ 65,000
57	Well Maintenance	\$ 1,440	\$ 2,880	\$ 22,160	\$ 19,280	\$ 10,000	\$ (12,160)
58	Stormwater Control						
59	Aquatic Maintenance	\$ 38,900	\$ 77,800	\$ 87,360	\$ 9,560	\$ 93,360	\$ 6,000
60	Midge Fly Treatment	\$ 2,532	\$ 5,064	\$ 30,000	\$ 24,936	\$ 60,000	\$ 30,000
61	Pond Bank Repairs	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
62	Wetland Nuisance/Exotic Species Control	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 10,000	\$ (15,000)

Proposed Budget
Prosperity Lakes Community Development District
General Fund
Fiscal Year 2026/2027

Chart of Accounts Classification		Actual YTD through 03/31/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
63	Other Physical Environment						
64	Entry & Walls Maintenance & Repair	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ -
65	Fence Repairs	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ 20,000	\$ (30,000)
66	Fountain Maintenance Contract	\$ 500	\$ 1,000	\$ 7,200	\$ 6,200	\$ -	\$ (7,200)
67	Fountain Service Repair & Maintenance	\$ 915	\$ 1,830	\$ 25,000	\$ 23,170	\$ -	\$ (25,000)
68	General Liability Insurance	\$ 3,486	\$ 3,486	\$ 3,700	\$ 214	\$ 3,835	\$ 135
69	Irrigation Maintenance & Repair	\$ 5,663	\$ 11,326	\$ 25,000	\$ 13,674	\$ 25,000	\$ -
73	Landscape & Irrigation Maintenance	\$ 166,187	\$ 332,374	\$ 582,554	\$ 250,180	\$ 600,000	\$ 17,446
70	Landscape - Annuals/Flowers	\$ 6,612	\$ 13,224	\$ 12,000	\$ (1,224)	\$ 20,000	\$ 8,000
71	Landscape - Mulch	\$ -	\$ -	\$ 40,000	\$ 40,000	\$ 45,000	\$ 5,000
72	Landscape Inspection Services	\$ 5,100	\$ 10,200	\$ 9,500	\$ (700)	\$ 10,200	\$ 700
74	Landscape Replacement Plants, Shrubs, Trees	\$ 1,500	\$ 3,000	\$ 100,000	\$ 97,000	\$ 50,000	\$ (50,000)
75	Property Insurance	\$ 20,881	\$ 20,881	\$ 100,000	\$ 79,119	\$ 45,938	\$ (54,062)
77	Road, Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ -
76	Street Sign Repair & Replacement	\$ 3,025	\$ 6,050	\$ 30,000	\$ 23,950	\$ 15,000	\$ (15,000)
78	Water Management	\$ 25,440	\$ 50,880	\$ 309,948	\$ 259,068	\$ 50,880	\$ (259,068)
79	Contingency						
80	Miscellaneous Contingency	\$ 24,081	\$ 48,162	\$ 250,000	\$ 201,838	\$ 250,000	\$ -
81							
82	Field Operations Subtotal	\$ 470,633	\$ 916,899	\$ 2,239,422	\$ 1,322,523	\$ 1,884,213	\$ (355,209)
83							
84	TOTAL EXPENDITURES	\$ 534,428	\$ 1,028,390	\$ 2,388,896	\$ 1,360,506	\$ 2,024,988	\$ (363,908)
85							
86	EXCESS OF REVENUES OVER EXPENDITURES	\$ 1,566,694	\$ 1,086,438	\$ -	\$ 1,086,438	\$ -	\$ -
87							

Prosperity Lakes Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2023	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$631,155.43	\$631,155.43
TOTAL REVENUES	\$631,155.43	\$631,155.43
EXPENDITURES		
Administrative		
Debt Service Obligation	\$631,155.43	\$631,155.43
Administrative Subtotal	\$631,155.43	\$631,155.43
TOTAL EXPENDITURES	\$631,155.43	\$631,155.43
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Manatee County Collection Costs (3%) and Early Payment Discounts (4%):

7.0%

GROSS ASSESSMENTS

\$678,661.75

Notes:

Tax Roll County Collection Costs (3%) and Early Payment Discounts (4%) are a total 7.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service.

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT					
2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE					
2026/2027 O&M Budget:		\$2,014,988.00	2025/2026 O&M Budget:		
Collection Costs:	3%	\$64,999.61	2026/2027 O&M Budget:		\$2,014,988.00
Early Payment Discounts:	4%	\$86,666.15			
2026/2027 Total:		\$2,166,653.76	Total Difference:		\$2,014,988.00

Lot Size		Assessment Breakdown		Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
				2025/2026	2026/2027	\$	%
PLATTED							
Phase 1							
Townhomes	Series 2023 Debt Service		\$838.61	\$838.61	\$0.00	0.00%	
	Operations & Maintenance		\$945.77	\$850.49	-\$95.28	-10.07%	
	Total		\$1,784.38	\$1,689.10	-\$95.28	-5.34%	
Single Family 40'	Series 2023 Debt Service		\$1,333.18	\$1,333.18	\$0.00	0.00%	
	Operations & Maintenance		\$1,719.58	\$1,546.36	-\$173.22	-10.07%	
	Total		\$3,052.76	\$2,879.54	-\$173.22	-5.67%	
Single Family 50'	Series 2023 Debt Service		\$1,666.47	\$1,666.47	\$0.00	0.00%	
	Operations & Maintenance		\$2,149.47	\$1,932.94	-\$216.53	-10.07%	
	Total		\$3,815.94	\$3,599.41	-\$216.53	-5.67%	
Single Family 60'	Series 2023 Debt Service		\$1,999.76	\$1,999.76	\$0.00	0.00%	
	Operations & Maintenance		\$2,579.37	\$2,319.54	-\$259.83	-10.07%	
	Total		\$4,579.13	\$4,319.30	-\$259.83	-5.67%	
Villa (AA)	Operations & Maintenance		\$1,375.67	\$1,237.09	-\$138.58	-10.07%	
	Total		\$1,375.67	\$1,237.09	-\$138.58	-10.07%	
Single Family 50' (AA)	Operations & Maintenance		\$2,149.47	\$1,932.94	-\$216.53	-10.07%	
	Total		\$2,149.47	\$1,932.94	-\$216.53	-10.07%	
Single Family 60' (AA)	Operations & Maintenance		\$2,579.37	\$2,319.54	-\$259.83	-10.07%	
	Total		\$2,579.37	\$2,319.54	-\$259.83	-10.07%	
Phase 2							
Townhomes	Series 2023 Debt Service		\$838.61	\$838.61	\$0.00	0.00%	
	Operations & Maintenance		\$945.77	\$850.49	-\$95.28	-10.07%	
	Total		\$1,784.38	\$1,689.10	-\$95.28	-5.34%	
Single Family 40'	Series 2023 Debt Service		\$1,333.18	\$1,333.18	\$0.00	0.00%	
	Operations & Maintenance		\$1,719.58	\$1,546.36	-\$173.22	-10.07%	
	Total		\$3,052.76	\$2,879.54	-\$173.22	-5.67%	
Single Family 50'	Series 2023 Debt Service		\$1,666.47	\$1,666.47	\$0.00	0.00%	
	Operations & Maintenance		\$2,149.47	\$1,932.94	-\$216.53	-10.07%	
	Total		\$3,815.94	\$3,599.41	-\$216.53	-5.67%	
Single Family 60'	Series 2023 Debt Service		\$1,999.76	\$1,999.76	\$0.00	0.00%	
	Operations & Maintenance		\$2,579.37	\$2,319.54	-\$259.83	-10.07%	
	Total		\$4,579.13	\$4,319.30	-\$259.83	-5.67%	
Villa (AA)	Operations & Maintenance		\$1,375.67	\$1,237.09	-\$138.58	-10.07%	

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT					
2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE					
2026/2027 O&M Budget:		\$2,014,988.00	2025/2026 O&M Budget:		
Collection Costs:	3%	\$64,999.61	2026/2027 O&M Budget:		\$2,014,988.00
Early Payment Discounts:	4%	\$86,666.15			
2026/2027 Total:		\$2,166,653.76	Total Difference:		\$2,014,988.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 50' (AA)	Total	\$1,375.67	\$1,237.09	-\$138.58	-10.07%
	Operations & Maintenance	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
	Total	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
	Operations & Maintenance	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
Single Family 60' (AA)	Total	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
Phases 3A & 3B					
Townhomes	Series 2023 Debt Service	\$838.61	\$838.61	\$0.00	0.00%
	Operations & Maintenance	\$945.77	\$850.49	-\$95.28	-10.07%
	Total	\$1,784.38	\$1,689.10	-\$95.28	-5.34%
Single Family 40'	Series 2023 Debt Service	\$1,333.18	\$1,333.18	\$0.00	0.00%
	Operations & Maintenance	\$1,719.58	\$1,546.36	-\$173.22	-10.07%
	Total	\$3,052.76	\$2,879.54	-\$173.22	-5.67%
Single Family 50'	Series 2023 Debt Service	\$1,666.47	\$1,666.47	\$0.00	0.00%
	Operations & Maintenance	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
	Total	\$3,815.94	\$3,599.41	-\$216.53	-5.67%
Single Family 60'	Series 2023 Debt Service	\$1,999.76	\$1,999.76	\$0.00	0.00%
	Operations & Maintenance	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
	Total	\$4,579.13	\$4,319.30	-\$259.83	-5.67%
Single Family 50' (AA)	Operations & Maintenance	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
	Total	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
Single Family 60' (AA)	Operations & Maintenance	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
	Total	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
Phase 4					
Townhomes	Operations & Maintenance	\$945.77	\$850.49	-\$95.28	-10.07%
	Total	\$945.77	\$850.49	-\$95.28	-10.07%
Single Family 40'	Operations & Maintenance	\$1,719.58	\$1,546.36	-\$173.22	-10.07%
	Total	\$1,719.58	\$1,546.36	-\$173.22	-10.07%
Single Family 50'	Operations & Maintenance	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
	Total	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
Single Family 60'	Operations & Maintenance	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
	Total	\$2,579.37	\$2,319.54	-\$259.83	-10.07%

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT					
2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE					
2026/2027 O&M Budget:		\$2,014,988.00	2025/2026 O&M Budget:		
Collection Costs:	3%	\$64,999.61	2026/2027 O&M Budget:		\$2,014,988.00
Early Payment Discounts:	4%	\$86,666.15			
2026/2027 Total:		\$2,166,653.76	Total Difference:		\$2,014,988.00
Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family 50' (AA)	Operations & Maintenance	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
	Total	\$2,149.47	\$1,932.94	-\$216.53	-10.07%
Single Family 60' (AA)	Operations & Maintenance	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
	Total	\$2,579.37	\$2,319.54	-\$259.83	-10.07%
Phase 5A-1 & 5B-1					
Single Family 40'	Operations & Maintenance	\$54.26	\$1,546.36	\$1,492.10	(1)
	Total	\$54.26	\$1,546.36	\$1,492.10	(1)
Single Family 50'	Operations & Maintenance	\$67.82	\$1,932.94	\$1,865.12	(1)
	Total	\$67.82	\$1,932.94	\$1,865.12	(1)
Villa (AA)	Operations & Maintenance	\$43.41	\$1,237.09	\$1,193.68	(1)
	Total	\$43.41	\$1,237.09	\$1,193.68	(1)
UNPLATTED					
Phases 5B-10					
Single Family 40'	Operations & Maintenance	\$54.26	\$59.23	\$4.97	9.16%
	Total	\$54.26	\$59.23	\$4.97	9.16%
Single Family 50'	Operations & Maintenance	\$67.82	\$74.03	\$6.21	9.16%
	Total	\$67.82	\$74.03	\$6.21	9.16%
Single Family 60'	Operations & Maintenance	\$81.39	\$88.84	\$7.45	9.15%
	Total	\$81.39	\$88.84	\$7.45	9.15%
Single Family 50' (AA)	Operations & Maintenance	\$67.82	\$74.03	\$6.21	9.16%
	Total	\$67.82	\$74.03	\$6.21	9.16%
Single Family 60' (AA)	Operations & Maintenance	\$81.39	\$88.84	\$7.45	9.15%
	Total	\$81.39	\$88.84	\$7.45	9.15%
(1) Previously unplatted lots were assessed administrative expenses only for FY 2025-2026.					

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL FIELD BUDGET		\$1,874,908.19
COLLECTION COSTS @	3%	\$60,480.91
EARLY PAYMENT DISCOUNT @	4%	\$80,641.21
TOTAL O&M ASSESSMENT		\$2,016,030.31

UNITS ASSESSED			ALLOCATION OF ADMIN O&M ASSESSMENT						ALLOCATION OF FIELD O&M ASSESSMENT						PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2023 DEBT SERVICE ⁽¹⁾	ADMIN UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL ADMIN BUDGET	ADMIN PER UNIT	FIELD UNITS	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL FIELD BUDGET	FIELD PER UNIT	O&M	SERIES 2023 DEBT SERVICE ⁽²⁾	TOTAL ⁽³⁾
PLATTED																	
Phase 1																	
Townhomes	24	24	24	0.44	10.56	0.52%	\$781.80	\$32.57	24	0.44	10.56	0.97%	\$19,630.14	\$817.92	\$850.49	\$838.61	\$1,689.10
Single Family 40'	41	41	41	0.80	32.80	1.61%	\$2,428.31	\$59.23	41	0.80	32.80	3.02%	\$60,972.41	\$1,487.13	\$1,546.36	\$1,333.18	\$2,879.54
Single Family 50'	40	40	40	1.00	40.00	1.97%	\$2,961.36	\$74.03	40	1.00	40.00	3.69%	\$74,356.59	\$1,858.91	\$1,932.94	\$1,666.47	\$3,599.41
Single Family 60'	42	40	42	1.20	50.40	2.48%	\$3,731.31	\$88.84	42	1.20	50.40	4.65%	\$93,689.31	\$2,230.70	\$2,319.54	\$1,999.76	\$4,319.30
Villa (AA)	24	0	24	0.64	15.36	0.75%	\$1,137.16	\$47.38	24	0.64	15.36	1.42%	\$28,552.93	\$1,189.71	\$1,237.09	\$0.00	\$1,237.09
Single Family 50' (AA)	57	0	57	1.00	57.00	2.80%	\$4,219.93	\$74.03	57	1.00	57.00	5.26%	\$105,958.15	\$1,858.91	\$1,932.94	\$0.00	\$1,932.94
Single Family 60' (AA)	34	0	34	1.20	40.80	2.01%	\$3,020.58	\$88.84	34	1.20	40.80	3.76%	\$75,843.73	\$2,230.70	\$2,319.54	\$0.00	\$2,319.54
Phase 2																	
Townhomes	54	54	54	0.44	23.76	1.17%	\$1,759.05	\$32.57	54	0.44	23.76	2.19%	\$44,167.82	\$817.92	\$850.49	\$838.61	\$1,689.10
Single Family 40'	39	39	39	0.80	31.20	1.53%	\$2,309.86	\$59.23	39	0.80	31.20	2.88%	\$57,998.14	\$1,487.13	\$1,546.36	\$1,333.18	\$2,879.54
Single Family 50'	33	33	33	1.00	33.00	1.62%	\$2,443.12	\$74.03	33	1.00	33.00	3.04%	\$61,344.19	\$1,858.91	\$1,932.94	\$1,666.47	\$3,599.41
Single Family 60'	39	39	39	1.20	46.80	2.30%	\$3,464.79	\$88.84	39	1.20	46.80	4.32%	\$86,997.21	\$2,230.70	\$2,319.54	\$1,999.76	\$4,319.30
Villa (AA)	76	0	76	0.64	48.64	2.39%	\$3,601.01	\$47.38	76	0.64	48.64	4.48%	\$90,417.62	\$1,189.71	\$1,237.09	\$0.00	\$1,237.09
Single Family 50' (AA)	57	0	57	1.00	57.00	2.80%	\$4,219.93	\$74.03	57	1.00	57.00	5.26%	\$105,958.15	\$1,858.91	\$1,932.94	\$0.00	\$1,932.94
Single Family 60' (AA)	6	0	6	1.20	7.20	0.35%	\$533.04	\$88.84	6	1.20	7.20	0.66%	\$13,384.19	\$2,230.70	\$2,319.54	\$0.00	\$2,319.54
Phases 3A & 3B																	
Townhomes	60	60	60	0.44	26.40	1.30%	\$1,954.49	\$32.57	60	0.44	26.40	2.43%	\$49,075.35	\$817.92	\$850.49	\$838.61	\$1,689.10
Single Family 40'	38	38	38	0.80	30.40	1.49%	\$2,250.63	\$59.23	38	0.80	30.40	2.80%	\$56,511.01	\$1,487.13	\$1,546.36	\$1,333.18	\$2,879.54
Single Family 50'	30	30	30	1.00	30.00	1.47%	\$2,221.02	\$74.03	30	1.00	30.00	2.77%	\$55,767.44	\$1,858.91	\$1,932.94	\$1,666.47	\$3,599.41
Single Family 60'	38	38	38	1.20	45.60	2.24%	\$3,375.95	\$88.84	38	1.20	45.60	4.20%	\$84,766.52	\$2,230.70	\$2,319.54	\$1,999.76	\$4,319.30
Single Family 50' (AA)	56	0	56	1.00	56.00	2.75%	\$4,145.90	\$74.03	56	1.00	56.00	5.16%	\$104,099.23	\$1,858.91	\$1,932.94	\$0.00	\$1,932.94
Single Family 60' (AA)	60	0	60	1.20	72.00	3.54%	\$5,330.44	\$88.84	60	1.20	72.00	6.64%	\$133,841.87	\$2,230.70	\$2,319.54	\$0.00	\$2,319.54
Phase 4																	
Townhomes	54	0	54	0.44	23.76	1.17%	\$1,759.05	\$32.57	54	0.44	23.76	2.19%	\$44,167.82	\$817.92	\$850.49	\$0.00	\$850.49
Single Family 40'	38	0	38	0.80	30.40	1.49%	\$2,250.63	\$59.23	38	0.80	30.40	2.80%	\$56,511.01	\$1,487.13	\$1,546.36	\$0.00	\$1,546.36
Single Family 50'	31	0	31	1.00	31.00	1.52%	\$2,295.05	\$74.03	31	1.00	31.00	2.86%	\$57,626.36	\$1,858.91	\$1,932.94	\$0.00	\$1,932.94
Single Family 60'	37	0	37	1.20	44.40	2.18%	\$3,287.11	\$88.84	37	1.20	44.40	4.09%	\$82,535.82	\$2,230.70	\$2,319.54	\$0.00	\$2,319.54
Single Family 50' (AA)	76	0	76	1.00	76.00	3.74%	\$5,626.58	\$74.03	76	1.00	76.00	7.01%	\$141,277.53	\$1,858.91	\$1,932.94	\$0.00	\$1,932.94
Single Family 60' (AA)	35	0	35	1.20	42.00	2.06%	\$3,109.42	\$88.84	35	1.20	42.00	3.87%	\$78,074.42	\$2,230.70	\$2,319.54	\$0.00	\$2,319.54
Phase 5A1 & B-1																	
Single Family 40'	10	0	10	0.80	8.00	0.39%	\$592.27	\$59.23	10	0.80	8.00	0.74%	\$14,871.32	\$1,487.13	\$1,546.36	\$0.00	\$1,546.36
Single Family 50'	19	0	19	1.00	19.00	0.93%	\$1,406.64	\$74.03	19	1.00	19.00	1.75%	\$35,319.38	\$1,858.91	\$1,932.94	\$0.00	\$1,932.94
Villa (AA)	86	0	86	0.64	55.04	2.71%	\$4,074.83	\$47.38	86	0.64	55.04	5.08%	\$102,314.67	\$1,189.71	\$1,237.09	\$0.00	\$1,237.09
Total Platted	1234	476	1234		1084.52	53.31%	\$80,291.25		1234		1084.52	100.00%	\$2,016,030.31				
UNPLATTED																	
Phases 5B - 10																	
Single Family 40'	213	0	213	0.80	170.40	8.38%	\$12,615.38	\$59.23	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$59.23	\$0.00	\$59.23
Single Family 50'	148	0	148	1.00	148.00	7.27%	\$10,957.02	\$74.03	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$74.03	\$0.00	\$74.03
Single Family 60'	225	0	225	1.20	270.00	13.27%	\$19,989.15	\$88.84	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$88.84	\$0.00	\$88.84
Single Family 50' (AA)	226	0	226	1.00	226.00	11.11%	\$16,731.66	\$74.03	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$74.03	\$0.00	\$74.03
Single Family 60' (AA)	113	0	113	1.20	135.60	6.66%	\$10,039.00	\$88.84	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$88.84	\$0.00	\$88.84
Total Unplatted	925	0	925		950	46.69%	\$70,332.21		0		0	0.00%	\$0.00				
Total Community	2159	476	2159		2034.52	100%	\$150,623.45		1234		1084.52	100%	\$2,016,030.31				

(\$141,122.12)

\$1,874,908.19

⁽³⁾ Annual assessment that will appear on November 2026 Manatee County property tax bill for Platted Lots only. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early). Unplatted lots will be direct billed and exclude the county collection costs and early payment discounts.

GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

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

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

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

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

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

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

EXPENDITURES – ADMINISTRATIVE:

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

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Workers compensation insurance for District employees.

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

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

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

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

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

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial Consulting & Revenue Collections: Services include investment administration of the District's bank and trust accounts, if applicable, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. However, the firm does not serve as a Municipal Advisor and does not provide investment advice. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests and owner inquiries. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for any bond-related collection needs. These funds are collected as prescribed in the Trust Indentures. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

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

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

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

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

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

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

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

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

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

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

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

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

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

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

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

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

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

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

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

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

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

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

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

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

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

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

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

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

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

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

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

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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

Tab 6

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (the “**Board**”) of the Prosperity Lakes Community Development District (the “**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (the “**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
2. **Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Thursday, _____, at 11:00 a.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida, 34219.
3. **Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.
4. **Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two days before the budget hearing date and shall remain on the website for at least 45 days.
5. **Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
6. **Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 28, 2026.

Attested By:

**Prosperity Lakes
Community Development District**

Print Name: _____
Title: ☐Secretary/☐Assistant Secretary

Name: Kelly Evans
Title: Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Tab 7

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING THREE (3) MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District was established on March 10, 2021, by Ordinance No. 21-09 of the Manatee County Board of County Commissioners;

WHEREAS, the terms for Board **Seat 1, Seat 4, and Seat 5** are set to expire in November 2026; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing three (3) members of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners' meeting to elect three (3) members of the Board, **Seat 1, Seat 4, and Seat 5**, will be held on **Thursday, November 19, 2026, at 11:00 a.m. at Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.**

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners' meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager's office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on May 28, 2026.

Attest:

**Prosperity Lakes
Community Development District**

Name: _____
Title: Secretary/ Assistant Secretary

Name: Kelly Evans
Title: Chair of the Board of Supervisors

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Prosperity Lakes Community Development District**

Notice is hereby given to the public and all landowners within the Prosperity Lakes Community Development District (the **"District"**), comprised of approximately 1,068.04 acres in Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing three (3) members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Thursday, November 19, 2026
Time: 11:00 a.m.
Place: The Harrison Ranch Clubhouse
5755 Harrison Ranch Boulevard
Parrish, Florida 34219

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at 813-533-2950 at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Scott Brizendine, District Manager
Run Date(s): October 23, 2026, and October 30, 2026

**Instructions Relating to Landowners' Meeting
of the Prosperity Lakes Community Development District
for the Election of Members of the Board of Supervisors**

Date: Thursday, November 19, 2026
Time: 11:00 a.m.
Location: The Harrison Ranch Clubhouse
5755 Harrison Ranch Boulevard
Parrish, Florida 34319

Pursuant to Chapter 190, Florida Statutes, and after a community development district (the “**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (the “**Board**”) every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, three (3) seats on the Board will be up for election by landowners. The two (2) candidates receiving the highest number of votes will receive a 4-year term and the one (1) candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Prosperity Lakes Community Development District Landowners' Meeting – November 19, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (the “**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Prosperity Lakes Community Development District to be held at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219, and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

Prosperity Lakes Community Development District

Landowners' Meeting – November 19, 2026

(Election of 3 Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Prosperity Lakes Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat 1	_____	_____
Seat 4	_____	_____
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Prosperity Lakes Community Development District

Landowners' Meeting – November 19, 2026

(Election of 3 Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Prosperity Lakes Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat 1	_____	_____
Seat 4	_____	_____
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Tab 8

Prosperity Lakes Phases 5A-1 to 10B-2 Outdoor Solar Lighting Service Agreement

This Outdoor Solar Lighting Service Agreement (the “**Agreement**”), is made and entered into as of May 08, 2026 (the “**Effective Date**”) by and between **GIG FIBER, LLC**, a Delaware limited liability company (the “**Company**”), whose address is 2502 N. Rocky Point Dr., Suite 1050, Tampa, Florida 33607; Attn: Mr. John Ryan, and **PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the “**Customer**”), whose mailing address is 3434 Colwell Ave, Suite 200, Tampa, FL 33614.

RECITALS

WHEREAS, Company is in the business of constructing, maintaining, leasing and operating Street Lights (as defined below) to residential communities and projects; and

WHEREAS, Customer is a local unit of special purpose government under Chapter 190, Florida Statutes that performs certain administrative and operational functions pertaining to streets, roads, common and drainage facilities, and other infrastructure located within the development known as “Prosperity Lakes 5A-1, 5A-2, 5A-3, 5B-1, 5B-2, 5B-3, 6A-1, 6B-1, 6B-2, 7A-1, 7B-1, 8A-10A, 8B-1, 8B-2, 9B-1, 9B-2, 10B-1, and 10B-2” located in Manatee County, Florida (the “**Community**”); and

WHEREAS, Customer and Company wish to enter into a service agreement for Street Lights for use in portions of the Community, as specified in this Agreement;

NOW, THEREFORE, in consideration of the mutual promises and obligations contained in this Agreement, and the covenants therein undertaken by or imposed upon the parties, Company and Customer each hereby agree as follows:

1. **Street Light Services.** Company agrees to provide solar street lights and solar street lighting services to Customer, and Customer agrees to engage Company, to provide installation and lighting services in accordance with this Agreement with respect to the following outdoor solar lighting equipment and systems: **Three Hundred (300) MODERN AVE LED Solar Street Lights**, including all luminaires, storage batteries, support poles, lighting control equipment, hardware, and related equipment and fixtures (all of which, together with accessories, attachments, and replacement parts, shall be referred to collectively herein as the “**Street Lights**” and any single unit of which shall be referred to individually as a “**Street Light**”). Company shall provide such installation and lighting services for the Street Lights in accordance with this Agreement and the Approved Plans (as defined in Section 5 below) and also according to design, installation and construction plans and specifications prepared by Company and approved by Customer (the “**Installation Plans**”).

2. **Term of Agreement; Installation.**

a. Term. The term of this Agreement shall commence on the Effective Date, and shall expire, unless sooner terminated as provided in this Agreement, twenty (20) years after the Effective Date (the “**Term**”). The Term is subject to renewal during the first Renewal Term, and Second Renewal Term if they come into existence, as provided below.

b. Installation Site; License. The Street Lights shall be installed upon portions of the Community as described on Exhibit “A” attached hereto and incorporated herein by this reference (the “**Installation Site**”), according to the Installation Plans and Approved Plans. Upon satisfaction of the Conditions (as provided in Section 4 below) and upon receipt of written notice from Customer that staking of the Installation Site by the Customer or its agent is complete, Company will promptly begin installation of the Street Lights on the Installation Site and complete installation with reasonable care and diligence subject to Force Majeure (defined herein). As a condition precedent to Company’s installation of the Street Lights, Customer shall stake the locations of the Street Lights on the Installation Site, at Customer’s expense, in accordance with the Installation Plans. Customer shall notify Company in writing when such staking is complete. During the Term of the Agreement, Customer grants to Company and to Company’s agents, employees, contractors and assignees an irrevocable, non-exclusive license running with the Installation Site (the “**License**”) for access to, on, over, under and across the Installation Site for the purposes of (i) installing, constructing, maintaining, accessing, removing and replacing the Street Lights, and (ii) performing all of Company’s obligations and enforcing all of Company’s rights set forth in this Agreement. The term of the License shall continue until the date that is one hundred and twenty (120) days following the date of expiration or termination of this Agreement (the “**License Term**”). During the License Term, Customer shall use commercially reasonable efforts to ensure that Company’s rights under the License and Company’s access to the Installation Site are preserved and protected. Customer shall not interfere, nor shall permit any third parties to interfere, with such rights or access. The grant of the License shall survive termination of this Agreement by either party for the duration of the License Term.

c. Agreement Year. For purposes of this Agreement, the term “**Agreement Year**” shall mean successive periods of twelve (12) consecutive months, beginning on the Effective Date, throughout the Term and any Renewal Terms that come into existence.

d. Renewal Terms. The term of this Agreement shall automatically renew on the same terms, conditions and provisions, except as otherwise expressly provided herein, for two (2) consecutive periods of sixty (60) months each (each being referred to as a “**Renewal Term**” and collectively, the “**Renewal Terms**”) unless either Company or Customer gives written notice of non-renewal to the other at least sixty (60) days prior to the expiration of the Term, or any subsequent Renewal Term. The Term and each Renewal Term that comes into existence are sometimes collectively referred to in this Agreement as the “**Term**.” At the sole option of Company and upon at least sixty (60) days prior written notice to Customer, no Renewal Term shall come into existence if an uncured Event of Default (as defined below) has occurred on the part of Customer and is then continuing under this Agreement.

3. **Monthly Service Fees; Escalations.** During the Term, Customer shall pay Company monthly service fees for the provision of street lighting by the Street Lights, in advance, as follows. Until the Service Fee escalation provided under subsection (a) below occurs, the Service Fee payable in each month of the Term shall be **Fifty Dollars (\$50.00)** for each installed and mechanically operational Street Light per month, together with all applicable sales, excise, rental, and use taxes and other Taxes (hereinafter defined) (collectively, the “**Service Fee**”). Regardless of the fact the Term of this Agreement commences on the Effective Date, no Service Fee shall be payable until a Street Light has been installed and is mechanically operational. Service Fee payable with respect to any Street Light that is installed and mechanically operational for a period of less than an entire month shall be prorated based on the number of days in the month that the Street Light is installed and mechanically operational, in proportion to the total number of days in the month.

a. **Service Fee Increases.** Effective as of the anniversary of the Effective Date in each Agreement Year of the Term following the first Agreement Year, and each Renewal Term that comes into existence, Company shall have the right to review the Service Fee paid under this Agreement and increase it no more than three percent (3%) over the then-current Service Fee for the current Agreement Year. The Company shall provide written notice of any such increase to the Customer prior to implementing any such increase on the Service Fee.

b. **Payment Coupon Books.** For the convenience of Customer only, Company may invoice Customer for an entire Agreement Year by issuance of a coupon book for monthly payments. In such event, the coupons shall state (i) the Service Fee due, (ii) any additional charges incurred by Customer under this Agreement (if any), and (iii) the total amount due from Customer. Customer’s obligation to timely pay amounts due under this Agreement shall not be affected by the failure of Company to issue a coupon book or any other invoice, or any inaccuracy in any coupon book or invoice if issued. Company shall have the right to update and issue to Customer updated coupon book(s) for monthly payments from time to time during any Agreement Year.

c. **Payment Dates for Service Fee.** Service Fee shall be payable in equal monthly installments in advance on the first (1st) day of each calendar month of each Agreement Year of the Term. Notwithstanding the foregoing, no Service Fee shall be payable until a Street Light has been installed and is mechanically operational. Customer agrees that the covenant to pay Service Fee and all other sums under this Agreement is an independent covenant and that all such amounts are payable without counterclaim, set-off, deduction, abatement, or reduction whatsoever, except as otherwise may be expressly provided for in this Agreement.

d. **Service Fee Delinquencies.** Any Service Fee payable by Customer to Company under this Agreement which is not paid within fifteen (15) days after the date due will be subject to (i) a late payment charge of five percent (5%) of the delinquent amount, and (ii) if any payment shall remain overdue for more than fifteen (15) days, interest on all such unpaid sums (other than the late charge), at a per annum rate equal to the lesser of the highest rate permitted by law under Chapter 218, Florida Statutes or

eighteen percent (18%) (the "**Maximum Interest Rate**"), all as additional Service Fees under this Agreement.

e. **Taxes.** If applicable, the Service Fee shall include all Taxes (as hereafter defined) assessed on the services or the Street Lights, including without limitation any tangible personal property taxes on the Street Lights levied by any governmental authority. For purposes of this Section 3, "**Taxes**" means any federal, state, and local ad valorem, property, occupation, generation, privilege, sales, use, consumption, excise, transaction, and other taxes, regulatory fees, surcharges or other similar charges, but shall not include any income taxes or similar taxes imposed on Company's revenues due to the services performed pursuant to this Agreement, which shall be Company's responsibility. No additional reimbursement of Taxes for prior time periods shall be due from Customer to Company other than as included in the Service Fee set forth in the applicable coupon book or invoice, and any Taxes owed on the services which are not charged to Customer for prior periods shall be paid by the Customer in subsequent payments of the Service Fee pursuant to updated coupon book(s) and/or invoices provided by Company to Customer during the Term. Customer shall show Company as the owner of the Street Lights on all tax reports or returns, and deliver to Company a copy of each report or return and evidence of Customer's payment of Taxes upon written request from Company. Customer and Company intend for U.S. federal income tax purposes that this Agreement will be treated as a "service contract," pursuant to Section 7701(e)(3) of the Internal Revenue Code of 1986, as amended (the "**Code**"), and neither Customer nor Company shall take any position to the contrary unless required to do so pursuant to a "determination" within the meaning of Section 1313(a) of the Code.

4. **Conditions to Company Obligations.** Company's obligations under this Agreement are conditioned upon (a) Company receiving a copy of this Agreement, executed by an officer of Customer, together with a binding resolution of the Board of Supervisor of Customer, confirming that the Board of Directors of the Association has approved and ratified the execution of this Agreement and the President of the Association is authorized and empowered to execute this Agreement to bind the Association; (b) Company receiving all necessary licenses, franchises, zoning, land use and other governmental approvals, and building permits necessary for the work described in this Agreement, including without limitation all such governmental permits and approvals as shall be necessary for installation, maintenance, repair and operation of the Street Lights upon the Installation Site (and Company shall diligently pursue all such licenses, permits and approvals); (c) Company's receipt of written confirmation from any party holding a mortgage, lien, or other encumbrance over the Installation Site, if any, that such party will recognize Company's rights under this Agreement for as long Company is not in default hereunder, and (d) Company having determined that all rights necessary, in Company's reasonable judgment, for the construction, installation, maintenance, and operation of the Street Lights in the location described in this Agreement have been obtained, and (e) all representations and warranties of Customer set forth in Section 20 of this Agreement below are true, complete, and correct in all respects. The foregoing are collectively referred to herein as the "**Conditions**." Company may, in its sole discretion, with the prior written consent of Customer, in its sole discretion, waive any of the Conditions. If Company determines that the Conditions cannot be satisfied without expense, consumption of time, or liability to Company, Company may terminate this Agreement upon ten

(10) days written notice to Customer without liability for costs or damages or triggering a default under this Agreement.

5. **Approval of Approved Plans and Change Orders.** The Street Lights shall be designed, configured and installed pursuant to the Installation Plans and a final design sketch and installation plans and specifications prepared by Company and approved by Customer and the engineer of record employed by the Community (the “EOR”) prior to installation of any Street Lights (the “**Approved Plans**”), which approval by Customer and the EOR shall not be unreasonably withheld. Customer agrees to approve or disapprove the foregoing submittals, or any subsequent re-submittals by Company in response to a disapproval by Customer, in writing, within ten (10) business days after receipt, failing which such submittals shall be deemed approved. Customer agrees to cause the EOR to approve or disapprove the foregoing submittals on the same schedule as applicable to Customer. If Customer (and/or EOR) responds to any submittals with a disapproval, Customer (and/or EOR) shall include therewith written comments stating in reasonable detail the changes necessary to achieve the requested approval. Upon Customer’s and the EOR’s approval or deemed approval of the final design sketch, installation plans, and specifications for the Street Lights, either Customer or Company may request the other party to this Agreement and the EOR to enter into an amendment to this Agreement or other written agreement to adopt and formalize the Approved Plans, in which case both parties shall promptly cooperate to effectuate such amendment or other written agreement to formalize the Approved Plans and Customer shall cause EOR to sign such written amendment or agreement. Any change order requested by Customer after Customer’s initial approval of the Approved Plans shall be in writing and shall be subject to the reasonable prior approval of Company, and agreement of the parties regarding additional cost and effect on the estimated date of completion and the Effective Date. Both Company and Customer must sign each change order for it to be effective, but the EOR shall not be required to sign each change order. If approved by Company, the Approved Plans shall be revised at Customer’s expense, and 100% of the cost of the change order shall be paid to Company by Customer in cash or check made payable to the Company in advance as a condition of any such change order.

6. **Damages During Construction.** Customer shall be responsible for all costs incurred to repair or replace any Street Lights which are damaged by Customer, its agents, employees, or authorized representatives, including, but not limited to, costs incurred to repair or relocate Street Lights to proper depths in response to a lowering of the grade of the soil above any conduit serving the Street Lights. Any damage or loss to Street Lights caused by windstorm, fire, flood, fallen trees vandalism, vehicular accident, or other cause not the result of any action or omission of Company shall be restored or repaired by Company at the expense of Customer.

7. **Customer Information and Preparation; Indemnification.** If applicable and requested by Company, and prior to the commencement of any work by Company at the Installation Site, Customer shall provide to Company a map/sketch (“**Underground Facilities Map**”) depicting the location of all underground facilities or equipment, including, but not limited to sanitary and storm water facilities, potable and irrigation water pipes and wells, septic tanks, swimming pool equipment, sprinkler systems, conduits, cables, valves, lines, fuel storage tanks, storm drainage systems, and any other buried underground facilities or equipment (collectively,

“Underground Facilities”) at the Installation Site. Customer shall be responsible for any and all cost or liability for damage to Underground Facilities caused by Company to the extent such Underground Facilities were not identified, or incorrectly identified, on the Underground Facilities Map, except for any costs, liabilities, claims, losses and damages arising out of Company’s own negligence. Except for those claims, losses and damages arising out of Company’s negligence, and subject to the limitations under Section 768.28, Florida Statutes, Customer agrees to defend, at its own expense, and indemnify Company for any and all claims, losses and damages, including attorney’s fees and costs, which arise or are alleged to have arisen out of Customer’s failure to properly identify Underground Facilities. The term “damages” includes, but is not limited to, damage to the property of Customer, Company, or any third parties. For purposes of this indemnification, and any exculpation from liability provided under this Agreement, the “Company” shall be defined as Company, GIG Fiber, LLC, and all subsidiaries and affiliates thereof, and each of their respective officers, directors, affiliates, insurers, representatives, agents, servants, employees, contractors, or parent, sister, or successor entities.

8. **Environmental Attributes and Environmental Incentives.** Company is and shall be the owner of all Environmental Attributes and Environmental Incentives (as defined below) and is entitled to the benefit of all tax credits and benefits attributable to the Company’s ownership and operation of the Street Lights (**“Tax Credits”**), and Customer’s rights to services in connection with the Street Lights under this Agreement does not include Environmental Attributes, Environmental Incentives or the right to Tax Credits or any other attributes of ownership and operation of the Street Lights, all of which shall be retained by Company. Customer shall cooperate with Company (at no expense or liability to Customer) in obtaining, securing and transferring all Environmental Attributes and Environmental Incentives and the benefit of all Tax Credits, including by using the electric energy generated by the Street Lights in a manner necessary to qualify for such available Environmental Attributes, Environmental Incentives and Tax Credits. If any Environmental Incentives are paid directly to Customer, Customer shall immediately pay such amounts over to Company. **“Environmental Attributes”** means any and all credits, benefits, emissions reductions, offsets, and allowances, howsoever entitled, attributable to the Street Lights, including any avoided emissions of pollutants to the air, soil or water such as sulfur oxides (SOx), nitrogen oxides (NOx), carbon monoxide (CO) and other pollutants. Environmental Attributes include carbon trading credits, renewable energy credits or certificates, emissions reduction credits, and similar matters. **“Environmental Incentives”** means any credits, rebates, subsidies, payments or other incentives that relate to the use of technology incorporated into the Street Lights, environmental benefits of using the Street Lights, or other similar programs available from any utility or other regulated entity or any Governmental Authority.

9. **Non-Standard Service Charges.** Customer shall pay all costs associated with any additional Company facilities and services that are not included in the Approved Plans and are thereafter requested in writing by Customer, including, but not limited to: installation of protective shields, bird deterrent devices, light trespass shields, and any devices required by local ordinances or regulations to control the level or duration of illumination, including any associated planning and engineering costs. Charges will also be assessed for light rotations and light pole relocations requested by Customer to the extent not included in the Approved Plans. Company will bill Customer the actual cost of such non-standard facilities and services as incurred and Customer shall pay such billed costs with the next installment of monthly Service Fee due from Customer.

10. **Maintenance and Repairs; No Alterations.** Customer shall be responsible for regular cleaning of the solar panels on each Street Light, at Customer's expense, according to industry standard best practices for cleaning. Company shall perform all other maintenance and repairs to the Street Lights and related equipment. If, after installation by Company and during the Term of this Agreement, a Street Light is or becomes defective, Company shall promptly (and in no event later than fifteen (15) business days after written notice by Customer) repair the defect or replace the Street Light with a new Street Light that is not defective. Notwithstanding the foregoing, however, if Company commences the repair or replacement of the Street Light within such fifteen (15) business day period, but is unable to complete the repair or replacement within such fifteen (15) business day period in the exercise of diligent efforts, then Company shall exercise diligent efforts to complete such repair or replacement no later than one hundred eighty (180) days after written notice by Customer. Further notwithstanding the foregoing, for so long as there is a declared state of emergency or natural disaster, if Company is unable to complete the work within such fifteen (15) business day period in the exercise of diligent efforts, then Company shall continue to prosecute the repair or replacement to completion in the exercise of diligent efforts and completes such repair or replacement no later than three hundred sixty-five (365) days after written notice by Customer. The failure of Company to timely repair a defective Street Light shall not constitute an Event of Default under this Agreement and Customer's sole remedy for the failure of Company to repair a defective Street Light is set forth in Section 12 of this Agreement. Notwithstanding the foregoing, if any Street Light is destroyed, damaged, suffers a casualty, or requires repairs as the result of any act or omission of Customer, or its employees, agents, contractors, subcontractors, invitees, or any owner, tenant, or occupant of a lot or parcel in the Community of which the Installation Site is a part (or their invitees), Company shall be entitled to repair or replace the same, and the cost of any such repairs or replacements shall be paid or reimbursed to Company by Customer within fifteen (15) business days after written demand by Company. Without limiting Company's maintenance and repair obligations described in this Agreement, Company does not guaranty or warranty 100% reliability of the Street Lights at all times, or continuous lighting within the Street Light system, and except to the extent caused in connection with Company's negligence, willful actions or a breach of this Agreement, Company will not be liable to any person or entity for damages related, directly or indirectly, to any interruption, deficiency or failure of any Street Light or Street Lights. In no event, however, shall Company be liable for special, incidental, consequential, or punitive damages. Except as otherwise provided herein with respect to routine cleaning of solar panels on the Street Lights, Customer shall not make any alterations or repairs to the Street Lights without Company's prior written consent, in Company's sole discretion, and any damage or loss to the Street Lights caused by any unauthorized alterations shall be the sole responsibility of Customer. In no event shall Customer place upon or attach to the Street Lights any sign or device of any nature, or place, install or permit to exist, anything, including trees or shrubbery, which would interfere with the Street Lights or tend to create an unsafe or dangerous condition. Company is hereby granted the right to remove, without liability, anything placed, installed, or existing in violation of this paragraph. Company may, at any time, substitute any component of the Street Lights installed hereunder with a component of at least equal capacity and efficiency by a manufacturer or supplier of Company's choice. Company reserves the right to interrupt service to any of the Street Lights at any time in connection with any necessary maintenance or repairs for which Company is responsible; provided, however, to the extent such interruption shall occur for more than three (3) hours during

the period of evening/nighttime hours of dusk to dawn, the Company shall provide at least seven (7) days' prior written notice to Customer, except in the event of an emergency. Except as set forth in this Section 10, no additional warranties (express or implied) are given by Company to Customer with respect to the Street Lights, the Street Light installation design and/or the other services performed by Company under this Agreement.

11. **Insolation.** Customer understands that unobstructed access to sunlight ("Insolation") is essential for the proper performance of the Street Lights and a material term of this Agreement. Customer shall not in any way cause and, where possible, shall not in any way permit any interference with the Street Lights' Insolation (by tree trimming, landscape installation, construction of improvements, or otherwise). If Customer becomes aware of any activity or condition that could diminish the Insolation to the Street Lights, Customer shall notify Company immediately and shall cooperate with Company in preserving the Street Lights' existing Insolation levels.

12. **Outage Notification; Vandalism.** Customer shall be responsible for monitoring the function of the Street Lights and shall notify Company promptly in writing (including via e-mail) of any Street Light malfunctions and outages ("Outage Notification"). Company shall have thirty (30) calendar days after receiving an Outage Notification to investigate any Street Light that is non-operational. If Company is unable to remedy the issue with respect to any non-operational Street Light within such thirty (30) calendar day period, Section 10 of this Agreement shall apply to the repair or replacement of such Street Light. If Company is unable to fix the applicable Street Light within the thirty (30) calendar day period after receiving the Outage Notification, no Service Fee must be paid by Customer with respect to such Street Light for the applicable month following the expiration of the thirty (30) day period and for each subsequent month until Company has resolved the issue and the applicable Street Light becomes operational. Costs incurred in connection with fixing a non-operational Street Light shall be borne by Company, except that Customer shall be responsible for the cost incurred to repair or replace any Street Lights that have been damaged as a result of vandalism. Company shall not be required to make such repair or replacement prior to payment by Customer for such damage. At Customer's expense and upon written request of Customer, and at Company's discretion, Company may install a luminaire protective shield to protect any Street Lights repaired or replaced as a result of vandalism. For avoidance of doubt, if one or more Street Lights malfunctions, experiences an outage, is defective and/or is not operational, such failure of Street Lights to operate shall not be an Event of Default under this Agreement so long as Company is otherwise in compliance with this Agreement, including this Section 12.

13. **Vegetation Control.** Customer agrees to perform clearing, stump grubbing, tree trimming and other vegetation control using qualified personnel, at Customer's sole expense, to allow installation and operation of the Street Lights, including any vegetation that obstructs drainage for the Street Lights.

14. **Ownership of Street Lights.** The Street Lights shall remain Company's personal property, notwithstanding the manner or mode of its attachment to the Installation Site, and shall not be deemed a fixture to the Installation Site.

15. **Insurance.** Customer shall maintain public liability insurance covering any injury or damage to the Street Lights, persons, or property, including death of persons, resulting, directly or indirectly, from the negligent or intentionally wrongful conduct of Customer, its employees, contractors, agents, or invitees, with coverages, in amounts and through companies satisfactory to Company. Customer shall periodically provide Company with a certificate showing such insurance to be in effect, including any renewals of such insurance from time to time.

16. **Assignment and Financing.**

a. **Assignment.** This Agreement shall inure to the benefit of, and be binding upon, the respective heirs, legal representatives, successors and assigns of the parties hereto, subject to the following provisions. Company may, without the consent or approval of Customer, assign this Agreement, and all right, title and interest of Company in and to the Street Lights, and all Service Fee and other sums due or to become due under this Agreement. Upon assignment by Company, Customer may require Company to supply documentation showing that such assignee has sufficient and adequate resources to undertake the obligations, responsibilities and liabilities of the Company under this Agreement. Customer may assign or transfer this Agreement only with Company's prior written consent, which consent may be withheld, conditioned or delayed in Company's sole discretion. In the event of an assignment to which Company consents, the approved assignee shall be substituted herein with respect to all Customer rights and obligations, but the initial Customer shall not be released from the obligations of this Agreement. Customer shall not create or suffer or permit to be created any lien of any kind upon the Street Lights and will immediately remove and procure the release of any lien, voluntary or involuntary, attached to the Street Lights. Customer will give Company immediate written notice of the seizure by process of law or otherwise of any of the Street Lights.

b. **Financing.** The parties acknowledge that Company may obtain short or long-term financing or other credit support from banks or other financing parties ("**Company's Financing Parties**"), which may include persons or entities providing construction or permanent financing to Company in connection with construction, ownership, operation and maintenance of the Street Lights, as well as any person to whom Company has transferred the ownership interest in the Street Lights, subject to this Agreement. Customer and Company agree in good faith to consider and to negotiate changes or additions to this Agreement that may be reasonably requested by Company's Financing Parties from time to time; provided, that such changes do not alter the fundamental economic terms of this Agreement or the level of services provided under this Agreement, or result in any additional expense or liability to Customer.

c. **Successor Servicing.** The parties further acknowledge that in connection with any financing or other credit support provided to Company or its affiliates by Company's Financing Parties, such Financing Parties may require that Company or its affiliates appoint a third party to act as backup or successor provider of operation and maintenance services with respect to the Street Lights and/or administrative services with respect to this Agreement (the "**Successor Provider**"). Customer agrees to accept

performance from any Successor Provider so appointed, so long as such Successor Provider performs in accordance with the terms of this Agreement.

17. **Default.** Each of the following shall constitute an “**Event of Default**” under this Agreement:

a. Service Fee. Customer’s failure to pay the Service Fee or any other sum when due from time to time under this Agreement, if such failure to pay continues for a period of fifteen (15) days from the date when due under this Agreement.

b. Other Default. A breach of, or failure to perform, any other covenant or obligation under this Agreement, if such breach or failure continues for a period of thirty (30) days after written notice from the affected party; provided, however, that if the other party commences to cure the breach or failure within the aforesaid period, but the cure is such that it cannot be timely completed in the exercise of diligent efforts, and if the Street Lights or the party’s rights under this Agreement are not jeopardized or threatened in any way, the other party may have such additional time to cure the breach or failure to perform as may be necessary, not to exceed sixty (60) days;

c. Removal of Street Lights, Etc. Customer removes or attempts to remove, transfer, sell, encumber, or part with possession of the Street Lights from the Installation Site;

d. Bankruptcy, Reorganization, Etc. The filing of a petition by Customer for adjudication as a bankrupt or insolvent, or for its reorganization or for the appointment of a receiver or trustee of Customer’s property; the filing of a petition against Customer for adjudication as a bankrupt or insolvent, or for its reorganization or for the appointment of a receiver or trustee of Customer’s property and the failure to discharge or dismiss any such proceedings within sixty (60) days from its filing; an assignment by Customer for the benefit of creditors; or the taking possession of the Installation Site, or any other property of Customer, by any governmental office or agency pursuant to statutory authority for the dissolution or liquidation of Customer.

18. **Remedies.** If an Event of Default occurs, the affected party, without further notice or demand, shall have the rights and remedies hereinafter set forth and under applicable Florida law, all of which shall be distinct, separate and cumulative. Without limiting the foregoing, in the Event of Default by Customer, and subject to all notice and cure requirements set forth in this Agreement, Company may elect to terminate this Agreement by giving Customer at least thirty (30) days prior written notice of its election to do so, in which event the Term shall end thirty (30) days after the date of such written notice, and all right, title and interest of Customer hereunder shall terminate at the end of such Term, provided, however, that Customer will remain liable for all Service Fees and other sums and charges due hereunder through the end of the Term and all actual damages incurred by Company resulting from Customer’s default (excluding special, incidental, consequential, or punitive damages), all such Service Fees and other sums and charges being accelerated and reduced to present value at the “prime rate” of interest published in the Wall Street Journal on the date of termination of this Agreement. Company shall credit Customer’s

liability as aforesaid with any sums Company recovers by re-letting or sale of the Street Lights. In an Event of Default, Company may enter upon the Installation Site to take possession of and remove the Street Lights prior to the Removal Date (as defined below), and to store or dispose of the same as Company sees fit. Such entry and repossession may be effectuated peaceably without legal process, by summary dispossession proceedings, or otherwise as permitted by law, in Company's sole discretion. All Street Lights removed from the Installation Site by Company due to an Event of Default by Customer shall be handled and removed by Company at the cost and expense of Customer. If Company elects to remove the Street Lights, then, excluding ordinary wear and tear, the Installation Site shall be returned to its original condition following the removal of the Street Lights, excluding any mounting pads or foundations and Company otherwise shall leave the Installation Site in reasonable restored and clean condition. Customer shall pay Company for all reasonable expenses actually incurred by Company in such removal of the Street Lights for so long as the same shall be in Company's possession or under Company's control. Without limiting the foregoing, Company may remedy or attempt to remedy any Event of Default under this Agreement for the account of Customer and may enter upon the Installation Site for such purposes. Company shall not be liable to Customer for any loss or damage caused by acts of Company in remedying or attempting to remedy such Event of Default and Customer shall pay to Company all reasonable expenses incurred by Company in connection with remedying or attempting to remedy such default (excluding any cost or expenses related to Company's negligence or misconduct). Any such expenses incurred by Company shall accrue interest from the date of payment by Company until repaired by Customer at the Maximum Interest Rate.

19. **Disposition of Street Lights at Expiration or Termination of Agreement.** Upon the expiration or earlier termination of this Agreement, Company shall have the right to remove the Street Lights, but in no event later than ninety (90) days after the expiration or termination of the Agreement ("**Removal Date**"). Any removal shall be at Company's expense, unless the termination is due to an Event of Default by Customer. If Company elects to remove the Street Lights, then, excluding ordinary wear and tear, the Installation Site shall be returned to its original condition following the removal of the Street Lights, including any mounting pads or other support structures and Company shall leave the Installation Site in reasonable restored and clean condition. In such event, Customer shall provide sufficient space for the temporary storage and staging of tools, materials and equipment and for the parking of construction crew vehicles and temporary construction trailers and facilities reasonably necessary during Street Light removal. The provisions contained in this Section shall survive the expiration or other termination of this Agreement.

20. **Representations, Warranties, and Covenants.** Each party represents and warrants to the other the following as of the Effective Date: (a) such party is duly organized, validly existing and in good standing under the laws of the jurisdiction of its formation; (b) the execution, delivery and performance by such party of this Agreement have been duly authorized by all necessary corporate, partnership or limited liability company action, as applicable, and do not and shall not violate any law; and (c) this Agreement is valid obligation of such party, enforceable against such party in accordance with its terms. Further, Customer represents and warrants to Company that (i) neither the execution and delivery of this Agreement by Customer, nor the performance by Customer of any of its obligations under this Agreement, conflicts with or will result in a breach or default under any agreement or obligation to which Customer is a party or by

which Customer or the Installation Site is bound, and (ii) to the extent the Service Fee exceeds ten percent (10%) of the total annual budget of the Association pursuant to Fla. Stat. Sect. 720.3055, Customer either (A) has complied with all competitive bidding requirements applicable to the execution, delivery and performance of this Agreement by Association under Fla. Stat. Sect. 720.3055(1), or (B) is exempt from such competitive bidding requirements by reason of Fla. Stat. Sect. 720.3055(2)(c).

21. **Force Majeure.** Notwithstanding any of the foregoing provisions of this Agreement to the contrary, Company shall be entitled to an extension of the time to complete installation of the Street Lights equal to one day for each day Company is delayed in the progress of such work by events of Force Majeure. "**Force Majeure**" shall mean acts of God, strikes, lockouts, labor troubles, restrictive governmental laws, or regulations or other cause, without fault and beyond the reasonable control of Company (financial inability excepted).

22. **Notices.** All notices, demands and requests which must or may be given, demanded or requested by either party to the other shall be in writing, and shall be deemed given (a) on the date personally delivered, (b) one (1) business day after deposit with a nationally recognized overnight courier delivery service such as FedEx or UPS, or (c) three (3) business days after the date deposited in the United States registered or certified mail, postage prepaid, addressed to the party for which intended at their respective addresses as first set forth above, or at such other place as either party may designate from time to time in a written notice (provided however that any notice of change of address for a party shall be effective only upon actual receipt by the other party).

23. **Attorneys' Fees and Costs.** If, as a result of any breach or default in the performance of any of the provisions of this Agreement, either party hereto retains the services of an attorney in order to secure compliance with such provisions or recover damages therefor, and litigation results, then in such event, the prevailing party in such litigation shall be entitled to recover from the non-prevailing party herein reasonable court costs and attorneys' and paralegal assistants' fees for both trial, appellate, bankruptcy, reorganization, and other similar proceedings under state or federal law.

24. **General.** The recitals as set forth above are agreed to be true and correct and incorporated herein by this reference. No delay or failure by Customer or Company to exercise any right under this Agreement shall constitute a waiver of that or any other right, unless otherwise expressly provided herein. This Agreement may be executed in counterparts, each of which when taken together shall constitute one instrument. This Agreement does not create the relationship of principal and agent, or of partnership, joint venture, or of any association or relationship between Company and Customer. All preliminary and contemporaneous negotiations are merged into and incorporated in this Agreement. This Agreement contains the entire agreement between the parties and shall not be modified or amended in any manner except by an instrument in writing executed by the parties hereto.

25. **WAIVER OF TRIAL BY JURY.** THE PARTIES HEREBY EXPRESSLY COVENANT AND AGREE TO WAIVE THE RIGHT TO TRIAL BY JURY IN CONNECTION WITH ANY LITIGATION OR JUDICIAL PROCEEDING RELATING TO, DIRECTLY OR INDIRECTLY, OR CONCERNING THIS AGREEMENT OR THE CONDUCT, OMISSION,

ACTION, OBLIGATION, DUTY, RIGHT, BENEFIT, PRIVILEGE OR LIABILITY OF A PARTY HEREUNDER TO THE FULL EXTENT PERMITTED BY LAW. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN AND IS KNOWINGLY, INTENTIONALLY AND VOLUNTARILY MADE BY THE PARTIES. EACH PARTY ACKNOWLEDGES THAT THIS WAIVER OF JURY TRIAL IS A MATERIAL INDUCEMENT TO THE OTHER PARTIES IN ENTERING INTO THIS AGREEMENT AND THAT SUCH PARTY HAS BEEN REPRESENTED BY AN ATTORNEY OR HAS HAD AN OPPORTUNITY TO CONSULT WITH AN ATTORNEY IN CONNECTION WITH THIS JURY TRIAL WAIVER AND UNDERSTANDS THE LEGAL EFFECT OF THIS WAIVER. THIS WAIVER IS INTENDED TO AND DOES ENCOMPASS EACH INSTANCE AND EACH ISSUE AS TO WHICH THE RIGHT TO A JURY TRIAL WOULD OTHERWISE ACCRUE. THIS WAIVER SHALL APPLY TO THIS AGREEMENT AND ANY FUTURE AMENDMENTS, SUPPLEMENTS OR MODIFICATIONS OF THIS AGREEMENT.

26. **Applicable Law; Venue.** This Agreement shall be construed in accordance with and governed by the laws of the State of Florida. Venue for any action or proceeding brought by either party to this Agreement shall lie exclusively in a state or federal court of competent jurisdiction sitting in the county in which the Installation Site is located.

27. **True Lease Instrument; Street Lights Not Fixtures.** Solely for purposes of the Florida Uniform Commercial Code ("UCC"), Customer and Company intend that this Agreement constitutes a "true lease" under the UCC and not a Disguised Security Interest (as defined below). Company has and shall have title to the Street Lights at all times. Customer acquires no ownership, title, property, right, equity or interest in the Street Lights other than its interest under this Agreement, solely as "lessee" (as such term is used in the UCC), and subject to all the terms and conditions of this Agreement. "**Disguised Security Interest**" means a sale of the Street Lights subject to a security interest under Article 9 of the UCC to secure the purchase price of the Street Lights. Company and Customer agree that the Street Lights are not and shall not become fixtures to the real property upon which they are installed, but are and shall remain personal property.

28. **Recordation.** This Agreement shall not be recorded in any public records; provided, however, that Company and Customer agree to execute, simultaneously with the execution of this Agreement, a Memorandum of Agreement in the form attached as **Exhibit "B"** and a precautionary UCC-1 Financing Statement in the form attached as **Exhibit "B-1."** Such Memorandum of Agreement and Financing Statement shall be recorded or filed, as appropriate, by Company at its expense promptly after the Conditions are satisfied, as provided in Section 4 above.

29. **Public Records.** As required under Section 119.0701, Florida Statutes, Company shall (a) keep and maintain public records required by the Customer in order to perform the service, (b) upon request from the Customer's custodian of public records, provide the Customer with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the company does not transfer the records to Customer, (d) meet all requirements for retaining public records and transfer, at no cost, to the Customer all public records in possession of the Company upon termination of this Agreement and destroy any

duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the Customer in a format that is compatible with the information technology systems of the Customer.

IF THE COMPANY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE COMPANY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813)533-2950, OR BY EMAIL AT dbwallace@rizzetta.com OR BY REGULAR MAIL AT 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

30. **Florida Sales Tax.** Notwithstanding any provision of this Agreement to the contrary, Company and Customer acknowledge and agree that Customer is a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and is exempt from the Florida Sales and Use Tax, and shall not charge the Customer any Florida Sales and Use Tax on the Service Fee or other sums when due under this Agreement.

31. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Company represents that, in entering into this Agreement, the Company has not been designated as a "scrutinized company" under the statute and, in the event that the Company is designated as a "scrutinized company", the Company shall immediately notify the Customer whereupon this Agreement may be terminated by the Customer.

32. **Public Facilities.** Company and Customer acknowledge and agree that the Street Lights will be located in public right of ways and shall be available for the general public as required by the Customer's bond covenants for the public tax-exempt bonds issued by Customer.

33. **Easement.** Because the Installation Site is owned by Customer in fee simple, simultaneously with recordation of the Memorandum of Agreement, Customer shall execute, acknowledge, and deliver to Company an Easement in the form attached as Exhibit "C," covering the Installation Site, which Easement Company shall record in the public records of the county in which the Installation site is located. Such Easement provides by its terms for termination simultaneously with expiration of termination of the Agreement.

34. **Inspector General.** The Company agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

35. **E-Verification.** Company agrees to comply with the provisions of Sections 448.095(1) and (2), Florida Statutes (the "Act"), for as long as Company has any obligations under this Agreement, including, but not limited to, registering with and using the E-Verify System of the United States Department of Homeland Security to verify the work authorization status of all employees hired by Company on or after January 1, 2021. If the Customer has a good faith belief that the Company has violated Section 448.09(1) or (2), Florida Statutes, the Customer may terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes; provided, that the following conditions have been met: (i) Customer shall have previously delivered written notice

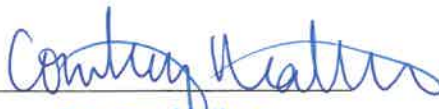
to Company and (ii) within thirty (30) days from the receipt of such written notice, either (x) Company shall have failed to provide reasonable evidence to Customer of Company's compliance with the Act, or (y) Company shall have failed to cure the alleged non-compliance specified in Customer's written notice. In the event that Company commences a cure within such thirty (30) day period and thereafter diligently prosecutes the cure, Company shall have such additional time as may be necessary to complete the cure in the exercise of continuing diligent efforts.

[Executions by the parties follow immediately on next page]

[Signature Page for Company]

Signed, sealed and delivered
in the presence of:

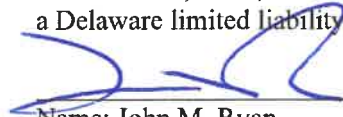
WITNESSES:

Sign: 
Print: Courtney Mattern

Sign: 
Print: Brittany Crutchfield

“COMPANY”

GIG FIBER, LLC,
a Delaware limited liability company


Name: John M. Ryan
Its: Manager

[Signature Page for Customer]

Signed, sealed and delivered
in the presence of:

WITNESSES:

Sign: 
Print: COURTNEY MAI

Sign: 
Print: Bryan Cooper

“CUSTOMER”

**PROSPERITY LAKES COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special purpose government established
pursuant to Chapter 190, Florida Statutes

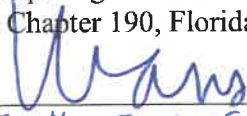
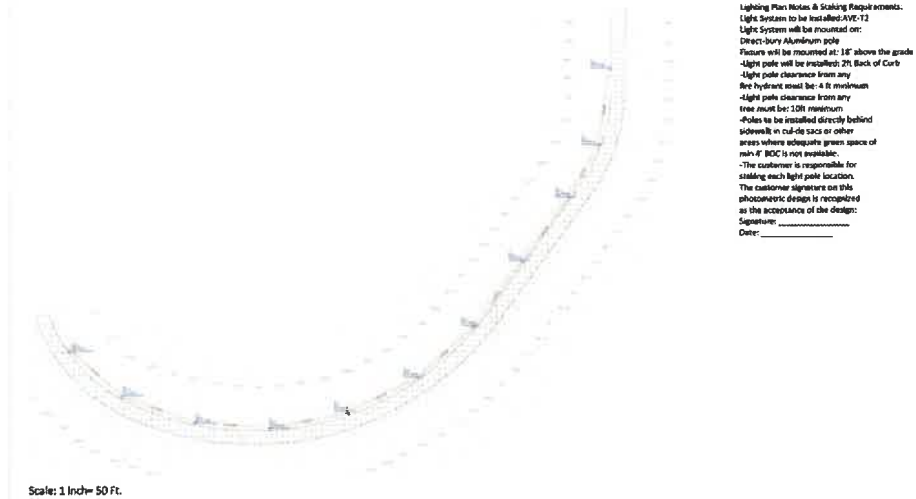

Name: KELLY EVANS
Its: CHAIR

EXHIBIT "A"

Description of Installation Site



Scale: 1 inch= 50 Ft.

LIGHTING PARAMETERS:

Location Schedule	Qty	Arrangement	UG	Spacing	AVC	AVC Lum. Level	Mounting Height
Label	21	Single	0.589	400-750-1000-1000	30.054	3.051	35

Calculation Summary

Label	Units	AVC	AVC	AVC	AVC	AVC	AVC	AVC	AVC
AVC	AVC	AVC	AVC	AVC	AVC	AVC	AVC	AVC	AVC

Lighting Plan Notes & Scaling Requirements:
Light System to be installed:AVC-12
Light System will be mounted on:
Direct-bury Aluminum pole
Fittings will be mounted at: 15' above the grade
-Light pole will be installed: 2ft. Back of Curb
-Light pole clearance from any
fire hydrant must be: 4 ft. minimum
-Light pole clearance from any
tree must be: 10ft. minimum
-Poles to be installed directly behind
sidewalk in cut-de sacs or other
areas where adequate green space of
min 4' BOC is not available.
-The customer is responsible for
staking each light pole location.
The customer signature on this
photometric design is recognized
as the acceptance of the design:
Signature: _____
Date: _____

Illuminance Requirements from RP-8-22:

Local (Low) : 0.4FC AVG & 6.1 AVG/ftm

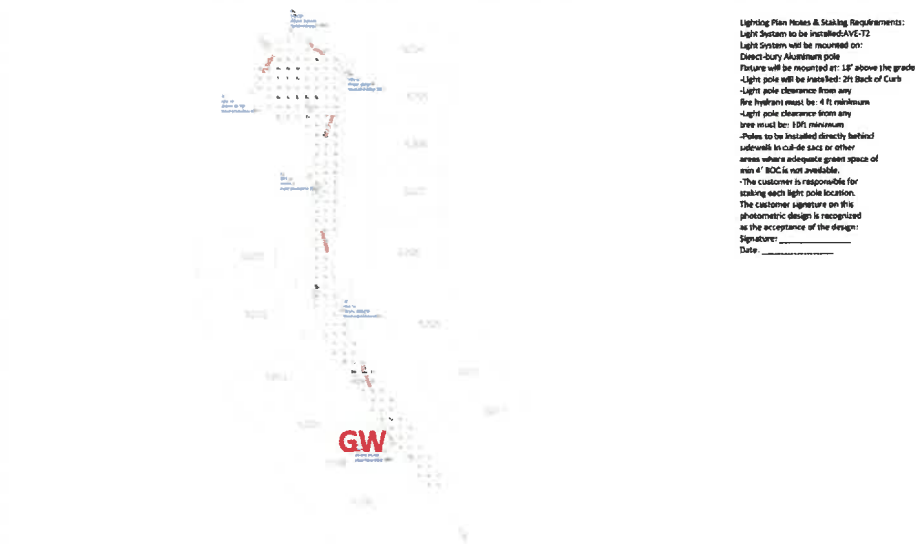
Est. Dimming Schedule:

<Dark-80%>-<200-400%>-<040-80%>-<Dark-0%>

streetleaf

Prosperity Lakes 5A-1

Drawn By: BJB
Date: Jan 17, 2024
Rev: 0
Page: 1 of 1



Scale: 1 inch= 30 Ft.

LIGHTING PARAMETERS:

Location Schedule	Qty	Arrangement	UG	Spacing	AVC	AVC Lum. Level	Mounting Height
Label	21	Single	0.589	400-750-1000-1000	30.054	3.051	35

Calculation Summary

Label	Units	AVC	AVC	AVC	AVC	AVC	AVC	AVC	AVC
AVC	AVC	AVC	AVC	AVC	AVC	AVC	AVC	AVC	AVC

Lighting Plan Notes & Scaling Requirements:
Light System to be installed:AVC-12
Light System will be mounted on:
Direct-bury Aluminum pole
Fittings will be mounted at: 15' above the grade
-Light pole will be installed: 2ft. Back of Curb
-Light pole clearance from any
fire hydrant must be: 4 ft. minimum
-Light pole clearance from any
tree must be: 10ft. minimum
-Poles to be installed directly behind
sidewalk in cut-de sacs or other
areas where adequate green space of
min 4' BOC is not available.
-The customer is responsible for
staking each light pole location.
The customer signature on this
photometric design is recognized
as the acceptance of the design:
Signature: _____
Date: _____

Illuminance Requirements from RP-8-22:

Local (Low) : 0.4FC AVG & 6.1 AVG/ftm or better - Not achieved

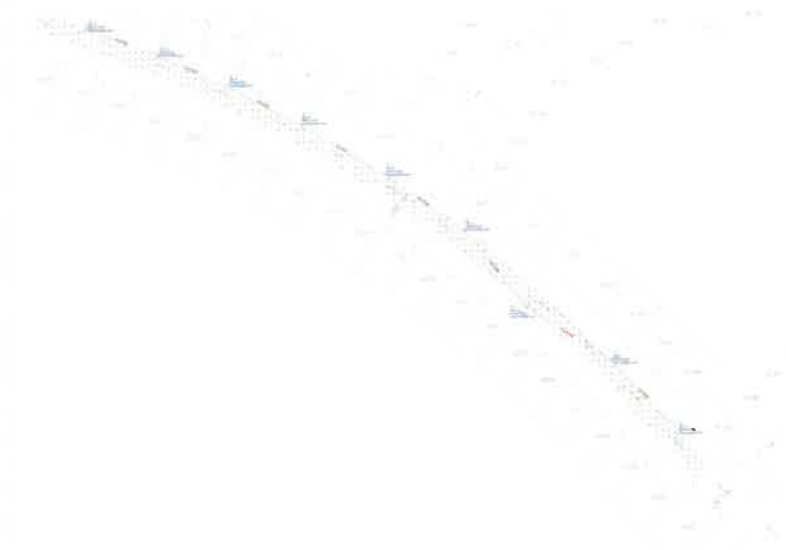
Est. Dimming Schedule:

<Dark-80%>-<200-400%>-<040-80%>-<Dark-0%>

streetleaf

Prosperity Lakes 5A-2

Drawn By: BJB
Date: Jan 17, 2024
Rev: 0
Page: 1 of 1



Lighting Plan Notes & Scaling Requirements:
Light System to be installed: AVE-T2
Light System will be mounted on:
Direct-bury Aluminum pole
Fixture will be mounted at: 18' above the grade
-Light pole will be installed: 2ft. Back of Curb
-Light pole clearance from any
fire hydrant must be: 4 ft. minimum
-Light pole clearance from any
tree must be: 10ft. minimum
-Poles to be installed directly behind
sidewalk in cut-de sacs or other
areas where adequate green space of
min 4' BOC is not available
-The customer is responsible for
staking each light pole location.
The customer signature on this
photometric design is recognized
as the acceptance of the design:
Signature: _____
Date: _____

streetleaf

Prosperity Lakes 5A-3

Scale: 1 inch= 50 Ft.

LIGHTING PARAMETERS:

Luminaires Schedule	Qty	Arrangement	ELF	Description	Avg. Watts	Avg. Lum. Lumens	Mounting Height
Symbol	9	Single	0.980	AVE T2 11.5KW 3000K	30,000	5,365	18

Calculation Summary	Units	Avg	Min	Max	Avg/Min	Min/Max	Ratio	Ratio	Ratio
Label	ft	0.95	0.5	0.7	4.33	33.33	0	10	70

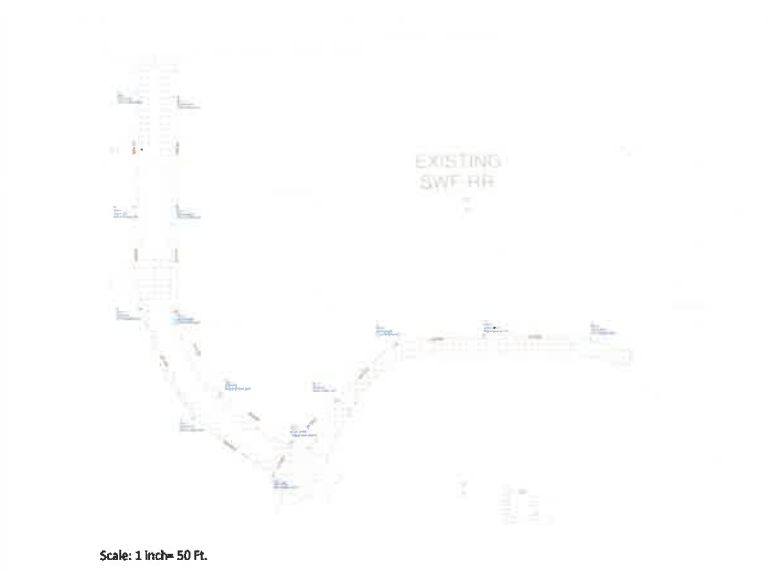
Illuminance Requirements from RP-8-22:

LOCAL (LOW) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

Est. Dimming Schedule:

<Dusk-80%>-<2300-40%>-<0430-80%>-<Dawn-0%>

Drawn by: EJP
Date: 06-09-2023
Rev: 0
Page: 1 of 1



Lighting Plan Notes & Staking Requirements:
Light System to be installed: AVE-T2
Light System will be mounted on:
Direct-bury Aluminum pole
Fixture will be mounted at: 21' above the grade
-Light pole will be installed: 4ft Back of Curb
-Light pole clearance from any fire hydrant must be: 4 ft minimum
-Light pole clearance from any tree must be: 10ft minimum
-Poles to be installed directly behind sidewalk in cut-de sacs or other areas where adequate green space of min 4' BOC is not available.
-The customer is responsible for staking each light pole location.
The customer signature on this photometric design is recognized as the acceptance of the design:
Signature: _____
Date: _____

streetleaf

Prosperity Lakes phase 5B-1

LIGHTING PARAMETERS:

Luminaire Schedule		Qty	Arrangement	LSP	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
Symbol	Label							
A1		14	Single	8' HPS	AVE-T2 25' 2000K	26,000	2161	18' 21"
Calculation Summary								
Label	Units	Avg	Min	Max	Avg/Ft ²	Watts/Ft ²	FCt/Ft ²	Pfc/Ft ²
Prosperity Lakes phase 5B-1	Fc	0.78	3.6	0.1	7.80	26.00	0	10

Illuminance Requirements from RP-8-22:
Local (Low): 0.4FC AVG & 6:1 AVG/MIN

Est. Dimming Schedule:
<Dusk-80%><2300-40%><0430-80%><Dawn-0%>

Drawn By: RD
Date: 04-20-2024
Rev: 0
Page: 1 of 4



Scale: 1 inch= 50 Ft.

Lighting Plan Notes & Sizing Requirements:
Light System to be installed: AVE-12
Light System will be mounted on:
Direct-bury Aluminum pole
Fixture will be mounted at: 18' above the grade
-Light pole will be installed: 6ft. back of Curb
-Light pole clearance from any
fire hydrant must be: 4 ft minimum
-Light pole clearance from any
tree must be: 10ft minimum
-Poles to be installed directly behind
sidewalk in cut-de back or other
areas where adequate green space of
min 4' BOC is not available.
-The customer is responsible for
staking each light pole location.
The customer signature on this
photometric design is recognized
as the acceptance of the design:
Signature: _____
Date: _____

LIGHTING PARAMETERS:

Luminaire Schedule		Qty	Arrangement	LUF	Description	Avg. Watts	Avg. Lum. Lumens	Mounting Height
Symbol	Label							
	A3	11	Single	0.950	AVE-12-H-20W-3000K	20,000	5,500	30
Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Std/2	Min/2
SB 2	ft.	0.83	3.7	0.2	4.35	18.50	0	30

Target Requirement:

Local (Low) : DAFC AVG & 6:1 AVG/Min or better - Achieved

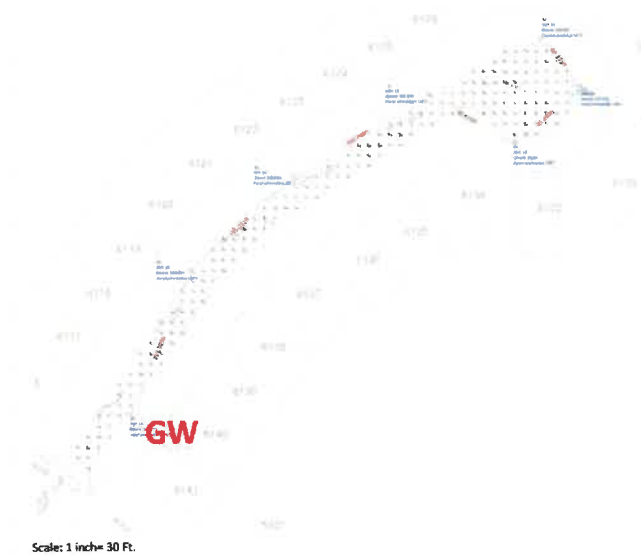


Scale: 1 inch= 70 Ft.

Lighting Plan Notes & Staking Requirements:
Light System will be installed: AVE-T2
Light System will be mounted on:
Direct-bury Aluminum pole
Fixture will be mounted at: 18' above the grade
-Light pole will be installed: 4ft Back of Curb
-Light pole clearance from any
fire hydrant must be: 4 ft minimum
-Light pole clearance from any
tree must be: 10ft minimum
-Poles to be installed directly behind
sidewalk in cut-de sacs or other
areas where adequate green space of
min 4' BOC is not available.
-The customer is responsible for
staking each light pole location.
The customer signature on this
photometric design is recognized
as the acceptance of the design:
Signature: _____
Date: _____

Target Requirement:
Local (Low): 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

LIGHTING PARAMETERS:									
Luminaire Schedule									
Symbol	Label	Qty	Arrangement	UG	Description	Av. Height	Av. Lum. Lumens	Mounting Height	
	A1	13	Single	0.500	AVE-T2 0-20'w-30'x30'	30.00'	3541	18'	
Calculation Summary									
Lumen			Units	Avg	Max	Min	Avg/Min	Max/Min	Ratio
30-3			fc	0.54	3.7	0.2	4.20	36.50	0
									10



Scale: 1 inch= 30 Ft.

LIGHTING PARAMETERS:

Symbol	Label	Qty	Arrangement	LF	Description	Av. Watts	Av. Lum. Lumens	Mounting Height
AL	AL	7	Single	8,300	AVE T1 S-30W-3000K	26,634	5,551	18

Calculation Summary	Units	Avg	Min	Max	Avg/Ft ²	Min/Ft ²	Max/Ft ²	FC/Ft ²
PH 10A	FC	0.59	3.5	0.1	0.68	35.30	9	10

Illuminance Requirements from RP-8-22:

Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Not achieved

Est. Dimming Schedule:

<Dusk 80%><2300-40%><0430-80%><Dawn 0%>

streetleaf

Prosperity Lakes 6A

Drawn By: JSD
Date: 04-04-2023
Page: 0
Page 1 of 1



Scale: 1 inch= 70 Ft.

LIGHTING PARAMETERS:

Symbol	Label	Qty	Arrangement	LF	Description	Av. Watts	Av. Lum. Lumens	Mounting Height
AL	AL	17	Single	0.988	7/VE T2 S-30W-3000K	30,034	7,161	18

Calculation Summary	Units	Avg	Min	Max	Avg/Ft ²	Min/Ft ²	Max/Ft ²	FC/Ft ²
PH 1	FC	0.60	3.7	0.1	4.09	35.30	9	10

Target Requirement:

Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

streetleaf

Prosperity Lakes, Ph 8 6B-1

Drawn By: JSD
Date: 11-07-2023
Page: 0
Page 1 of 1



Scale: 1 inch= 80 Ft.

LIGHTING PARAMETERS:									
Landscape Schedule									
Symbol	Label	Qty	Arrangement	LLF	Description	Avg. Watts	Avg. Lum. Lumens	Mounting Height	
	A1	10		0.98	AVE 12 34 3840-10000	30.034	5811	12	
Calculation Summary									
Label	Units	Req	Min	Adj	Req/Min	Max/Min	Ratio X	Ratio Y	Ratio Z
6B-2 A	Ft	0.98	3.5	0.2	4.45	13.38	8	10	35
6B-2 B	Ft	0.83	3.5	0.2	4.15	13.38	8	10	35

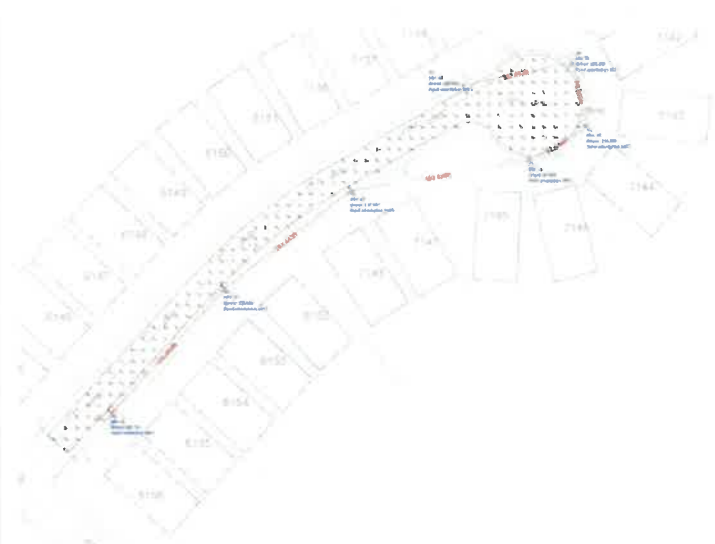
Lighting Plan Notes & Staking Requirements:
Light System will be installed AVE-T2
Light System will be mounted on
Direct-Jury Aluminum pole
Fixture will be mounted at: 15' above the grade
-Light pole will be installed: 4ft Back of Curb
-Light pole clearance from any
fire hydrant must be: 4 ft minimum
-Light pole clearance from any
tree must be: 10ft minimum
-Poles to be installed directly behind
sidewalk in cal-de sacs or other
areas where adequate green space of
min 4' BOC is not available.
-The customer is responsible for
staking each light pole location.
The customer signature on this
photometric design is recognized
as the acceptance of the design:
Signature _____
Date: _____

Target Requirement:
Local (Low) : 0 AFK AVG & 6:1 AVG/Min or better - Achieved

streetleaf

Prosperity Lakes, Ph 8 6B-2

Drawn by: 430
Date: 11-07-2023
Rev: 0
Page 1 of 1



Scale: 1 inch= 30 Ft.

LIGHTING PARAMETERS:

Symbol	Label	Qty	Arrangement	LLF	Description	Avg. Watts	Avg. Lum. Lumens	Mounting Height
AL	7	1	Single	0.30	20W-12-0-30W-3000K	30.0W	3161	18

Calculation Summary	Units	Avg	Min	Max	Avg/Min	Max/Min	Std 2	P90/10	P95/5
200 W/L	FC	0.38	0.7	0.1	0.38	27.00	0	10	10

Lighting Plan Notes & Staking Requirements:
 Light System to be installed: AVE-72
 Light System will be mounted on:
 Direct-bury Aluminum pole
 Fixture will be mounted at: 18" above the grade
 -Light pole will be installed: 2ft Back of Curb
 -Light pole clearance from any
 fire hydrant must be: 4 ft minimum
 -Light pole clearance from any
 tree must be: 10ft minimum
 -Poles to be installed directly behind
 sidewalk in cul-de sacs or other
 areas where adequate green space of
 min 4" BOC is not available.
 -The customer is responsible for
 staking each light pole location.
 The customer signature on this
 photometric design is recognized
 as the acceptance of the design:
 Signature: _____
 Date: _____

Illuminance Requirements from RP-8-22:

Local (Low): 0.4FC AVG & 6:1 AVG/MIN or better - Not achieved

Est. Dimming Schedule:

<Dusk-80%> <2300-40%> <0430-80%> <Dawn-0%>

streetleaf

Prosperity Lakes 7A

Drawn By: BD
 Date: 04-04-2024
 Rev: 0
 Page 1 of 1



Scale: 1 inch= 110 Ft.

LIGHTING PARAMETERS:

Luminaires Schedule	Qty	Arrangement	LLP	Description	Avg. Width	Avg. Lum. Coefficient	Mounting Height
Symbol Label	87	Single	0.909	AVE T2 34 20W 360°	20.024	0.161	18

Calculation Summary	Units	Avg	Max	Min	Avg/Ft	Max/Ft	Min/Ft	FCR	FCR/Ft
Label	ft	0.83	3.7	0.2	6.15	18.56	0	18	10

Lighting Plan Notes & Staking Requirements:
Light System to be installed: AVE T2
Light System will be mounted on:
Direct-bury Aluminum pole
Fixture will be mounted at: 18' above the grade
-Light pole will be installed: 4ft Back of Curb
-Light pole clearance from any
fire hydrant must be: 4 ft minimum
-Light pole clearance from any
tree must be: 10ft minimum
-Poles to be installed directly behind
sidewalk in cut-de sacs or other
areas where adequate green space of
min 4' BOC is not available.
-The customer is responsible for
staking each light pole location.
The customer signature on this
photometric design is recognized
as the acceptance of the design:
Signature: _____
Date: _____

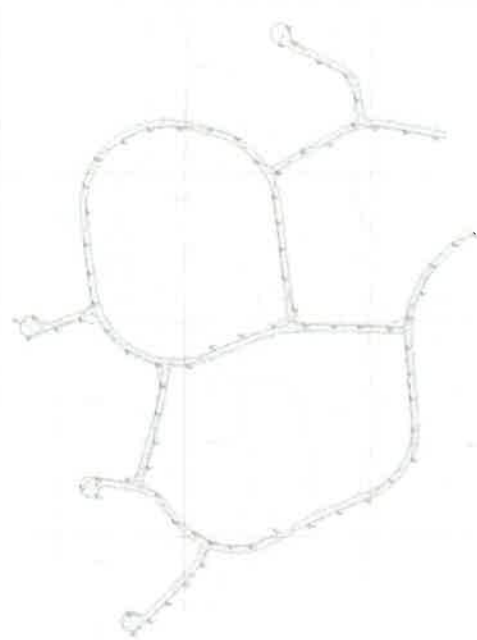
Target Requirement:

Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

streetleaf

Prosperity Lakes, Ph 8 7B

Drawn By: RD
Date: 11-07-2021
Rev: 0
Page 1 of 6



Scale: 1 inch= 160 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule		Qty	Arrangement	LSP	Description	Avg. Spacing	Avg. Lum. Spacing	Mounting Height
Symbol	Label							
AJ	B1		Single	0.002	24V-12-30-30W-3020K 1.2A	30.264	3.683	24
Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Blt	Max/Blt	Bld L	Pft/Bld L
Prosperity Lakes 8-10A	Fc	0.85	3.7	0.2	4.75	18.20	0	30

Lighting Plan Notes & Staking Requirements:
Light System to be installed: AVE-12
Light System will be mounted on: Direct-bury Aluminum pole
Fixtures will be mounted at: 2' above the grade
-Light pole will be installed: 4ft Back of Curb
-Light pole clearance from any fire hydrant must be: 4 ft minimum
-Light pole clearance from any tree must be: 10ft minimum
-Poles to be installed directly behind sidewalk in cut-de sacs or other areas where adequate green space of min 4' BOC is not available.
-The customer is responsible for staking each light pole location.
The customer signature on this photometric design is recognized as the acceptance of the design:
Signature: _____
Date: _____

Target Requirement:
Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved



Scale: 1 Inch= 50 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule		Qty	Arrangement	L.F.	Description	Art. Watts	Am. Lens. Lumens	Mounting Height
Symbol	Label							
	A1	9	Triangle	0.980	AVE-12-GL-30W-2000K	30.034	5161	18

Calculation Summary		Units	Avg	Max	Min	Avg/FtMin	Min/FtMin	Brid Z	F0SpLr	F0SpCh
Label	200-1									
		Fc	0.84	7.6	0.3	6.50	18.98	8	10	18

Lighting Plan Notes & Staking Requirements:
Light System to be installed: AVE-12
Light System will be mounted on:
Direct-bury Aluminum pole
Fixture will be mounted at: 18' above the grade
-Light pole will be installed: 4ft Back of Curb
-Light pole clearance from any
fire hydrant must be: 4 ft minimum
-Light pole clearance from any
tree must be: 10ft minimum
-Poles to be installed directly behind
sidewalk in cut-de sacs or other
areas where adequate green space of
min 4' BOC is not available.
-The customer is responsible for
staking each light pole location.
The customer signature on this
photometric design is recognized
as the acceptance of the design:
Signature: _____
Date: _____

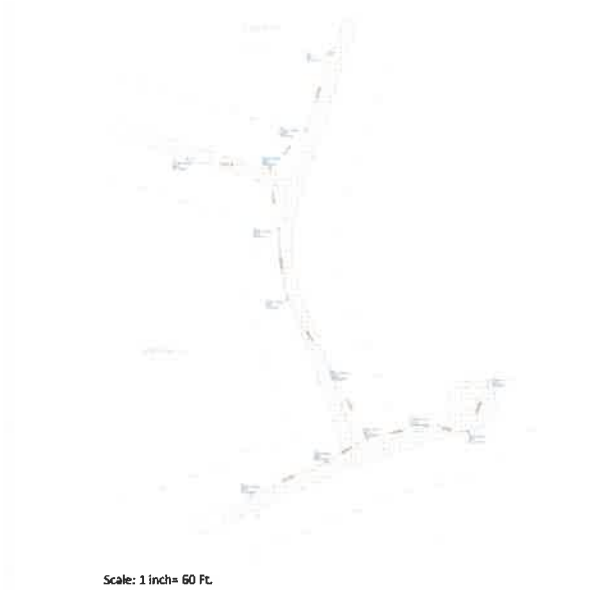
Target Requirement:

Local [Low] : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

streetleaf

Prosperity Lakes, Ph 8 8B-1

Drawn By: GJB
Date: 11-09-2023
Rev: 0
Page 1 of 3



Scale: 1 inch= 60 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule	Qty	Arrangement	LLP	Description	Arr. Width	Arr. LxH, Luminaire	Mounting Height	
Symbol	A1	11	Single	0 900	Arr. 12.5Lx20W 1000h	30.0M	5.1M	70

Calculation Summary	Units	Avg	Min	Max	Avg/FtH	Min/FtH	Grid 2	PolyGr	PolyGrH
Label	FC	0.73	0.7	0.3	3.95	15.95	0	70	10
8B-2									

Lighting Plan Notes & Staking Requirements:
 Light System to be installed: AVE-12
 Light System will be mounted on:
 Direct-bury Aluminum pole
 Fixture will be mounted at: 18" above the grade
 -Light pole will be installed: 4ft. Back of Curb
 -Light pole clearance from any
 fire hydrant must be: 4 ft. minimum
 -Light pole clearance from any
 tree must be: 10ft. minimum
 -Poles to be installed directly behind
 sidewalk in cul-de-sacs or other
 areas where adequate green space of
 min 4' BOC is not available.
 -The customer is responsible for
 staking each light pole location.
 The customer signature on this
 photometric design is recognized
 as the acceptance of the design:
 Signature: _____
 Date: _____

Target Requirement:

Local (Low) : 0.4FC AVG & 6.1 AVG/MIN or better - Achieved

streetleaf

Prosperity Lakes, Ph 8 8B-2

Drawn by: KJ

Date: 11-07-2021

Rev: 0

Page 1 of 4



Scale: 1 inch= 60 Ft.

Lighting Plan Notes & Staking Requirements:
Light System will be installed: AVE-T2
Light System will be mounted on:
Direct-bury Aluminum pole
Fixture will be mounted at: 18' above the grade
Light pole will be installed: 4ft. Back of Curb
Light pole clearance from any
fire hydrant must be: 4 ft. minimum
Light pole clearance from any
tree must be: 10ft. minimum
Poles to be installed directly behind
sidewalk in cut-de sacs or other
areas where adequate green space of
min 4' BOC is not available.
The customer is responsible for
staking each light pole location.
The customer signature on this
photometric design is recognized
as the acceptance of the design:
Signature: _____
Date: _____

Target Requirement:
Local (Low): 0.4FC AVG & 6:1 AVG/Min or better - Achieved

LIGHTING PARAMETERS:

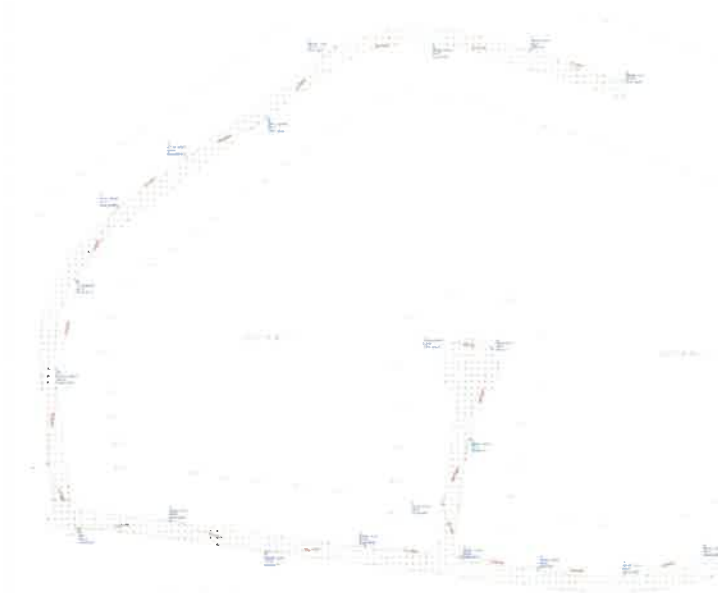
Footcandle Schedule	Label	Qty	Arrangement	LxH	Description	Avg. Width	Avg. Length	Mounting Height
AS	11	1	Single	0.900	AVE-T2-9L-30W-3000K	36.034	1.161	18

Calculation Summary	Units	Avg	Min	Max	Avg/Foot	Min/Foot	Grid 2	Footcandle	Footcandle
98-1	FC	0.39	3.8	0.3	4.45	18.00	0	10	10

streetleaf

Prosperity Lakes, Ph 8 9B-1

Drawn By: JED
Date: 11-07-2025
Rev: 0
Page 3 of 4



Scale: 1 inch= 50 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule Symbol	Label	Qty	Arrangement	LF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
A1		22	Single	8,900	AVE 12-12-200W 3000K	30,584	1,383	18
Calculation Summary								
Label	Units	Avg	Min	Max	Avg/Ft ²	Min/Ft ²	Max/Ft ²	Pct/ft ²
9B-2	Ft	0.33	0.1	0.7	4.35	1.85	0	30

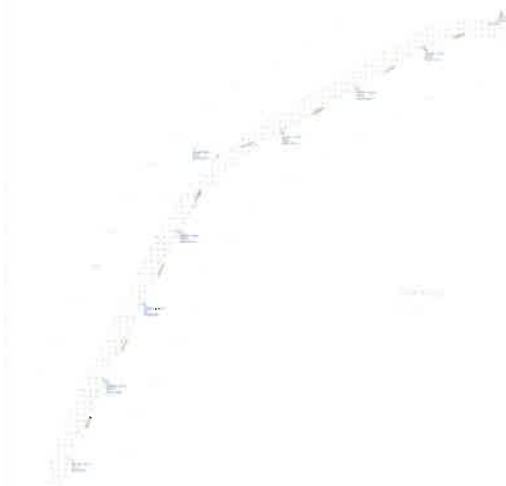
Target Requirement:

Local (Low): 0.4FC AVG & 6.1 AVG/MIN or better - Achieved

streetleaf

Prosperity Lakes, Ph 8 9B-2

Drawn By: BD
Date: 11-07-2021
Rev: 0
Page 1 of 1



Scale: 1 inch= 50 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule Symbol	Label	Qty	Arrangement	LF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
A1		9	Single	6,900	AVE 12-12-200W 3000K	20,584	1,383	18
Calculation Summary								
Label	Units	Avg	Min	Max	Avg/Ft ²	Min/Ft ²	Max/Ft ²	Pct/ft ²
10B-1	Ft	0.35	0.1	0.7	4.45	1.85	0	30

Target Requirement:

Local (Low): 0.4FC AVG & 6.1 AVG/MIN or better - Achieved

streetleaf

Prosperity Lakes, Ph 8 10B-1

Drawn By: BD
Date: 11-07-2021
Rev: 0
Page 1 of 1

12520446-2



Scale: 1 inch= 30 Ft.

LIGHTING PARAMETERS:

System	Label	Qty	Arrangement	LP	Direction	Av. Width	Av. Lum. Lumens	Mounting Height
System	A1	5	Single	8.000	AVG-17-50-3000-3000	30.000	5463	18

Calculation Summary	Units	Avg	Min	Max	Avg/Ft	Min/Ft	Max/Ft	PSD/L	PSD/Ft
Total	ft	0.77	0.7	0.3	3.85	15.50	8	10	20

Lighting Plan Notes & Staking Requirements:
Light System will be installed: AVE-T2
Light System will be mounted on:
Direct-bury Aluminum pole
Fixture will be mounted at: 18" above the grade
-Light pole will be installed: 4ft Back of Curb
-Light pole clearance from any
fire hydrant must be: 4 ft minimum
-Light pole clearance from any
tree must be: 10ft minimum
-Poles to be installed directly behind
sidewalk in cut-de sacs or other
areas where adequate green space of
min. of 80C is not available.
-The customer is responsible for
staking each light pole location
The customer signature on this
photometric design is recognized
as the acceptance of the design:
Signature: _____
Date: _____

Target Requirement:

Local (Low) : 0.4FC AVG & 6:1 AVG/Min or better - Achieved

streetleaf

Prosperity Lakes, Ph 8 10B-2

Drawn By: VTS
Date: 11-04-2023
Rev: 0
Page 1 of 3

EXHIBIT "B"

PREPARED BY AND AFTER RECORDING
RETURN TO:
Gig Fiber, LLC
2502 N. Rocky Point Dr.
Suite 1050
Tampa, FL 33607

[Space Above This Line for Recording Information]

MEMORANDUM OF SOLAR LIGHTING SERVICE AGREEMENT

THIS MEMORANDUM OF SOLAR LIGHTING SERVICE AGREEMENT ("Memorandum"), executed this May 08, 2026, by and between **GIG FIBER, LLC**, a Delaware limited liability company (the "**Company**"), whose address is 2502 Rocky Point Drive, Ste. 1050, Tampa, Florida 33607 and **PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the "**Customer**"), whose address is 3434 Colwell Avenue, Suite 200, Tampa, FL 33614.

WITNESSETH:

WHEREAS, Customer entered into a certain Outdoor Solar Lighting Service Agreement (the "**Agreement**"), dated and having an effective date as of May 08, 2026 (the "**Effective Date**"), whereby Customer agreed to engage the Company to provide certain services and outdoor solar lighting equipment to be installed and located on real property located in Manatee County, Florida, initially capitalized terms used in this Memorandum having the meanings ascribed to those terms in the Agreement; and

WHEREAS, Company and Customer desire to enter into this Memorandum to memorialize in the Public Records of Manatee County, Florida, the rights and obligations of Company and Customer under the terms of the Agreement.

NOW, THEREFORE, in consideration of the mutual promises and obligations contained in the Agreement, and the covenants therein undertaken by or imposed upon the parties, Company and Customer each hereby agree as follows:

1. Installation Site. Pursuant to the Agreement and subject to the terms and conditions set forth therein, Company agreed to install the Street Lights and provide solar street lighting services to Customer, and Customer agreed to engage the Company to install the Street Lights and

provide lighting services with respect to the Street Lights. The Street Lights shall be installed by Company at portions of the real property set forth on **Exhibit "A"** attached hereto (the "**Installation Site**") in accordance with the Installation Plans and Approved Plans, all subject to the terms and conditions set forth in the Agreement. Company claims no title to or ownership interest in the Installation Site.

2. Service Fees. The amount of the Service Fees and other consideration payable are set forth in the Agreement.

3. Term. Subject to the terms and conditions set forth in the Agreement, the term of the Agreement shall be for twenty (20) years beginning on the Effective Date, as defined in the Agreement ("**Term**").

4. Renewal Terms. Company has given and granted to the Customer two (2) successive options to renew and extend the term of the Agreement for successive sixty (60) month periods (each, a "**Renewal Term**"), with the first such Renewal Term commencing immediately upon the expiration of the Term and the second such Renewal Term commencing immediately upon the expiration of the first Renewal Term, subject to the terms and conditions set forth in the Agreement.

5. Additional Terms. Company and Customer acknowledge and agree that, as of the date of this Memorandum, the Agreement is in full force and effect. The Agreement in its original form is specifically incorporated by reference herein and made a part hereof. In the event of any conflict between the terms of this Memorandum and the Agreement, the terms of the Agreement shall control.

6. Termination of Memorandum. This Memorandum shall automatically terminate upon expiration or termination of the Term of the Agreement, including any Renewal Term that comes into existence. In addition to the foregoing, Company shall reasonably and promptly cooperate with Customer to confirm such termination, including termination as a matter of the public records of the county in which this Memorandum is recorded.

7. Counterpart Execution. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall be an original, and such counterparts together constitute a single document.

IN WITNESS WHEREOF, the parties have caused this Memorandum to be executed by their authorized representatives, as of the date first set forth above.

[Signatures and acknowledgments follow immediately on next page]

Signed, sealed and delivered in the presence of:

WITNESSES

Sign:

Print: Courtney Mattern

Sign:

Print: Brittany Crutchfield

"COMPANY"

GIG FIBER, LLC,

a Delaware limited liability company

By:

Name: John M. Ryan

Its: Manager

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 8th day of May, 2026 by means of [check applicable] ☒ physical presence, or ☐ online notarization, by John M. Ryan, as the Manager, of Gig Fiber, LLC on behalf of the company. He is [check applicable] ☒ personally known to me, or ☐ produced a valid driver's license as identification.

Sign:

Print: Courtney Mattern

Notary Public

(AFFIX NOTARY SEAL BELOW)



[Signatures and acknowledgments for Customer]

WITNESSES

“CUSTOMER”

PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes

Sign: Courtney Mai
Print: COURTNEY MAI

Sign: Kelly Evans
Print: KELLY EVANS

Sign: Bryan Cooper
Print: Bryan Cooper

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 7 day of MAY, 2026 by means of [check applicable] ☒ physical presence, or ☐ online notarization, by KELLY EVANS, as the CHAIR, of PROSPERITY LAKES CDD, on behalf of the DISTRICT. He/She is [check applicable] ☒ personally known to me, or ☐ produced a valid driver's license as identification.

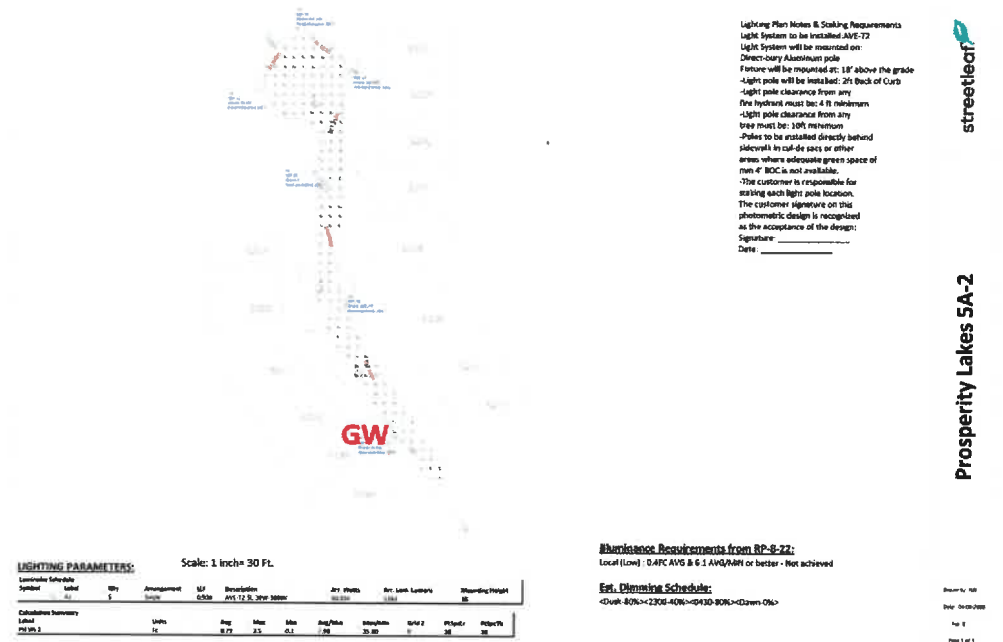
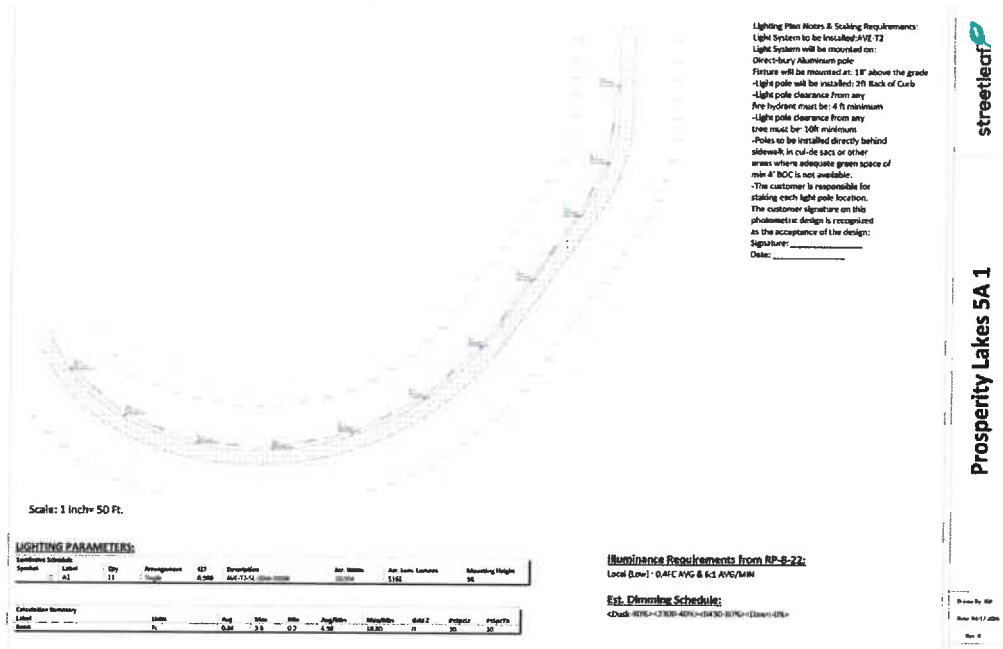
Sign: Courtney Mai
Print: COURTNEY MAI
Notary Public

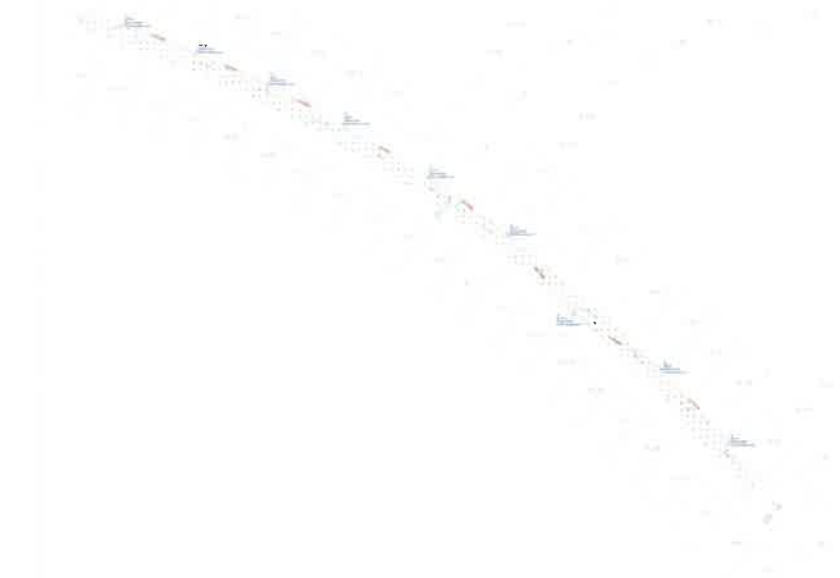
(AFFIX NOTARY SEAL BELOW)



Courtney Mai
Comm.: HH 651843
Expires: Mar. 16, 2029
Notary Public - State of Florida

Description of Installation Site





Scale: 1 inch= 50 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule		Qty	Arrangement	LSP	Description	Avg. Watts	Avg. Lum. Lumens	Mounting Height
Symbol	Label							
A1		24	Single	0.900	AVE T2 30W-3000K	30.034	3183	18

Calculation Summary		Units	Avg	Min	Max	Avg/Ft ²	Min/Ft ²	Max/Ft ²	Grid I	Pctact	Pctcts
Label	Project										
791 VS-3		Ft	0.81	3.6	0.2	4.25	18.00	0	11	10	10

Illuminance Requirements from RP-8-22:

Local (Low): 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

Est. Dimming Schedule:

<Dusk-80%><2300-40%><0430-80%><Dawn-0%>

Drawn by: E2
Date: 04-09-2025
Rev: 0
Page: 3 of 4

streetleaf

Prosperity Lakes 5A-3



Scale: 1 inch= 50 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule		Qty	Arrangement	LSP	Description	Avg. Watts	Avg. Lum. Lumens	Mounting Height
Symbol	Label							
A1		24	Single	0.900	AVE T2 30W-3000K	30.034	3183	18, 21

Calculation Summary		Units	Avg	Min	Max	Avg/Ft ²	Min/Ft ²	Max/Ft ²	Grid I	Pctact	Pctcts
Label	Project										
Prosperity Lakes phase 5B-1		Ft	0.78	3.8	0.1	7.89	36.00	0	10	10	10

Illuminance Requirements from RP-8-22:

Local (Low): 0.4FC AVG & 6:1 AVG/MIN

Est. Dimming Schedule:

<Dusk-80%><2300-40%><0430-80%><Dawn-0%>

Drawn by: E2
Date: 04-09-2025
Rev: 0
Page: 1 of 4

streetleaf

Prosperity Lakes phase 5B-1



Scale: 1 inch= 50 Ft.

Lighting Plan Notes & Staking Requirements:
 Light System to be installed: AVE-T2
 Light System will be mounted on:
 Direct-bury Aluminum pole
 Fixture will be mounted at: 18' above the grade
 -Light pole will be installed: 4ft. back of Curb
 -Light pole clearance from any
 fire hydrant must be: 4 ft minimum
 -Light pole clearance from any
 tree must be: 10ft minimum
 -Poles to be installed directly behind
 sidewalk in cut-de sacs or other
 areas where adequate green space of
 min 4' BOC is not available.
 -The customer is responsible for
 staking each light pole location.
 The customer signature on this
 photometric design is recognized
 as the acceptance of the design:
 Signature: _____
 Date: _____

LIGHTING PARAMETERS:

Luminaire Schedule									
Symbol	Label	Qty	Arrangement	LF	Description	Avg. Watts	Avg. Lum. Lumens	Mounting Height	
	A1	11	Single	8,900	AVE-T2 SL 30W 3000K	30,034	5161	18	
Calculation Summary									
Label	Units	Avg	Min	Max	Avg/Min	Min/Min	Max/Min	PdSp/L	PdSp/Ts
SB-2	Ft	0.83	3.7	0.3	4.15	18.50	0	18	30

Target Requirement:
 Local (Low) : 0.4FC AVG & 6.1 AVG/MIN or better - Achieved

Drawn by: ED
 Date: 11-07-2020
 Rev: 0
 Page: 1 of 1



Scale: 1 inch= 70 Ft.

Lighting Plan Notes & Staking Requirements:
 Light System to be installed: AVE-T2
 Light System will be mounted on:
 Direct-bury Aluminum pole
 Fixture will be mounted at: 18' above the grade
 -Light pole will be installed: 4ft. Back of Curb
 -Light pole clearance from any
 fire hydrant must be: 4 ft minimum
 -Light pole clearance from any
 tree must be: 10ft minimum
 -Poles to be installed directly behind
 sidewalk in cut-de sacs or other
 areas where adequate green space of
 min 4' BOC is not available.
 -The customer is responsible for
 staking each light pole location.
 The customer signature on this
 photometric design is recognized
 as the acceptance of the design:
 Signature: _____
 Date: _____

Target Requirement:
 Local (Low) : 0.4FC AVG & 6.1 AVG/MIN or better - Achieved

LIGHTING PARAMETERS:

LIGHTING PARAMETERS									
Luminaire Schedule									
Symbol	Qty	Arrangement	LF	Description	Avg. Watts	Avg. Lum. Lumens	Mounting Height		
A1	12	Single	8,900	AVE-T2 SL 30W 3000K	30,034	5161	18		
Calculation Summary									
Label	Units	Avg	Min	Max	Avg/Min	Min/Min	Grid Z	PdSp/L	PdSp/Ts
SB-3	Ft	0.84	3.7	0.2	4.29	18.50	0	30	30

Drawn by: ED
 Date: 11-07-2020
 Rev: 0
 Page: 1 of 1



Scale: 1 inch= 30 Ft.

LIGHTING PARAMETERS:

Luminaires Schedule Symbol	Qty	Arrangement	LF	Description	Avr. Watts	Avr. Lum. Lumens	Mounting Height
A1	7	Single	0.900	AVE-T2 12-30W 3000K	30.664	3161	18

Calculation Summary Label	Units	Avg	Min	Max	Avg/Ft/L	Min/Ft/L	Max/Ft/L	Pd/Ft/L	Pd/Ft/L
PS-161	ft	8.85	3.3	0.3	6.00	31.85	8	10	10

Illuminance Requirements from RP-8-22:

Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Not achieved

Est. Dimming Schedule:

<Dusk-80%><2300-40%><0430-80%><Dawn-0%>

Drawn By: 67
Date: 04-04-2025
Rev: 0
Page: 1 of 1

streetleaf
Prosperity Lakes 6A



Scale: 1 inch= 70 Ft.

LIGHTING PARAMETERS:

Luminaires Schedule Symbol	Qty	Arrangement	LF	Description	Avr. Watts	Avr. Lum. Lumens	Mounting Height
A1	17	Single	0.900	AVE-T2 12-30W 3000K	30.664	3161	18

Calculation Summary Label	Units	Avg	Min	Max	Avg/Ft/L	Min/Ft/L	Max/Ft/L	Pd/Ft/L	Pd/Ft/L
PS-1	ft	8.85	3.7	0.2	4.00	38.50	0	10	30

Target Requirement:

Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

Drawn By: 403
Date: 11-07-2025
Rev: 0
Page: 1 of 1

streetleaf
Prosperity Lakes, Ph 8 6B-1



Scale: 1 Inch= 80 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule	Qty	Arrangement	SP	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
Symbol Label A1	25	Single	0 800	AVE T2 1/2 20W 3000K	20 034	5563	18
Calculation Summary							
Label	Units	Avg	Min	Max	Avg/Min	Max/Min	Ratio
SP-2.4	Ft	8.88	3.6	9.2	4.95	18.08	0
SP-2.8	Ft	6.83	3.6	9.2	4.25	18.08	0

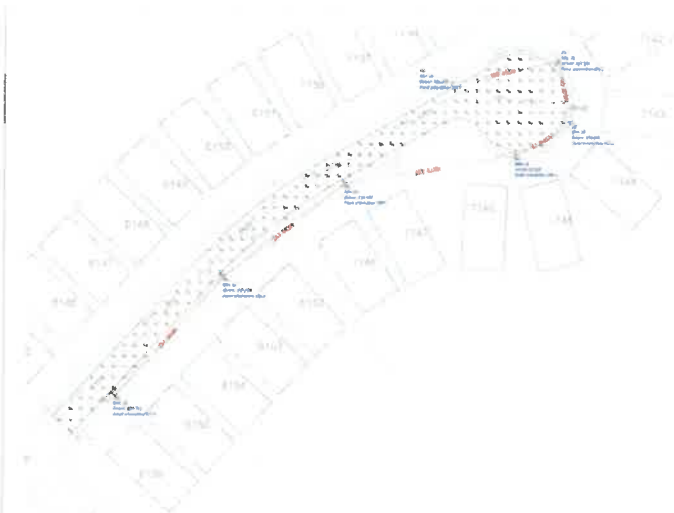
Target Requirement:

Local (Low): 0.4FC AVG & 6:1 AVG/Min or better - Achieved

streetleaf

Prosperity Lakes, Ph 8 6B-2

Drawn By: SLP
Date: 11/07/2020
Rev: 0
Page 3 of 4



Scale: 1 inch= 30 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule	Qty	Arrangement	SP	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
Symbol Label A1	7	Single	0 985	AVE T2 1/2 20W 3000K	20 034	5563	18
Calculation Summary							
Label	Units	Avg	Min	Max	Avg/Min	Max/Min	Ratio
SP-2.4	Ft	8.88	3.7	9.1	4.85	22.80	8

Lighting Plan Notes & Staking Requirements:

Light System to be installed AVE-T2
Light System will be mounted on:
Direct-bury Aluminum pole
Fixture will be mounted at: 18' above the grade
-Light pole will be installed: 2ft Back of Curb
-Light pole clearance from any
fire hydrant must be: 4 ft minimum
-Light pole clearance from any
tree must be: 10ft minimum
-Poles to be installed directly behind
sidewalk in cut-de sacs or other
areas where adequate green space of
min 4' BOC is not available.
-The customer is responsible for
staking each light pole location.
The customer signature on this
photometric design is recognized
as the acceptance of the design:
Signature: _____
Date: _____

streetleaf

Prosperity Lakes 7A

Drawn By: SLP
Date: 06/04/2020
Rev: 0
Page 1 of 2



Scale: 1 inch= 110 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule	Qty	Arrangement	LF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
A1	27	Single	0.803	AVE-T2 SL 30W 3000K	30.024	5.141	18

Calculation Summary	Units	Avg	Max	Min	Avg/Ft	Max/Ft	Grid I	Project I	Project To
Label	Ft	0.83	3.7	0.2	4.15	18.58	0	10	18

Lighting Plan Notes & Staking Requirements:
Light System to be installed: AVE-T2
Light System will be mounted on:
Direct-bury Aluminum pole
Fixture will be mounted at: 18' above the grade
-Light pole will be installed: 4ft Back of Curb
-Light pole clearance from any
fire hydrant must be: 4 ft minimum
-Light pole clearance from any
tree must be: 10ft minimum
-Poles to be installed directly behind
sidewalk in cut-de sacs or other
areas where adequate green space of
min 4' BOC is not available.
-The customer is responsible for
staking each light pole location.
The customer signature on this
photometric design is recognized
as the acceptance of the design:
Signature: _____
Date: _____

Target Requirement:

Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

streetleaf

Prosperity Lakes, Ph 8 7B

Drawn By: KB
Date: 11-09-2023
Rev: 0
Page 1 of 2



Scale: 1 Inch= 160 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule	Qty	Arrangement	LF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
A1	81	Single	0.803	AVE-T2 SL 30W 3000K-T2	30.024	5.141	18

Calculation Summary	Units	Avg	Max	Min	Avg/Ft	Max/Ft	Grid I	Project I	Project To
Label	Ft	0.83	3.7	0.2	4.21	18.58	0	10	18

Lighting Plan Notes & Staking Requirements:
Light System to be installed: AVE-T2
Light System will be mounted on: Direct-bury Aluminum pole
Fixture will be mounted at: 21' above the grade
-Light pole will be installed: 4ft Back of Curb
-Light pole clearance from any fire hydrant must be: 4 ft minimum
-Light pole clearance from any tree must be: 10ft minimum
-Poles to be installed directly behind sidewalk in cut-de sacs or
other areas where adequate green space of min 4' BOC is not available.
-The customer is responsible for staking each
light pole location.
The customer signature on this photometric design is
recognized as the acceptance of the design:
Signature: _____
Date: _____

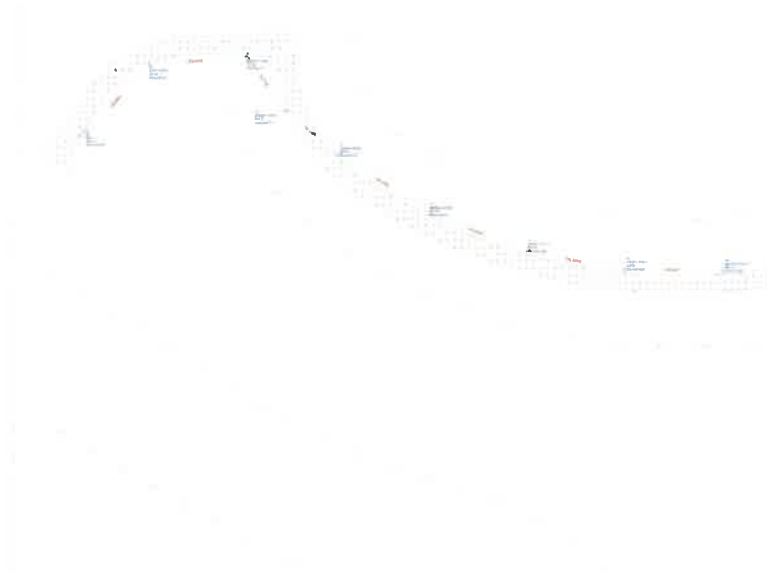
Target Requirement:

Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

streetleaf

Prosperity Lakes 8-10A

Drawn By: KB
Date: 05-20-2023
Rev: 0
Page 1 of 2



Scale: 1 inch= 50 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule	Qty	Arrangement	ULF	Description	Art. Width	Art. Lum. Lumens	Mounting Height
Symbol Label A1	6	Single	0.300	AVE-T2-S-30W-3000H	30.000	5183	38

Calculation Summary

Label	Units	Avg	Min	Max	Avg/Ft	Min/Ft	Max/Ft	PSect	PSect/Ft
BB-1	Fc	0.84	1.6	0.2	4.20	18.00	0	30	18

Lighting Plan Notes & Staking Requirements:
Light System will be installed AVE-T2
Light System will be mounted on:
Direct-bury Aluminum pole
Fixtures will be mounted at: 18' above the grade
-Light pole will be installed: 4ft Back of Curb
-Light pole clearance from any
fire hydrant must be: 4 ft minimum
-Light pole clearance from any
tree must be: 10ft minimum
-Poles to be installed directly behind
sidewalk in cul-de sacs or other
areas where adequate green space of
min 4' BOC is not available.
-The customer is responsible for
staking each light pole location.
The customer signature on this
photometric design is recognized as
the acceptance of the design:
Signature: _____
Date: _____

Target Requirement:

Local (Lum): 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

streetleaf

Prosperity Lakes, Ph 8 8B-1

Drawn By: RD
Date: 11-01-2015
Rev: 0
Page: 1 of 2



Scale: 1 inch= 60 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule Symbol	Label	Qty	Arrangement	LF	Description	Avg. Watts	Avg. Lum. Lumens	Mounting Height
A1		13	3-10'	6,900	AVE-T2-AL-30W-3000K	90,000	3,760	28

Calculation Summary Label	Units	Avg	Max	Min	Avg/Ft ²	Avg/Mile	Grid 2	FCpt/L	FCpt/Ft
8B-2	Fc	0.78	3.7	0.2	3.95	18.50	0	10	10

Target Requirement:

Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

Drawn by: G3

Date: 10-03-2025

Rev: 0

Page: 1 of 4

streetleaf

Prosperity Lakes, Ph 8 8B-2



Scale: 1 inch= 60 Ft.

Target Requirement:

Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

LIGHTING PARAMETERS:

Luminaire Schedule Symbol	Label	Qty	Arrangement	LF	Description	Avg. Watts	Avg. Lum. Lumens	Mounting Height
A1		11	3-10'	6,900	AVE-T2-AL-30W-3000K	90,000	3,760	18

Calculation Summary Label	Units	Avg	Max	Min	Avg/Ft ²	Avg/Mile	Grid 2	FCpt/L	FCpt/Ft
8B-1	Fc	0.89	3.6	0.2	4.45	18.00	0	10	10

Lighting Plan Notes & Staking Requirements:
Light System to be installed: AVE-T2
Light System will be mounted on:
Direct-bury Aluminum pole
Fixture will be mounted at: 18' above the grade
-Light pole will be installed: 4ft Back of Curb
-Light pole clearance from any fire hydrant must be: 4 ft minimum
-Light pole clearance from any tree must be: 10ft minimum
-Poles to be installed directly behind sidewalk in cut-de sacs or other areas where adequate green space of min 4' BOC is not available.
-The customer is responsible for staking each light pole location.
The customer signature on this photometric design is recognized as the acceptance of the design:
Signature: _____
Date: _____

streetleaf

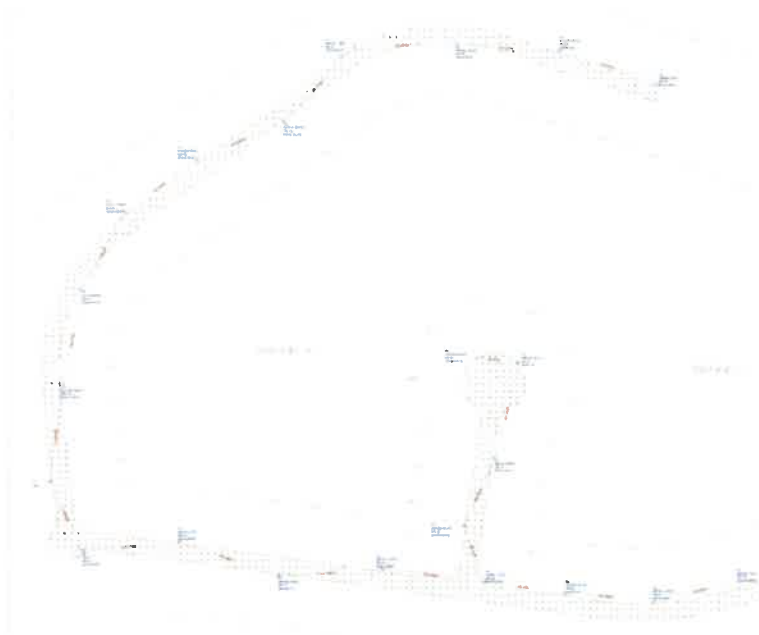
Prosperity Lakes, Ph 8 9B-1

Drawn by: G3

Date: 10-03-2025

Rev: 0

Page: 1 of 4



Scale: 1 inch= 50 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule	Qty	Arrangement	LF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
Symbol Label A1	32	Single	0.800	AVE-T2-M-30W 3000K	30.00W	5161	18
Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
SP-2	Ft	0.83	3.7	0.2	6.15	18.50	0

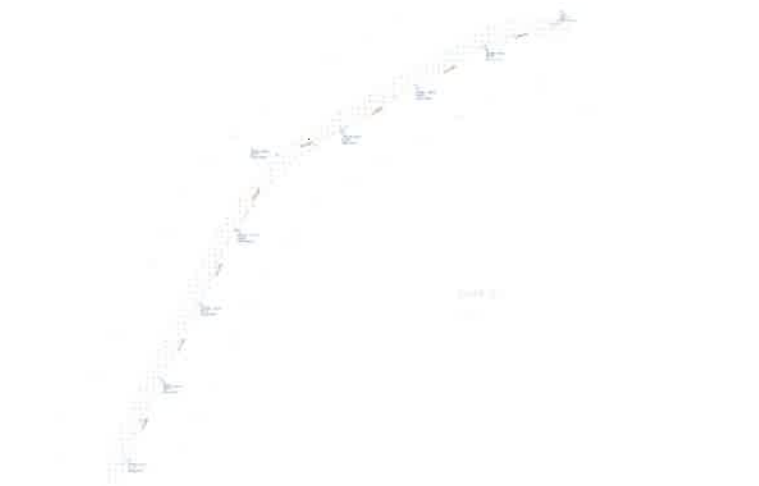
Target Requirement:

Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

streetleaf

Prosperity Lakes, Ph 8 9B-2

Drawn By: JPB
Date: 11-07-2025
Rev: 0
Page 1 of 5



Scale: 1 inch= 50 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule	Qty	Arrangement	LF	Description	Arr. Watts	Arr. Lum. Lumens	Mounting Height
Symbol Label A1	9	Single	0.900	AVE-T2-M-30W 3000K	30.00W	5161	18
Calculation Summary							
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
SP-1	Ft	0.90	5.6	0.2	6.45	18.00	0

Target Requirement:

Local (Low) : 0.4FC AVG & 6:1 AVG/MIN or better - Achieved

streetleaf

Prosperity Lakes, Ph 8 10B-1

Drawn By: JPB
Date: 11-07-2025
Rev: 0
Page 1 of 1



Scale: 1 inch= 30 Ft.

LIGHTING PARAMETERS:

Luminaire Schedule								
Symbol	Label	Qty	Arrangement	IES	Description	Avg. Width	Avg. Lum. Output	Mounting Height
A1		3	3x100	0.833	AVE-75-SU-30W-3000K	30.064	5141	35

Calculation Summary		Units	Avg	Min	Max	deg/ft	ft/ft	ft/ft	ft/ft	ft/ft
L100-2		ft	0.77	3.7	0.7	3.85	18.39	0	10	30

Lighting Plan Notes & Staking Requirements:
 Light System to be installed: AVE-72
 Light System will be mounted on:
 Direct-bury Aluminum pole
 Fixture will be mounted at: 18' above the grade
 -Light pole will be installed: 4ft Back of Curb
 -Light pole clearance from any
 fire hydrant must be: 4 ft minimum
 -Light pole clearance from any
 tree must be: 10ft minimum
 -Poles to be installed directly behind
 sidewalk in cut-de sacs or other
 areas where adequate green space of
 min: 4' BOC is not available.
 -The customer is responsible for
 staking each light pole location.
 The customer signature on this
 photometric design is recognized
 as the acceptance of the design:
 Signature: _____
 Date: _____

streetleaf

Prosperity Lakes, Ph 8 10B-2

Target Requirements:

Local (Low) : 0.4FC AVG & 6-1 AVG/HMN or better - Achieved

Drawn by: BD
 Date: 11-04-2023
 Rev: 0
 Page: 1 of 1

EXHIBIT “B-1”

Precautionary UCC-1

Precautionary UCC-1

STATE OF FLORIDA UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM

A. NAME & DAYTIME PHONE NUMBER OF CONTACT PERSON BONNIE DURNFORD B. Email Address
C. SEND ACKNOWLEDGEMENT TO: Name BONNIE DURNFORD Address 2502 ROCKY POINT DRIVE, Address STE. 1050 City/State/Zip TAMPA, FL 33607

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY ONE DEBTOR NAME (1a OR 1b) – Do Not Abbreviate or Combine Names

1.a ORGANIZATION'S NAME				
1.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1.c MAILING ADDRESS Line One		This space not available.		
MAILING ADDRESS Line Two	CITY	STATE	POSTAL CODE	COUNTRY

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY ONE DEBTOR NAME (2a OR 2b) – Do Not Abbreviate or Combine Names

2.a ORGANIZATION'S NAME				
2.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
2.c MAILING ADDRESS Line One		This space not available.		
MAILING ADDRESS Line Two	CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) – INSERT ONLY ONE SECURED PARTY (3a OR 3b)

3.a ORGANIZATION'S NAME GIG FIBER, LLC				
3.b INDIVIDUAL'S SURNAME LAWSON	FIRST PERSONAL NAME MICHAEL	ADDITIONAL NAME(S)/INITIAL(S) S	SUFFIX	
3.c MAILING ADDRESS Line One 2502 ROCKY POINT DRIVE		This space not available.		
MAILING ADDRESS Line Two STE. 1050	CITY TAMPA, FL	STATE FL	POSTAL CODE 33607	COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

All outdoor solar lighting equipment and systems leased to Debtor and located on the real property described in Exhibit "A" attached, including without limitation One Hundred and Fifty Eight (158) solar street lights, including all luminaires, storage batteries, support poles, lighting control equipment, hardware, and related equipment and fixtures, and together with all replacements, substitutions, attachments, upgrades, parts, and additions thereto (collectively, the "Street Lights"), as more fully described under the terms of that certain Solar Outdoor Lighting Service Agreement, with the Lessor being the party named as the Secured Party in Section 3 above and the Lessee being the party named as the Debtor in Section 1 above.

THIS IS A PRECAUTIONARY FINANCING STATEMENT FILING IN CONNECTION WITH AN EQUIPMENT LEASING TRANSACTION, AND IS NOT TO BE CONSTRUED AS INDICATING THAT THE TRANSACTION IS OTHER THAN A TRUE AGREEMENT. THE LESSOR UNDER THE AGREEMENT IS THE PARTY NAMED IN SECTION 3 AS THE SECURED PARTY AND THE LESSEE UNDER THE AGREEMENT IS THE PARTY NAMED IN SECTION 1 AS THE DEBTOR.

6. Florida DOCUMENTARY STAMP TAX – YOU ARE REQUIRED TO CHECK EXACTLY ONE BOX

5. ALTERNATE DESIGNATION (if applicable)

☒

LESSEE/LESSOR

☐

CONSIGNEE/CONSIGNOR

☐

BAILEE/BAILOR

☐

AG LIEN

☐

NON-UCC FILING

☐

SELLER/BUYER

☐

All documentary stamps due and payable or to become due and payable pursuant to s. 201.22 F.S., have been paid.

☒

Florida Documentary Stamp Tax is not required.

7. OPTIONAL FILER REFERENCE DATA

Filed with the Clerk of Circuit Court, Manatee County, Florida

Instructions for State of Florida UCC Financing Statement Form (Form UCC-1)

- Please type or laser-print this form. Be sure it is completely legible. Read all instructions on form. Forms must be completed according to Florida state law.
- Fill in form very carefully. If you have questions, consult your attorney. Filing office cannot give legal advice.
- Processing fees are set by the Florida Legislature, are non-refundable, and are subject to change. To verify processing fees, contact FLORIDAUCC, LLC. at (850) 222-8526 or email help@floridaucc.com.
- Make checks payable to FLORIDAUCC, LLC. or the Florida Department of State.
- Send ONE copy of each filing request, with the appropriate non-refundable processing fee to:

<u>1st Class Mail</u> FLORIDAUCC, LLC. PO Box 5588 Tallahassee, FL 32314	<u>Overnight Courier Service</u> FLORIDAUCC, LLC. 2002 Old St. Augustine Rd. Bldg. D Tallahassee, FL 32301
--	---
- The acknowledgement copy will be returned to the address indicated in block B.
- Do not insert anything in the open space in the upper right hand portion of this form; it is reserved for filing office use.
- If you need to use attachments, you are encouraged to use the State of Florida Uniform Commercial Code Financing Statement Form – Addendum and/or the State of Florida Uniform Commercial Code Financing Statement Form - Additional Party and/or the State of Florida Uniform Commercial Code Financing Statement Form – Additional Information.

STATE OF FLORIDA UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM

A. NAME & DAYTIME PHONE NUMBER OF CONTACT PERSON BONNIE DURNFORD	
B. Email Address	
C. SEND ACKNOWLEDGEMENT TO:	
Name	BONNIE DURNFORD
Address	2502 ROCKY POINT DRIVE,
Address	STE. 1050
City/State/Zip	TAMPA, FL 33607

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY ONE DEBTOR NAME (1a OR 1b) – Do Not Abbreviate or Combine Names

1.a ORGANIZATION'S NAME				
1.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1.c MAILING ADDRESS Line One	This space not available.			
MAILING ADDRESS Line Two	CITY	STATE	POSTAL CODE	COUNTRY

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY ONE DEBTOR NAME (2a OR 2b) – Do Not Abbreviate or Combine Names

2.a ORGANIZATION'S NAME				
2.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
2.c MAILING ADDRESS Line One	This space not available.			
MAILING ADDRESS Line Two	CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) – INSERT ONLY ONE SECURED PARTY (3a OR 3b)

12520446-2

3.c MAILING ADDRESS Line One	This space not available.			
2502 ROCKY POINT DRIVE				

3.a ORGANIZATION'S NAME
GIG FIBER, LLC

3.b INDIVIDUAL'S SURNAME
LAWSON

FIRST PERSONAL NAME
MICHAEL

ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
S

MAILING ADDRESS Line Two
STE. 1050

CITY
TAMPA, FL

STATE POSTAL CODE COUNTRY
FL 33607 USA

4. This FINANCING STATEMENT covers the following collateral:

All outdoor solar lighting equipment and systems leased to Debtor and located on the real property described in Exhibit "A," including without limitation One Hundred and Fifty Eight (158) solar street lights, including all luminaires, storage batteries, support poles, lighting control equipment, hardware, and related equipment and fixtures, and together with all replacements, substitutions, attachments, upgrades, parts, and additions thereto (collectively, the "Street Lights"), as more fully described under the terms of that certain Solar Outdoor Lighting Service Agreement, with the Lessor being the party named as the Secured Party in Section 3 above and the Lessee being the party named as the Debtor in Section 1 above.

THIS IS A PRECAUTIONARY FINANCING STATEMENT FILING IN CONNECTION WITH AN EQUIPMENT LEASING TRANSACTION, AND IS NOT TO BE CONSTRUED AS INDICATING THAT THE TRANSACTION IS OTHER THAN A TRUE AGREEMENT. THE LESSOR UNDER THE AGREEMENT IS THE PARTY NAMED IN SECTION 3 AS THE SECURED PARTY AND THE LESSEE UNDER THE AGREEMENT IS THE PARTY NAMED IN SECTION 1 AS THE DEBTOR.

5. ALTERNATE DESIGNATION (if applicable)	LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR
	AG LIEN	NON-UCC FILING	SELLER/BUYER

6. Florida DOCUMENTARY STAMP TAX – YOU ARE REQUIRED TO CHECK EXACTLY ONE BOX

- ☐ All documentary stamps due and payable or to become due and payable pursuant to s. 201.22 F.S., have been paid.
- ☒ Florida Documentary Stamp Tax is not required.

7. OPTIONAL FILER REFERENCE DATA

Filed with the Florida Secured Transaction Registry

STANDARD FORM - FORM UCC-1 (REV.05/2013)

Filing Office Copy

Approved by the Secretary of State, State of Florida

**Instructions for State of Florida UCC Financing
Statement Form (Form UCC-1)**

- Please type or laser-print this form. Be sure it is completely legible. Read all instructions on form. Forms must be completed according to Florida state law.
- Fill in form very carefully. If you have questions, consult your attorney. Filing office cannot give legal advice.
- Processing fees are set by the Florida Legislature, are non-refundable, and are subject to change. To verify processing fees, contact FLORIDA UCC, LLC. at (850) 222-8526 or email help@floridaucc.com.
- Make checks payable to FLORIDA UCC, LLC. or the Florida Department of State.
- Send ONE copy of each filing request, with the appropriate
non-refundable processing fee to: 1st Class Mail

Overnight

Courier Service

FLORIDA UCC, LLC.
PO Box 5588
Tallahassee, FL 32314

FLORIDA UCC, LLC.
2002 Old St. Augustine Rd. Bldg. D
Tallahassee, FL 32301

- The acknowledgement copy will be returned to the address indicated in block B.
- Do not insert anything in the open space in the upper right hand portion of this form; it is reserved for filing office use.
- If you need to use attachments, you are encouraged to use the State of Florida Uniform Commercial Code Financing Statement Form – Addendum and/or the State of Florida Uniform Commercial Code Financing Statement Form - Additional Party and/or the State of Florida Uniform Commercial Code Financing Statement Form – Additional Information.

EXHIBIT “C”

Easement

PREPARED BY AND AFTER RECORDING
RETURN TO:
Gig Fiber, LLC
2502 N. Rocky Point Dr.
Suite 1050
Tampa, FL 33607

STREET LIGHT EASEMENT

THIS STREET LIGHT EASEMENT ("Easement") is granted this May 08, 2026, by **PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the "**Grantor**"), whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, FL 33614, to and for the benefit of **GIG FIBER, LLC**, a Delaware limited liability company (the "**Grantee**"), whose address is 2502 N. Rocky Point Dr., Suite 1050, Tampa, Florida 33607; Attn: Mr. John Ryan

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant a non-exclusive easement Grantee, the Grantor's street lighting provider, to construct, operate, maintain, repair, remove, modify, or replace solar powered street lights and appurtenant structures, together with the right of ingress and egress over, across, on, above, and/or below ground level of the lands of the Grantor in Manatee County, Florida, legally described as follows (the "**Property**"):

LANDS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO

The foregoing easement shall be for a term equal to the term of that certain Outdoor Solar Lighting Service Agreement, dated of even date herewith ("**Service Agreement**"), as evidenced by that the certain Memorandum of Solar Lighting Service Agreement, recorded or to be recorded in the public records of the county in which this Easement is recorded, and shall terminate automatically on the date of expiration or termination thereof.

Grantor reserves the right to the full use and enjoyment of the Property for all lawful purposes that do not interfere with the rights conveyed to Grantee herein.

(This Easement was prepared without the benefit of a title search.)

[Signatures on Following Page.]

[Grantor Signature Page]

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed on the date first written above.

Signed, sealed and delivered
in the presence of:

WITNESSES

“GRANTOR”

**PROSPERITY LAKES COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special purpose government established
pursuant to Chapter 190, Florida Statutes

Sign: Courtney Mai
Print: COURTNEY MAI

By: [Signature]
Name: KELLY EVANS
Its: CHAIR

Sign: [Signature]
Print: [Signature]

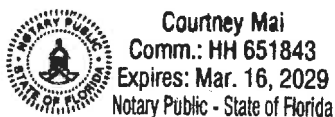
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 7 day of MAY, 2026 by means of [check applicable] ☒ physical presence, or ☐ online notarization, by KELLY, as CHAIR, of CDD on behalf of the DISTRICT. He/She is [check applicable] ☒ personally known to me, or ☐ produced a valid driver's license as identification.

Sign: Courtney Mai
Print: COURTNEY MAI
Notary Public

(AFFIX NOTARY SEAL BELOW)



[Grantee Signature Page]

IN WITNESS WHEREOF, and to signify its acceptance of the foregoing Easement, the Grantee has caused these presents to be duly executed on the date first written above.

Signed, sealed and delivered
in the presence of:

WITNESSES

"GRANTEE"

GIG FIBER, LLC,
a Delaware limited liability company

Sign: Courtney Mattern
Print: Courtney Mattern

By: [Signature]
Name: John M. Ryan
Its: Manager

Sign: [Signature]
Print: Brittany Crutchfield

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT was acknowledged before me this 8th day of May, 2026 by means of [check applicable] ☒ physical presence, or ☐ online notarization, by John M. Ryan, as the Manager, of Gig Fiber, LLC on behalf of the company. He is [check applicable] ☒ personally known to me, or ☐ produced a valid driver's license as identification.

Sign: Courtney Mattern
Print: Courtney Mattern
Notary Public

(AFFIX NOTARY SEAL BELOW)

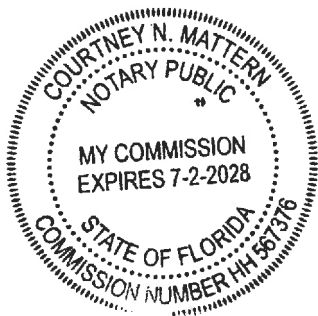


**EXHIBIT "A" (to Easement)
Legal Description**

PROSPERITY LAKES, PHASE 5A-1

A SUBDIVISION

A REPLAT OF A PORTION OF MANATEE RIVER FARMS, UNIT 1, PLAT BOOK 6, PAGE 45; A PORTION OF TRACTS 1006 & 1007, PROSPERITY LAKES PHASE I, SUBPHASE IA, PLAT BOOK 75, PAGE 90; AND A PORTION OF TRACT 1007, PROSPERITY LAKES, PHASE II-A, SUBPHASE 11-A-1 & 11-A-2, PLAT BOOK 81, PAGE 136
LOCATED IN
SECTIONS 7 & 8, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTIONS 7 & 8, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 33 SOUTH, RANGE 19 EAST, THENCE S0116°10'W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 A DISTANCE OF 512.34 FEET; THENCE N189°21'45"W A DISTANCE OF 37.64 FEET TO A POINT ON THE BOUNDARY OF PROSPERITY LAKES PHASE I, SUBPHASE IA AS RECORDED IN PLAT BOOK 75, PAGE 90 OF SAID COUNTY AND THE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID BOUNDARY, S00°38'15"W A DISTANCE OF 164.52 FEET; THENCE S54°26'36"E A DISTANCE OF 94.51 FEET; THENCE LEAVING SAID BOUNDARY S35°33'24"W A DISTANCE OF 512.22 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 708.00 FEET, A CENTRAL ANGLE OF 78°19'10" AND AN ARC LENGTH OF 967.79 FEET; THENCE N66°07'26"W A DISTANCE OF 202.69 FEET TO THE BOUNDARY OF PROSPERITY LAKES PHASE II SUBPHASE II-A; THENCE ALONG SAID BOUNDARY, N23°52'34"E A DISTANCE OF 70.35 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N49°39'38"E, HAVING A RADIUS OF 455.00 FEET, A CENTRAL ANGLE OF 24°51'01" AND AN ARC LENGTH OF 197.34 FEET; THENCE N74°30'38"E A DISTANCE OF 130.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N74°30'38"E, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 05°05'39" AND AN ARC LENGTH OF 28.90 FEET; THENCE N69°24'59"E A DISTANCE OF 180.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N69°24'59"E, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 03°57'16" AND AN ARC LENGTH OF 10.01 FEET; THENCE N69°24'59"E A DISTANCE OF 6.02 FEET TO A POINT OF NON-TANGENT CURVATURE AND THE BOUNDARY OF SAID PROSPERITY LAKES PHASE I, SUBPHASE IA; THENCE

ALONG SAID BOUNDARY, AND THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N65°17'24"E, HAVING A RADIUS OF 139.01 FEET, A CENTRAL ANGLE OF 40°12'51" AND AN ARC LENGTH OF 97.56 FEET TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N25°04'33"E, HAVING A RADIUS OF 367.00 FEET, A CENTRAL ANGLE OF 79°31'08" AND AN ARC LENGTH OF 509.35 FEET; THENCE N35°33'24"E A DISTANCE OF 269.55 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 139.00 FEET, A CENTRAL ANGLE OF 34°55'09" AND AN ARC LENGTH OF 84.71 FEET; THENCE N00°38'15"E A DISTANCE OF 132.84 FEET; THENCE S89°21'45"E A DISTANCE OF 6.00 FEET; THENCE N00°38'15"E A DISTANCE OF 10.00 FEET; THENCE S89°21'45"E A DISTANCE OF 130.00 FEET; THENCE S00°38'15"W A DISTANCE OF 10.00 FEET; THENCE S89°21'45"E A DISTANCE OF 50.00 FEET; THENCE N00°38'15"E A DISTANCE OF 10.00 FEET; THENCE S89°21'45"E A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 544,347 SQUARE FEET OR 12.50 ACRES.

PROSPERITY LAKES, PHASE 5A-2

A parcel of land being a portion of MANATEE RIVER FARMS, UNIT 1, as recorded in Plat Book 6, Page 45, of the Public Records of Manatee County, Florida; Lying in Section 7, Township 33 South, Range 19 East and being more particularly described as follows:

Commence at the Northeast corner of said Section 7; thence N89°22'29"W, along the North line of said Section 7, 2,196.52 feet; thence S00°37'31"W, 766.25 feet to the POINT OF BEGINNING; thence S01°22'25"W, 260.00 feet; thence S34°29'23"E, 166.98 feet to a point on a non-tangent curve to the left, whose radius point bears S25°43'10"E, 567.00 feet, and having a central angle of 08°46'13"; thence Southwesterly along the arc of said curve 86.79 feet; thence S55°30'37"W, 203.55 feet; thence N34°29'23"W, 158.73 feet to the point of curvature of a curve to the right having a radius of 295.00 feet and a central angle of 35°51'48"; thence Northerly along the arc of said curve 184.65 feet; thence N01°22'25"E, 37.04 feet; thence S88°37'35"E, 36.77 feet; thence N05°54'37"E, 222.04 feet; thence S88°37'35"E, 235.66 feet to the POINT OF BEGINNING.

Containing 138,298 square feet or 3.17 acres, more or less.

PROSPERITY LAKES, PHASE 5A-3

A parcel of land being a portion of Manatee River Farms, Unit I, as recorded in Plat Book 6, Page 45 of the Public Records of Manatee County, Florida, lying in Section 7, Township 33 South, Range 19 East, being more particularly described as follows:

Commencing at the Northeast Corner of said Section 7; thence along the North line of said Section 7, N89°22'29"W, 2185.87 feet; thence S00°37'31"W, 2248.09 feet to the POINT OF BEGINNING, said point also being a point on a curve to the left, whose radius point bears N21°10'30"E, 205.00 feet; thence Easterly along the arc, through a central angle of 04°30'22", a distance of 16.12 feet to a point of reverse curvature of a curve to the right having a radius of

2,302.46 feet, and a central angle of 14°11'52"; thence Southeasterly along the arc of said curve 570.55 feet; thence S34°28'39"W, 120.25 feet to a point on a non-tangent curve to the right, whose radius point bears S30°40'05"W, 2,182.46 feet, and having a central angle of 07°37'08"; thence Southeasterly along the arc of said curve 290.21 feet; thence, N34°28'39"E, 120.25 feet to a point on a non-tangent curve to the right, whose radius point bears S38°05'17"W, 2,302.46 feet, and having a central angle of 05°36'23"; thence Southeasterly along the arc of said curve 225.30 feet; thence, S43°41'40"W, 120.00 feet to a point on a non-tangent curve to the right, whose radius point bears S43°41'40"W, 2,182.46 feet, and having a central angle of 05°07'05"; thence Southeasterly along the arc of said curve 194.95 feet to a point of reverse curvature of a curve to the left, having a radius of 1,280.00 feet, and a central angle of 04°00'46"; thence Southeasterly along the arc of said curve 89.64 feet; thence, S44°47'59"W, 50.00 feet to a point on a non-tangent curve to the left, whose radius point bears N44°47'59"E, 1,330.00 feet, and having a central angle of 00°12'18"; thence Southeasterly along the arc of said curve 4.76 feet; thence, S46°36'22"W, 170.09 feet to a point on a non-tangent curve to the right, whose radius point bears N44°49'22"E, 1,500.00 feet, and having a central angle of 03°59'23"; thence Northwesterly along the arc of said curve 104.45 feet to a point of reverse curvature of a curve to the left having a radius of 1,962.46 feet, a central angle of 35°20'40"; thence Northwesterly along the arc of said curve 1,210.60 feet; thence, N13°28'05"E, 66.30 feet; thence N29°53'53"E, 120.00 feet to a point on a non-tangent curve to the left, whose radius point bears N29°53'53"E, 375.00 feet, and having a central angle of 13°13'44"; thence Southeasterly along the arc of said curve 86.58 feet to a point of reverse curvature of a curve to the left, having a radius of 2132.46 feet, and a central angle of 01°13'00"; thence Easterly along the arc of said curve 45.28 feet; thence, N17°53'08"E, 50.00 feet to a point on a non-tangent curve to the left, whose radius point bears S17°53'08"W, 2,182.46 feet, and having a central angle of 01°13'00"; thence Westerly along the arc of said curve 46.34 feet to a point of reverse curvature of a curve to the right having a radius of 325.00 feet, a central angle of 04°30'22"; thence Westerly along the arc of said curve 25.56 feet; thence, N21°10'30"E, 120.00 feet to the POINT OF BEGINNING.

Containing 388,083 square feet or 8.91 acres, more or less.

PROSPERITY LAKES, PHASE 5B-1

[TO BE INSERTED ONCE PLATTED]

PROSPERITY LAKES, PHASE 5B-2 AND 6B-1

A PARCEL OF LAND LYING IN SECTIONS 8 & 9, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE S89°42'43"E ALONG THE NORTH LINE OF SECTION 9 A DISTANCE OF 111.71 FEET; THENCE LEAVING SAID LINE S00°17'17"W A DISTANCE OF 30.01 FEET TO THE BOUNDARY OF PROSPERITY LAKES, PHASE V, SUBPHASE VB-1 AS RECORDED IN PLAT BOOK ____ AT PAGE ____, PUBLIC RECORDS OF MANATEE COUNTY AND TO THE POINT OF BEGINNING.

THENCE S00°17'17"W A DISTANCE OF 29.99 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S00°16'57" W, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 78.54 FEET; THENCE S00°16'57"W A DISTANCE OF 224.78 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET; THENCE S00°16'57"W A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID BOUNDARY N89°43'03"W A DISTANCE OF 67.65 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 42°10'54" AND AN ARC LENGTH OF 202.46 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 42°14'48" AND AN ARC LENGTH OF 165.90 FEET; THENCE N89°46'58"W A DISTANCE OF 164.25 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 09°03'11" AND AN ARC LENGTH OF 35.55 FEET; THENCE S08°50'09"E A DISTANCE OF 120.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S08°50'09"E, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 19°12'02" AND AN ARC LENGTH OF 35.19 FEET; THENCE S61°57'50"W A DISTANCE OF 143.89 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 495.00 FEET, A CENTRAL ANGLE OF 29°58'11" AND AN ARC LENGTH OF 258.92 FEET; THENCE N88°03'59"W A DISTANCE OF 134.47 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 205.00 FEET, A CENTRAL ANGLE OF 61°21'54" AND AN ARC LENGTH OF 219.56 FEET; THENCE S30°34'07"W A DISTANCE OF 403.97 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 355.00 FEET, A CENTRAL ANGLE OF 25°17'18" AND AN ARC LENGTH OF 156.68 FEET; THENCE S05°16'49"W A DISTANCE OF 273.87 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S13°16'45"W, HAVING A RADIUS OF 1042.00 FEET, A CENTRAL ANGLE OF 17°23'32" AND AN ARC LENGTH OF 316.30 FEET; THENCE S59°19'43"E A DISTANCE OF 389.09 FEET; THENCE N30°40'17"E A DISTANCE OF 120.00 FEET; THENCE S59°19'43"E A DISTANCE OF 138.31 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S43°40'53"E, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 15°38'51" AND AN ARC LENGTH OF 34.14 FEET; THENCE S30°40'17"W A DISTANCE OF 61.29 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET; THENCE S59°19'43"E A DISTANCE OF 392.51 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 958.00 FEET, A CENTRAL ANGLE OF 63°17'41" AND AN ARC LENGTH OF 1058.30 FEET; THENCE N57°22'36"E A DISTANCE OF 213.19 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 53°15'28" AND AN ARC LENGTH OF 23.24 FEET TO A POINT OF

REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 16°30'57" AND AN ARC LENGTH OF 25.08 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 53°15'28" AND AN ARC LENGTH OF 23.24 FEET; THENCE N32°37'24"W A DISTANCE OF 178.52 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 542.00 FEET, A CENTRAL ANGLE OF 46°48'29" AND AN ARC LENGTH OF 442.79 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 420.00 FEET, A CENTRAL ANGLE OF 74°04'22" AND AN ARC LENGTH OF 542.98 FEET; THENCE N59°53'18"W A DISTANCE OF 28.00 FEET TO THE BOUNDARY OF SAID PROSPERITY LAKES, PHASE V, SUBPHASE VB-1; THENCE N30°06'42"E A DISTANCE OF 84.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N30°06'42"E, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 39.27 FEET; THENCE S57°51'18"E A DISTANCE OF 120.08 FEET; THENCE LEAVING SAID BOUNDARY AND ALONG THE BOUNDARY OF PROSPERITY LAKES, PHASE IV, SUBPHASES IV-B-1, IV-B-2 & IV-B-3 AS RECORDED IN PLAT BOOK ____ AT PAGE ____, TO A POINT OF NON-TANGENT CURVATURE; ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S37°23'17"W, HAVING A RADIUS OF 529.00 FEET, A CENTRAL ANGLE OF 66°47'47" AND AN ARC LENGTH OF 616.72 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 433.00 FEET, A CENTRAL ANGLE OF 18°54'02" AND AN ARC LENGTH OF 142.84 FEET; THENCE LEAVING SAID BOUNDARY AND ALONG THE BOUNDARY OF PROSPERITY LAKES, PHASE III, SUBPHASES III-B-1, III-B-2 & III-B-3 AS RECORDED IN PLAT BOOK 84 AT PAGE 105; THENCE S85°17'02"W A DISTANCE OF 25.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N85°17'02"E, HAVING A RADIUS OF 458.00 FEET, A CENTRAL ANGLE OF 27°54'27" AND AN ARC LENGTH OF 223.08 FEET; THENCE S32°37'24"E A DISTANCE OF 178.52 FEET; THENCE S77°37'24"E A DISTANCE OF 67.53 FEET; THENCE N57°22'36"E A DISTANCE OF 167.81 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 642.00 FEET, A CENTRAL ANGLE OF 38°44'59" AND AN ARC LENGTH OF 434.19 FEET; THENCE S06°07'34"W A DISTANCE OF 84.00 FEET; THENCE LEAVING SAID BOUNDARY AND ALONG THE BOUNDARY OF PROSPERITY LAKES, PHASE II, SUBPHASES II-B-1, II-B-2, II-B-3 & II-B-4 AS RECORDED IN PLAT BOOK 81 AT PAGE 182 AND ALSO TO A POINT OF NON-TANGENT CURVATURE; ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S06°07'34"W, HAVING A RADIUS OF 558.00 FEET, A CENTRAL ANGLE OF 38°44'59" AND AN ARC LENGTH OF 377.38 FEET; THENCE S57°22'36"W A DISTANCE OF 167.81 FEET TO A POINT OF CURVATURE; THENCE LEAVING SAID BOUNDARY, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 53°15'28" AND AN ARC LENGTH OF 23.24 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 106°30'57" AND AN ARC LENGTH OF 161.74 FEET TO A POINT OF REVERSE CURVATURE; THENCE

ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A
 CENTRAL ANGLE OF 53°15'28" AND AN ARC LENGTH OF 23.24 FEET; THENCE
 S57°22'36"W A DISTANCE OF 213.19 FEET TO A POINT OF CURVATURE; THENCE
 ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1042.00 FEET,
 A CENTRAL ANGLE OF 63°17'41" AND AN ARC LENGTH OF 1151.10 FEET; THENCE
 N59°19'43"W A DISTANCE OF 940.28 FEET TO A POINT OF CURVATURE; THENCE
 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 958.00 FEET, A
 CENTRAL ANGLE OF 50°33'14" AND AN ARC LENGTH OF 845.27 FEET; THENCE
 S70°07'03"W A DISTANCE OF 540.25 FEET TO A POINT OF CURVATURE; THENCE
 ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 392.00 FEET, A
 CENTRAL ANGLE OF 44°43'00" AND AN ARC LENGTH OF 305.94 FEET TO A POINT OF
 NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT
 WHOSE RADIUS POINT BEARS S24°50'03"W, HAVING A RADIUS OF 25.00 FEET, A
 CENTRAL ANGLE OF 83°06'48" AND AN ARC LENGTH OF 36.27 FEET; THENCE
 S17°56'52"W A DISTANCE OF 149.92 FEET; THENCE N72°19'00"W A DISTANCE OF
 325.18 FEET; THENCE N09°27'19"W A DISTANCE OF 51.61 FEET; THENCE N75°41'56"E
 A DISTANCE OF 37.53 FEET; THENCE N60°28'11"E A DISTANCE OF 59.58 FEET;
 THENCE N35°01'06"E A DISTANCE OF 67.76 FEET; THENCE N22°58'37"E A DISTANCE
 OF 77.17 FEET; THENCE N07°32'49"W A DISTANCE OF 35.68 FEET; THENCE
 N23°42'10"W A DISTANCE OF 28.93 FEET; THENCE N41°31'55"W A DISTANCE OF 34.39
 FEET; THENCE N23°59'42"W A DISTANCE OF 139.45 FEET TO THE BOUNDARY OF
 PROSPERITY LAKES, PHASE I, SUBPHASE IA, AS RECORDED IN PLAT BOOK 75 AT
 PAGE 90 AND ALSO TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG
 THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S19°52'57"E,
 HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC
 LENGTH OF 54.98 FEET; THENCE N70°07'03"E A DISTANCE OF 84.00 FEET; THENCE
 S19°52'57"E A DISTANCE OF 120.59 FEET TO A POINT OF CURVATURE; THENCE
 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 308.00 FEET, A
 CENTRAL ANGLE OF 90°00'00" AND AN ARC LENGTH OF 483.81 FEET; THENCE
 N07°29'47"W A DISTANCE OF 79.19 FEET; THENCE N19°52'57"W A DISTANCE OF 161.24
 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE
 RIGHT, HAVING A RADIUS OF 187.00 FEET, A CENTRAL ANGLE OF 31°49'54" AND AN
 ARC LENGTH OF 103.89 FEET TO A POINT OF REVERSE CURVATURE; THENCE
 ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 54.44 FEET, A
 CENTRAL ANGLE OF 39°32'09" AND AN ARC LENGTH OF 37.57 FEET; THENCE
 N19°52'57"W A DISTANCE OF 90.20 FEET; THENCE N70°07'03"E A DISTANCE OF 151.98
 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A
 CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N19°25'38"W, HAVING A RADIUS
 OF 565.73 FEET, A CENTRAL ANGLE OF 12°44'53" AND AN ARC LENGTH OF 125.87
 FEET; THENCE S31°03'47"E A DISTANCE OF 72.34 FEET TO A POINT OF NON-
 TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT
 WHOSE RADIUS POINT BEARS N85°31'27"E, HAVING A RADIUS OF 87.46 FEET, A
 CENTRAL ANGLE OF 36°01'26" AND AN ARC LENGTH OF 54.99 FEET TO A POINT OF
 CUSP, REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE
 RIGHT WHOSE RADIUS POINT BEARS S31°30'11"W, HAVING A RADIUS OF 181.00
 FEET, A CENTRAL ANGLE OF 02°52'51" AND AN ARC LENGTH OF 9.10 FEET TO A

POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 54°15'59" AND AN ARC LENGTH OF 53.04 FEET; THENCE N70°07'03" E A DISTANCE OF 143.88 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1363.00 FEET, A CENTRAL ANGLE OF 16°57'58" AND AN ARC LENGTH OF 403.61 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 73°12'37" AND AN ARC LENGTH OF 71.55 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 651.00 FEET, A CENTRAL ANGLE OF 16°41'43" AND AN ARC LENGTH OF 189.69 FEET; THENCE N30°34'07"E A DISTANCE OF 68.21 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S63°35'45"E, HAVING A RADIUS OF 39.01 FEET, A CENTRAL ANGLE OF 08°19'43" AND AN ARC LENGTH OF 5.67 FEET; THENCE N08°53'20"E A DISTANCE OF 99.55 FEET; THENCE N00°12'38"E A DISTANCE OF 650.00 FEET; THENCE LEAVING SAID BOUNDARY AND ALONG THE SOUTH LINE OF BUCKEYE ROAD RIGHT-OF-WAY, S89°47'10"E A DISTANCE OF 1585.69 FEET; THENCE S89°42'43"E A DISTANCE OF 111.69 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,006,671 SQUARE FEET OR 46.07 ACRES MORE OF LESS.

PROSPERITY LAKES, PHASE 5B-3

[TO BE INSERTED ONCE PLATTED]

PROSPERITY LAKES, PHASE 6A-1

A parcel of land being a portion of Manatee River Farms, Unit I, as recorded in Plat Book 6, Page 45 of the Public Records of Manatee County, Florida, lying in Section 7, Township 33 South, Range 19 East, being more particularly described as follows:

Commence at the Northwesterly corner of Tract 307, Prosperity Lakes III-A, as recorded in Plat Book 84, Page 88 of said Public Records, thence along the Westerly line of said plat S00°24'15"W, 257.77' to a Southwesterly corner of Tract 232 of aforementioned plat and the POINT OF BEGINNING; said point being the beginning of a curve to the right, whose radius point bears S12°01'45"W, 175.00 feet; thence along the Westerly line of Tract 232 the following four (4) courses: (1) Southerly along the arc, through a central angle of 180°46'35", a distance of 552.15 feet; (2) S77°28'34"W, 49.07 feet; (3) S60°27'57"W, 16.07 feet to the point of curvature of a curve to the left having a radius of 355.00 feet and a central angle of 08°21'51"; (4) Southwesterly along the arc of said curve 51.82 feet; thence N37°53'54"W, 120.00 feet to a point on a non-tangent curve to the right, whose radius point bears S37°53'54"E, 475.00 feet, and having a central angle of 04°14'40"; thence Northeasterly along the arc of said curve 35.19 feet; thence N33°39'14"W, 170.00 feet to a point on a non-tangent curve to the right, whose radius point bears S33°39'14"E, 645.00 feet, and having a central angle of 04°07'11"; thence Northeasterly along the arc of said curve 46.38 feet; thence N60°27'57"E, 180.85 feet to the point of curvature of a curve to the right having a radius of 175.00 feet and a central angle of 41°33'47"; thence Easterly along the arc of said curve 126.95 feet to the POINT OF BEGINNING.

Containing 120,389 square feet or 2.764 acres, more or less.

PROSPERITY LAKES, PHASE 6B-2

[TO BE INSERTED ONCE PLATTED]

PROSPERITY LAKES, PHASE 7A-1

A parcel of land being a portion of Manatee River Farms, Unit I, as recorded in Plat Book 6, Page 45 of the Public Records of Manatee County, Florida, lying in Section 7, Township 33 South, Range 19 East, being more particularly described as follows:

BEGIN at the Northeast corner of Tract 2037 per Prosperity Lakes, Phase III, Subphase III-A-1, III-A-2, & III-A-3 Subdivision as recorded in Plat Book 84, Page 88 of said Public Records; thence along the Southerly right-of-way of Prosperity Lakes Boulevard per said plat the following two (2) courses: (1) S66°07'26"E, 114.84 feet to the point of curvature of a curve to the left having a radius of 792.00 feet and a central angle of 28°46'29"; (2) Easterly along the arc of said curve 397.75 feet; thence along the Westerly lines of Prosperity Lakes, Phase II-A, per Plat Book 81, Page 136 and the aforementioned Prosperity Lakes, Phase III the following twenty-three (23) courses: (1) along a non-tangent line, S00°09'07"E, 128.35 feet; (2) S53°35'12"E, 44.53 feet; (3) S25°38'10"E, 32.26 feet; (4) S54°09'21"E, 42.54 feet; (5) S08°01'06"E, 64.35 feet; (6) S09°26'13"W, 86.49 feet; (7) S14°29'54"W, 98.37 feet; (8) S60°48'08"W, 20.70 feet; (9) S58°28'33"E, 56.35 feet; (10) S03°59'05"E, 96.14 feet; (11) S13°40'58"E, 80.98 feet; (12) S04°26'08"E, 77.48 feet; (13) S19°15'10"E, 30.10 feet; (14) S23°51'20"E, 52.18 feet; (15) S00°24'15"W, 257.77 feet to a point on a non-tangent curve to the left, whose radius point bears S12°01'45"W, 175.00 feet, and having a central angle of 41°33'47"; (16) Westerly along the arc of said curve 126.95 feet; (17) S60°27'57"W, 180.85 feet to the point of curvature of a curve to the left having a radius of 645.00 feet and a central angle of 04°07'11"; (18) Southwesterly along the arc of said curve 46.38 feet; (19) along a non-tangent line, S33°39'14"E, 170.00 feet to a point on a non-tangent curve to the left, whose radius point bears S33°39'14"E, 475.00 feet, and having a central angle of 04°14'40"; (20) Southwesterly along the arc of said curve 35.19 feet; (21) along a non-tangent line, S37°53'54"E, 120.00 feet to a point on a non-tangent curve to the left, whose radius point bears S37°53'54"E, 355.00 feet, and having a central angle of 09°35'07"; (22) Southwesterly along the arc of said curve 59.39 feet; (23) S42°30'59"W, 213.33 feet to a point on the Northerly right-of-way of Violet Jasper Drive, a 50' right-of-way per said Plat Book 84, Page 88, also being a non-tangent curve to the right, whose radius point bears N36°00'43"E, 1,280.00 feet, and having a central angle of 04°13'16"; thence along right-of-way the following four (4) courses: (1) Northwesterly along the arc of said curve 94.30 feet to a point of compound curvature of a curve to the right having a radius of 25.00 feet and a central angle of 92°17'00"; (2) Northerly along the arc, a distance of 40.27 feet; (3) along a non-tangent line, N47°29'01"W, 50.00 feet to a point on a non-tangent curve to the right, whose radius point bears N47°29'01"W, 25.00 feet, and having a central angle of 92°17'00"; (4) Westerly along the arc of said curve 40.27 feet to a point of compound curvature of a curve to the right having a radius of 1,280.00 feet and a central angle of 04°00'46"; thence Northwesterly along the arc, a distance of 89.64 feet; to a point of reverse curvature of a curve to the left having a radius of 2,182.46 feet, a central angle of 05°07'05"; thence

Northwesterly along the arc of said curve 194.95 feet; thence along a non-tangent line, N43°41'40"E, 120.00 feet to a point on a non-tangent curve to the left, whose radius point bears S43°41'40"W, 2,302.46 feet, and having a central angle of 05°36'23"; thence Northwesterly along the arc of said curve 225.30 feet; thence along a non-tangent line, S34°28'39"W, 120.25 feet to a point on a non-tangent curve to the left, whose radius point bears S38°17'13"W, 2,182.46 feet, and having a central angle of 07°37'08"; thence Northwesterly along the arc of said curve 290.21 feet; thence along a non-tangent line, N34°28'39"E, 211.53 feet to the point of curvature of a curve to the right having a radius of 445.00 feet and a central angle of 23°49'58"; thence Northeasterly along the arc of said curve 185.10 feet; thence N58°18'37"E, 21.41 feet; thence N31°41'23"W, 71.19 feet; thence N63°24'51"W, 73.66 feet; thence N46°16'27"W, 79.29 feet; thence N11°34'36"E, 26.35 feet; thence N60°25'10"W, 39.41 feet; thence N06°44'08"W, 60.09 feet; thence N40°30'23"W, 119.93 feet; thence N00°18'02"E, 62.22 feet; thence N00°13'14"W, 69.48 feet; thence N10°35'52"E, 76.45 feet to the point of curvature of a curve to the right having a radius of 30.00 feet and a central angle of 59°56'48"; thence Northeasterly along the arc of said curve 31.39 feet; thence along the Southeasterly line of aforementioned Tract 237 the following eight (8) courses: (1) N70°32'41"E, 82.10 feet; (2) S85°11'22"E, 54.19 feet; (3) N47°13'40"E, 65.24 feet; (4) N50°01'42"E, 70.29 feet; (5) N57°20'30"E, 96.33 feet; (6) N66°23'30"E, 79.21 feet; (7) N71°28'57"E, 30.62 feet; (8) N23°52'34"E, 56.51 feet to the POINT OF BEGINNING.

Containing 1,275,684 square feet or 29.286 acres, more or less.

PROSPERITY LAKES, PHASE 7B-1

A parcel of land being a portion of Manatee River Farms, Unit I, as recorded in Plat Book 6, Page 45 of the Public Records of Manatee County, Florida, lying in Sections 8 and 9, Township 33 South, Range 19 East, being more particularly described as follows:

Commence at the Northeast Corner of Section 8, Township 33 South, Range 19 East; thence S00°22'43"W, along the East line of said Section 8, 2190.13 feet; thence N89°37'17"W, 85.62 feet to the POINT OF BEGINNING; thence S12°59'32"W, 27.00 feet to a point on a curve to the right, whose radius point bears S19°44'10"W, 395.00 feet, and having a central angle of 47°58'19"; thence Southeasterly along the arc of said curve 330.72 feet; thence S22°17'31"E, 28.21 feet; thence S67°42'29"W, 120.00 feet; thence N88°42'54"W, 54.55 feet; thence S67°42'29"W, 120.00 feet; thence S22°17'31"E, 170.00 feet; thence N72°26'54"E, 118.78 feet to a point on a curve to the right, whose radius point bears S72°26'54"W, 475.00 feet, and having a central angle of 11°14'27"; thence Southerly along the arc of said curve 93.19 feet; thence S06°18'39"E, 186.79 feet; thence S78°28'24"W, 100.11 feet; thence S11°31'36"E, 83.70 feet to a point on a curve to the left, whose radius point bears S19°11'49"E, 525.00 feet, and having a central angle of 05°38'32"; thence Westerly along the arc of said curve 51.70 feet; thence S65°09'39"W, 173.32 feet to the point of curvature of a curve to the right having a radius of 275.00 feet and a central angle of 10°14'46"; thence Westerly along the arc of said curve 49.18 feet; thence N14°35'35"W, 120.00 feet to a point on a curve to the right, whose radius point bears N14°35'35"W, 155.00 feet, and having a central angle of 60°14'44"; thence Westerly along the arc of said curve 162.98 feet to a point of reverse curvature of a curve to the left having a radius of 2,210.00 feet, a central angle of 09°50'25"; thence Northwesterly along the arc of said curve 379.55 feet to a point of reverse curvature of a curve to the right having a radius of 355.00 feet, a central angle of 21°37'41"; thence

Northwesterly along the arc of said curve 134.01 feet; thence N32°33'34"W, 404.40 feet to a point on a curve to the right, whose radius point bears N55°18'24"W, 375.00 feet, and having a central angle of 45°29'40"; thence Southwesterly along the arc of said curve 297.76 feet; thence S32°33'34"E, 383.10 feet to a point on a curve to the left, whose radius point bears S28°22'35"W, 1,990.00 feet, and having a central angle of 40°03'07"; thence Westerly along the arc of said curve 1,391.08 feet; thence N11°40'31"W, 78.15 feet to a point on a curve to the left, whose radius point bears N45°55'27"W, 175.00 feet, and having a central angle of 36°25'12"; thence Northeasterly along the arc of said curve 111.24 feet; thence N29°25'06"E, 9.07 feet; thence S84°08'51"E, 116.51 feet; thence N75°42'47"E, 79.57 feet; thence N58°04'55"E, 97.16 feet; thence N69°39'24"E, 67.25 feet; thence S83°19'37"E, 134.97 feet; thence N50°34'18"E, 69.28 feet; thence N71°45'40"E, 81.59 feet; thence N35°02'51"E, 100.25 feet; thence N10°34'33"E, 79.16 feet; thence N10°16'11"E, 56.36 feet; thence N03°17'57"W, 148.33 feet; thence N34°45'07"W, 134.80 feet; thence N41°47'27"W, 105.18 feet; thence N74°57'47"W, 98.12 feet; thence N65°06'37"W, 77.56 feet; thence N19°52'57"W, 123.93 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00"; thence Northwesterly along the arc of said curve 39.27 feet; thence N70°07'03"E, 75.00 feet to the point of curvature of a curve to the right having a radius of 958.00 feet and a central angle of 50°33'14"; thence Easterly along the arc of said curve 845.27 feet; thence S59°19'43"E, 940.28 feet to the point of curvature of a curve to the left having a radius of 1,042.00 feet and a central angle of 17°40'45"; thence Easterly along the arc of said curve 321.52 feet to the POINT OF BEGINNING.

Containing 1,874,562 square feet or 43.034 acres, more or less.

PROSPERITY LAKES, PHASE 8A-10A

[TO BE INSERTED ONCE PLATTED]

PROSPERITY LAKES, PHASE 8B-1

[TO BE INSERTED ONCE PLATTED]

PROSPERITY LAKES, PHASE 8B-2

A parcel of land being a portion of Manatee River Farms, Unit I, as recorded in Plat Book 6, Page 45 of the Public Records of Manatee County, Florida, lying in Section 8, Township 33 South, Range 19 East, being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, Township 33 South, Range 19 East; thence along the North line of said Section 8, N89°46'58"W, 3162.65 feet; thence S00°13'02"W, 1770.97 feet to the POINT OF BEGINNING; thence S72°19'00"E, 325.18 feet; thence N17°56'52"E, 149.92 feet to the point of curvature of a curve to the left having a radius of 25.00 feet and a central angle of 83°06'48"; thence Northwesterly along the arc of said curve 36.27 feet to a point of cusp; thence along the arc of a curve to the left, whose radius point bears N24°50'03"E, 392.00 feet, and having a central angle of 44°43'00"; thence Easterly along the arc of said curve 305.94 feet; thence N70°07'03"E, 465.25 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southeasterly along the arc of said curve 39.27 feet;

thence S19°52'57"E, 123.93 feet; thence S65°06'37"E, 77.56 feet; thence S74°57'47"E, 98.12 feet; thence S41°47'27"E, 105.18 feet; thence S34°45'07"E, 134.80 feet; thence S03°17'57"E, 148.33 feet; thence S10°26'55"W, 135.52 feet; thence S35°02'51"W, 100.25 feet; thence S71°45'40"W, 81.59 feet; thence S50°34'18"W, 69.28 feet; thence N83°19'37"W, 134.97 feet; thence S69°39'24"W, 67.25 feet; thence S58°04'55"W, 97.16 feet; thence S75°42'47"W, 79.57 feet; thence N84°08'51"W, 116.51 feet; thence S29°25'06"W, 9.07 feet to a point on a non-tangent curve to the right, whose radius point bears N82°20'39"W, 175.00 feet, and having a central angle of 36°38'18"; thence Southwesterly along the arc of said curve 111.91 feet; thence along a non-tangent line, S12°04'54"E, 77.78 feet to a point on a non-tangent curve to the left, whose radius point bears S11°40'31"E, 1,990.00 feet, and having a central angle of 17°33'10"; thence Westerly along the arc of said curve 609.64 feet; thence along a non-tangent line, N20°45'05"W, 345.65 feet to a point on a non-tangent curve to the right, whose radius point bears N20°46'47"W, 355.00 feet, and having a central angle of 28°25'30"; thence Westerly along the arc of said curve 176.12 feet; thence N82°21'17"W, 46.61 feet; thence N07°38'43"E, 50.00 feet; thence N27°44'37"E, 46.64 feet to a point on a non-tangent curve to the left, whose radius point bears N59°18'14"W, 175.00 feet, and having a central angle of 226°06'06"; thence Northerly, Westerly, and Southerly along the arc of said curve 690.59 feet; thence, S12°27'11"E, 46.64 feet; thence S07°38'43"W, 50.00 feet; thence N82°21'17"W, 329.82 feet; thence N06°28'14"W, 110.78 feet to the point of curvature of a curve to the right having a radius of 105.00 feet and a central angle of 59°37'10"; thence Northeasterly along the arc of said curve 109.26 feet; thence N53°08'56"E, 401.47 feet to the point of curvature of a curve to the right having a radius of 105.00 feet and a central angle of 54°32'04"; thence Easterly along the arc of said curve 99.94 feet; thence S72°19'00"E, 303.16 feet; thence N17°41'00"E, 120.00 feet; thence N72°19'00"W, 50.00 feet; thence N17°41'00"E, 170.00 feet to the POINT OF BEGINNING.

Containing 1,420,287 square feet or 32.61 acres, more or less.

PROSPERITY LAKES, PHASE 9B-1

[TO BE INSERTED ONCE PLATTED]

PROSPERITY LAKES, PHASE 9B-2

A parcel of land being a portion of Manatee River Farms, Unit I, as recorded in Plat Book 6, Page 45 of the Public Records of Manatee County, Florida, lying in Section 8, Township 33 South, Range 19 East, being more particularly described as follows:

Commencing at the Northwest Corner of Section 8, Township 33, Range 19 East; thence along the North line of said Section 8, S89°46'58"E, 2,217.93 feet; thence S00°13'02"W, 1,339.68 feet to the POINT OF BEGINNING; thence S23°59'42"E, 139.45 feet; thence S41°31'55"E, 34.39 feet; thence S23°42'10"E, 28.93 feet; thence S07°32'49"E, 34.19 feet; thence S22°25'32"W, 78.46 feet; thence S35°01'06"W, 67.76 feet; thence S60°28'11"W, 59.58 feet; thence S75°41'56"W, 37.53 feet; thence S09°27'19"E, 51.61 feet; thence S17°41'00"W, 170.00 feet; thence S72°19'00"E, 50.00 feet; thence S17°41'00"W, 120.00 feet; thence N72°19'00"W, 303.16 feet to the point of curvature of a curve to the left having a radius of 105.00 feet and a central angle of 54°32'04"; thence Westerly along the arc of said curve 99.94 feet; thence S53°08'56"W, 401.47 feet to the

point of curvature of a curve to the left having a radius of 105.00 feet and a central angle of 59°37'10"; thence Southwesterly along the arc of said curve 109.26 feet; thence S06°28'14"E, 110.78 feet; thence S82°21'17"E, 329.82 feet; thence N07°38'43"E, 50.00 feet; thence N12°27'11"W, 46.64 feet to a point on a non-tangent curve to the right, whose radius point bears N74°35'40"E, 175.00 feet, and having a central angle of 226°06'06"; thence Easterly along the arc of said curve 690.59 feet; thence along a non-tangent line, S27°44'37"W, 46.64 feet; thence S07°38'43"W, 50.00 feet; thence S82°21'17"E, 46.61 feet to the point of curvature of a curve to the left having a radius of 355.00 feet and a central angle of 28°25'30"; thence Easterly along the arc of said curve 176.12 feet; thence along a non-tangent line, S20°45'05"E, 345.65 feet to a point on a non-tangent curve to the left, whose radius point bears S29°13'41"E, 1,990.00 feet, and having a central angle of 12°44'37"; thence Southwesterly along the arc of said curve 442.61 feet; thence along a non-tangent line, N41°58'19"W, 152.91 feet; thence N52°31'34"E, 20.35 feet; thence N21°42'54"W, 68.64 feet; thence N02°23'31"W, 53.43 feet; thence N07°38'43"E, 47.96 feet; thence S82°21'17"E, 133.47 feet to the point of curvature of a curve to the left having a radius of 645.00 feet and a central angle of 05°12'38"; thence Easterly along the arc of said curve 58.66 feet; thence along a non-tangent line, N02°20'18"E, 120.00 feet to a point on a non-tangent curve to the right, whose radius point bears N02°27'25"E, 525.00 feet, and having a central angle of 05°11'18"; thence Westerly along the arc of said curve 47.54 feet; thence N82°21'17"W, 716.61 feet to the point of curvature of a curve to the left having a radius of 225.00 feet and a central angle of 20°29'42"; thence Westerly along the arc of said curve 80.48 feet; thence along a non-tangent line, N06°28'14"W, 258.00 feet to the point of curvature of a curve to the right having a radius of 275.00 feet and a central angle of 59°37'10"; thence Northeasterly along the arc of said curve 286.15 feet; thence N53°08'56"E, 401.47 feet to the point of curvature of a curve to the right having a radius of 275.00 feet and a central angle of 07°20'58"; thence Northeasterly along the arc of said curve 35.28 feet; thence along a non-tangent line, N29°30'05"W, 173.63 feet; thence N53°10'08"E, 141.61 feet to the point of curvature of a curve to the right having a radius of 1,440.00 feet and a central angle of 16°56'54"; thence Northeasterly along the arc of said curve 425.96 feet; thence N70°07'03"E, 157.59 feet to the POINT OF BEGINNING.

Containing 800,477 square feet or 18.38 acres, more or less.

PROSPERITY LAKES, PHASE 10B-1

A parcel of land being a portion of Manatee River Farms, Unit I, as recorded in Plat Book 6, Page 45 of the Public Records of Manatee County, Florida, lying in Sections 8 and 9, Township 33 South, Range 19 East, being more particularly described as follows:

Commencing at the Northeast Corner of Section 8, Township 33 South, Range 19 East; thence along the North line of said Section 8, N89°46'58"W, 466.92 feet; thence S00°13'02"W, 282.80 feet to the POINT OF BEGINNING and the beginning of a curve to the right, whose radius point bears S08°50'09"E, 225.00 feet; thence Easterly along the arc, through a central angle of 09°03'11", a distance of 35.55 feet; thence S89°46'58"E, 164.25 feet to the point of curvature of a curve to the right having a radius of 225.00 feet and a central angle of 42°14'48"; thence Easterly along the arc of said curve 165.90 feet to a point of reverse curvature of a curve to the left having a radius of 275.00 feet, a central angle of 42°10'54"; thence Easterly along the arc of said curve 202.46 feet; thence S89°43'03"E, 73.12 feet to the point of curvature of a curve to the right having

a radius of 25.00 feet and a central angle of 80°05'56"; thence Southeasterly along the arc of said curve 34.95 feet to a point of reverse curvature of a curve to the left having a radius of 342.00 feet, a central angle of 50°16'11"; thence Southeasterly along the arc of said curve 300.06 feet; thence S59°53'18"E, 48.48 feet to the point of curvature of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00"; thence Southerly along the arc of said curve 39.27 feet; thence along a non-tangent line, S59°53'18"E, 50.00 feet; thence S30°06'42"W, 52.90 feet to the point of curvature of a curve to the left having a radius of 475.00 feet and a central angle of 02°12'51"; thence Southwesterly along the arc of said curve 18.36 feet; thence S27°53'52"W, 24.73 feet; thence S30°13'11"W, 74.03 feet; thence S30°06'42"W, 120.00 feet; thence N79°49'58"W, 45.13 feet; thence S59°14'50"W, 265.95 feet to the point of curvature of a curve to the left having a radius of 355.00 feet and a central angle of 33°43'52"; thence Southwesterly along the arc of said curve 209.00 feet; thence S25°30'58"W, 317.58 feet to the point of curvature of a curve to the left having a radius of 105.00 feet and a central angle of 38°43'40"; thence Southerly along the arc of said curve 70.97 feet; thence along a non-tangent line, S76°47'18"W, 120.00 feet; thence N89°43'15"W, 51.15 feet to a point on a non-tangent curve to the left, whose radius point bears S79°16'32"W, 25.00 feet, and having a central angle of 80°24'21"; thence Northwesterly along the arc of said curve 35.08 feet; thence S88°52'11"W, 95.54 feet to the point of curvature of a curve to the left having a radius of 125.00 feet and a central angle of 42°33'03"; thence Westerly along the arc of said curve 92.83 feet; thence along a non-tangent line, N59°19'43"W, 138.31 feet; thence S30°40'17"W, 120.00 feet; thence N59°19'43"W, 389.09 feet to the point of curvature of a curve to the left having a radius of 1,042.00 feet and a central angle of 17°23'32"; thence Westerly along the arc of said curve 316.30 feet; thence along a non-tangent line, N05°16'49"E, 273.87 feet to the point of curvature of a curve to the right having a radius of 355.00 feet and a central angle of 25°17'18"; thence Northerly along the arc of said curve 156.68 feet; thence N30°34'07"E, 403.97 feet to the point of curvature of a curve to the right having a radius of 205.00 feet and a central angle of 61°21'54"; thence Northeasterly along the arc of said curve 219.56 feet; thence S88°03'59"E, 134.47 feet to the point of curvature of a curve to the left having a radius of 495.00 feet and a central angle of 29°58'11"; thence Easterly along the arc of said curve 258.92 feet; thence N61°57'50"E, 143.89 feet to the point of curvature of a curve to the right having a radius of 105.00 feet and a central angle of 19°12'02"; thence Easterly along the arc of said curve 35.19 feet; thence along a non-tangent line, N08°50'09"W, 120.00 feet to the POINT OF BEGINNING.

Containing 1,677,221 square feet or 38.50 acres, more or less.

PROSPERITY LAKES, PHASE 10B-2

A parcel of land being a portion of Manatee River Farms, Unit I, as recorded in Plat Book 6, Page 45 of the Public Records of Manatee County, Florida, lying in Section 8, Township 33 South, Range 19 East, being more particularly described as follows:

Commencing at the Northwest Corner of Section 8, Township 33, Range 19 East; thence S89°46'58"E, 1,584.20 feet; thence S00°13'02"W, 1,682.15 feet to the POINT OF BEGINNING; thence S29°30'05"E, 173.63 feet to a point on a non-tangent curve to the left, whose radius point bears S29°30'05"E, 275.00 feet, and having a central angle of 07°20'58"; thence Southwesterly along the arc of said curve 35.28 feet; thence S53°08'56"W, 401.47 feet to the point of curvature of a curve to the left having a radius of 275.00 feet and a central angle of 59°37'10"; thence

Southwesterly along the arc of said curve 286.15 feet; thence S06°28'14"E, 258.00 feet to a point on a non-tangent curve to the right, whose radius point bears S12°50'59"E, 225.00 feet, and having a central angle of 20°29'42"; thence Easterly along the arc of said curve 80.48 feet; thence S82°21'17"E, 716.61 feet to the point of curvature of a curve to the left having a radius of 525.00 feet and a central angle of 05°11'18"; thence Easterly along the arc of said curve 47.54 feet; thence along a non-tangent line, S02°20'18"W, 120.00 feet to a point on a non-tangent curve to the right, whose radius point bears N02°26'05"E, 645.00 feet, and having a central angle of 05°12'38"; thence Westerly along the arc of said curve 58.66 feet; thence N82°21'17"W, 133.47 feet; thence S07°38'43"W, 47.96 feet; thence S02°23'31"E, 53.43 feet; thence S21°42'54"E, 68.64 feet; thence S52°31'34"W, 20.35 feet; thence S41°58'19"E, 152.91 feet to a point on a non-tangent curve to the left, whose radius point bears S41°58'19"E, 1,990.00 feet, and having a central angle of 07°19'44"; thence Southwesterly along the arc of said curve 254.55 feet to a point of reverse curvature of a curve to the right having a radius of 1,100.00 feet, a central angle of 49°18'03"; thence Southwesterly along the arc of said curve 946.51 feet; thence S90°00'00"W, 424.66 feet; thence N00°00'00"E, 473.52 feet to the point of curvature of a curve to the right having a radius of 1,440.00 feet and a central angle of 53°10'08"; thence Northeasterly along the arc of said curve 1,336.28 feet; thence N53°10'08"E, 568.30 feet to the POINT OF BEGINNING.

Containing 1,559,595 square feet or 35.80 acres, more or less.

Tab 9



MONTHLY REPORT

MAY, 2026



PROSPERITY LAKES CDD

PROSPERITY LAKES BLVD
PARRISH, FL 34219
68 PONDS
3 DRAINAGE DITCHES



SUMMARY:

As we move into summer we're coming in very dry. Water levels are dropping and as ponds get more shallow, blooms will be more frequent. Lower water depth helps with algae and submerged growth. Dyes are being used throughout the community as needed to prevent or slow down growth. Dissolved oxygen levels decrease as water levels drop and temperatures go up. Our team will be carefully treating and monitoring your sites. Hopefully we get a little rain along the way as we move into summer.

Date of treatments:

4/12; 4/22; 4/27/26

Date of Larvicide treatments:

4/23/26



Pond #24 Treated for Shoreline Vegetation.



Pond #18 Treated for Shoreline Vegetation.



Pond #19 Treated for Shoreline Vegetation.



Pond #26 Treated for Shoreline Vegetation.



Pond #33 Treated for Shoreline Vegetation.



Pond #27 Treated for Shoreline Vegetation.



Pond #21 Treated for Shoreline Vegetation.



Pond #28 Treated for Shoreline Vegetation.



Pond #29 Treated for Shoreline Vegetation.



Pond #5 Treated for Shoreline Vegetation.



Pond #23 Treated for Shoreline Vegetation.



Pond #22 Treated for Algae and Shoreline Vegetation.



Pond #10 Treated for Algae and Shoreline Vegetation.



Pond #22 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.

Tab 10

Prosperity Lakes

COMMUNITY ASSET MANAGEMENT REPORT



May 5, 2026

Rizzetta & Company

John Toborg – Community Asset Manager

Amiee Brodeen – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Prosperity Lakes Blvd

General Updates, Recent & Upcoming Maintenance Events

- o Due to ongoing construction and early establishment conditions, several landscape issues were observed, including stressed and improperly planted trees, turf damage and weed pressure, maintenance inconsistencies, and emerging pond maintenance concerns. Timely corrective actions and improved oversight are recommended to reduce long-term replacement costs, improve site appearance, and mitigate risks as the landscape continues to develop.

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

- 1. Prosperity Lakes Entrance:** With the ongoing construction and/or repairs, please ensure the team rakes away all soil debris around existing structures. Additionally, on the west side of the street, rake away soil buildup around the irrigation lids, as accumulated soil may lead to turf dieback. (Pic 1)



- 2. Prosperity Lakes Entrance:** Along the west side of the entrance, has this turf area been fertilized and/or treated for weeds? Several sections of the turf are becoming overrun with turf weeds, indicating a potential need for fertilizer application and/or weed control treatment. (Pic 2>)

- 3. Flax Lilies:** Please check on the flax lilies, as there are signs of possible rust spotting. This may be indicative of transplant shock; however, the plants should be monitored to confirm whether treatment is necessary.

- 4. Irrigation Lids:** Remind the crew to always line-trim around all irrigation covers, including electrical boxes.

- 5. Root Balls:** After inspecting several newly planted trees to ensure they were not planted too deep, mulch was pulled back and burlap sacks and rope were found still intact around the root balls. While this practice is common, it is strongly recommended that, moving forward, all newly planted trees....(Nxt pg)



Prosperity Lakes Blvd, Buckeye Rd

(#5 Cont.)....have the rope cut and most burlap removed around the top, and that wire baskets are cut as well. Removing these materials has been shown to promote healthier, more vigorous root growth and encourage better-developed root systems.

6. Prosperity Lakes Entrance – Buckeye Rd:

Along Buckeye, several trees appear to have been missed during the mulching installation, and a few did not receive a properly defined tree ring edge. In particular, the tree shown in the photo is planted too deep and did not receive a tree ring or mulch. These items need to be addressed to support proper tree establishment and long-term health. (Pic 6)



7. Same Area as Above: Replace the broken irrigation lid. (Pic 7)



8. Monument at Buckeye Rd & Prosperity Lakes:

Behind the monument, the viburnum shrubs have several broken branches (most likely caused by an animal). Prune and limb out all broken or damaged branches to improve plant health and appearance. (Pic 8)



9. Prosperity Lakes – West Side of Street:

Remove the bamboo stake from the tree, as it is broken and no longer providing proper support.

10. Prosperity Lakes:

After the crew completed their daily maintenance, the turf edging did not meet expected standards. Additional attention is needed to ensure all turf areas are properly edged during routine maintenance.

11. Prosperity Lakes– Median Trees:

Limb up the lower branches on the trees located in the median. The current limb height is low enough to strike personnel operating mowers, creating a safety concern. Raising the canopy will improve clearance and reduce the risk of injury or equipment damage.

Sunset Sapphire Ct

12. Sunset Sapphire Ct: The elm tree's main leader is snapped in half. This tree should be scheduled for removal and replacement once a few rain days are in the forecast to support proper establishment of the replacement tree. (Pic 12)



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15. Same Area as Above: The elm tree's trunk is splitting and showing signs of significant stress, including excessive basal growth. Based on its condition and decline, replacement of this tree is requested. (Pic 15)



Sunset Sapphire Ct, Buckeye Rd, Prosperity Lakes Blvd

16. Mower Tracks: After the crew completed work, tire tracks were noted on the sidewalk. These marks should be brushed off the concrete. If brushing is unsuccessful, the affected areas should be power washed. (Pic 16)



(#20 Cont.)....depth, there is a possibility these trees were planted too deep. Given their young age, they should be evaluated for correction, and if necessary, lifted to expose the root flare to support proper establishment and long-term health. (Pic 20)



17. Same Area: The right-of-way (ROW) turf has a significant divot, most likely caused by soil settling. It is highly recommended to remove the affected turf, properly backfill and compact the area, and then re-lay sod to restore a level surface and prevent further settling. Circled in Pic 16.

21. Median Turf: In selective spots the turf in the median is very uneven and heavily infested with weeds. Fertilizer application indicators were spotted in the area; however, please confirm whether this section was recently treated and, if so, what products and timing were used.

18. Buckeye Rd: The newly planted pine trees have several broken branches, most likely caused during transportation or installation. All broken and damaged branches should be properly limbed out to promote healthy structure and reduce stress on the trees. (Pic 18>)

22. Prosperity Lakes: Red maples are highly sensitive to being planted too deep and tend to show signs of stress quickly when planted improperly. These trees should....(Nxt pg)

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20. Pond 40: The cypress trees surrounding the pond bank are exhibiting signs of stress, including basal growth. While this is not always indicative of improper planting....



Prosperity Lakes Blvd, Pond 9, Pond 20

(#22 Cont.)....be evaluated for planting depth, and adjustments should be made accordingly if they have not been in the ground for an extended period, particularly by correcting depth and exposing the root flare where feasible.

23. Prosperity Lakes – Pond 9: Behind the large viburnum hedges along Pond 9, there is a triangular section of turf that needs to be replaced. Steadfast, please provide a proposal to replace the existing Bahia turf in this area. (Pic 23)



24. Pond 9: With water levels now lower, increased trash accumulation and visible pond algae are becoming apparent. During the construction phase, it may be necessary for the pond maintenance contractor (SiteX) to increase service frequency to at least twice per month to address debris removal and algae management.

25. Prosperity Lakes – Near Pond 9: The turf in this area is heavily infested with turf weeds. No recent treatment indicators were observed. Weed control treatment is needed to address the infestation and improve turf health and appearance. (Pic 25)

26. Pond 9: One tree located along the viburnum hedges is leaning and requires adjustment.....

(#26 Cont.)....Please straighten the tree and properly reset and adjust the staking straps to ensure adequate support and proper growth. (Pic 26)



27. Ant Mounds: Ant mounds continue to be an issue along turf edge lines. Please remind maintenance crews to treat ant activity during each visit and to rake away any debris once the mounds are inactive to maintain clean edges and prevent reoccurrence.

28. Pond 20: The Bahia turf located behind the viburnum shrubs is becoming patchy. Once the rainy season begins, overseeding is recommended unless the Bahia shows signs of recovery and improved vigor prior to that time.



Blue Diamond Trail, Prosperity Lakes Blvd, Fort Hamer Rd

29. Blue Diamond & Prosperity Lakes: At the southwest corner, the turf has been scalped, most likely due to a small slope in this area. Unless regrading is an option, maintenance crews should use extra caution when mowing this section. Continued careful mowing is necessary to prevent recurring scalping and turf damage. (Pic 29)



30. Blue Diamond & Prosperity Lakes: Just east of the sump pump, all of the oak trees are exhibiting some degree of dieback. The number of trees showing this type of stress is higher than expected. These trees should continue to be monitored throughout the growing season, and during the cooler months, we can evaluate the need to prune out any confirmed deadwood, if present. (Pic 30)



31. Fort Hamer & Buckeye Entrance: Board, it is recommended that the pebble creek gravel along the sidewalk be glued in place. Without stabilization, this material is likely to be displaced by blowers during routine cleanup after mowing and edging. Securing the gravel will help maintain the intended appearance and reduce ongoing maintenance issues. (Pic 31)



32. Fort Hamer – Median: The red maple in the median is planted too deep. After pulling back the mulch, the root flare could not be located. The trunk is already showing noticeable moss and lichen buildup, which may be an early indicator of stress. (Pic 32)



Fort Hamer Way

33. Note – Median Trees: Any leaning trees located in the median should be straightened and properly reset. With hurricane season approaching, uncorrected lean increases the risk of trees being lifted or uprooted during high winds. Prompt adjustment will help ensure stability and long-term survivability.

34. Fort Hamer – Median Turf: South of the entrance, the median and the ROW turf areas should be evaluated. A section appears to be declining, with symptoms consistent with a possible fungal issue. Further inspection and, if necessary, treatment are recommended before the affected area expands.
(Pic 34a, 34b)



Tab 11

Prosperity Lakes

COMMUNITY ASSET MANAGEMENT REPORT



May 5, 2026

Rizzetta & Company

John Toborg – Community Asset Manager

Amiee Brodeen – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Prosperity Lakes Blvd

General Updates, Recent & Upcoming Maintenance Events

- Due to ongoing construction and early establishment conditions, several landscape issues were observed, including stressed and improperly planted trees, turf damage and weed pressure, maintenance inconsistencies, and emerging pond maintenance concerns. Timely corrective actions and improved oversight are recommended to reduce long-term replacement costs, improve site appearance, and mitigate risks as the landscape continues to develop.

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

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- 2. Prosperity Lakes Entrance:** Along the west side of the entrance, has this turf area been fertilized and/or treated for weeds? Several sections of the turf are becoming overrun with turf weeds, indicating a potential need for fertilizer application and/or weed control treatment. (Pic 2>)  



- 3. Flax Lilies:** Please check on the flax lilies, as there are signs of possible rust spotting. This may be indicative of transplant shock; however, the plants should be monitored to confirm whether treatment is necessary. 

- 4. Irrigation Lids:** Remind the crew to always line-trim around all irrigation covers, including electrical boxes.  

- 5. Root Balls:** After inspecting several newly planted trees to ensure they were not planted too deep, mulch was pulled back and burlap sacks and rope were found still intact around the root balls. While this practice is common, it is strongly recommended that, moving forward, all newly planted trees....(Nxt pg)



Summary of Comments on Slide 1

Page: 2

-  Number: 1 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:37:28 AM
These have been in the ground for awhile. The cold did shock a lot of plant material and the flax lilies tend to do this. They will need to be pruned.
-  Number: 2 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:33:20 AM
From this picture it is difficult to know what entrance this is. There must have been a leak that has since been repaired to have soil build-up.
-  Number: 3 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:37:50 AM
Noted to review with the crew.
-  Number: 4 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:35:41 AM
This looks like the 301 North side entrance. There has been issues with Teco, and other contractor trucks parking on the turf here. It has made some progress, but may need to be replaced.

Prosperity Lakes Blvd, Buckeye Rd

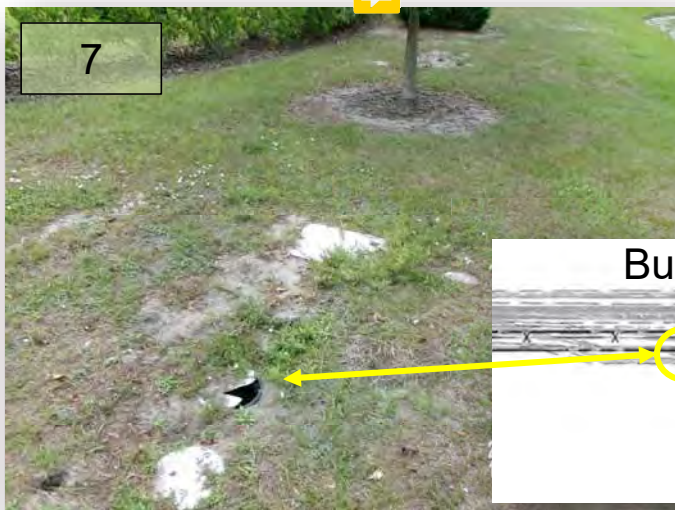
(#5 Cont.)....have the rope cut and most burlap removed around the top, and that wire baskets are cut as well. Removing these materials has been shown to promote healthier, more vigorous root growth and encourage better-developed ²pot systems.

6. Prosperity Lakes Entrance – Buckeye Rd:

Along Buckeye, several trees appear to have been missed during the mulching installation, and a few did not receive a properly defined tree ring edge. In particular, the tree shown in the photo is planted too deep and did not receive a tree ring or mulch. These items ³ need to be addressed to support proper tree establishment and long-term health. (Pic 6)



7. Same Area as Above: Replace the broken irrigation lid. (Pic 7)



8. Monument at Buckeye Rd & Prosperity Lakes:

Behind the monument, the viburnum shrubs have several broken branches (most likely caused by an animal). Prune and limb out all broken or damaged branches to ⁴ improve plant health and appearance. (Pic 8)



9. Prosperity Lakes – West Side of Street:

Remove the bamboo stake from the tree, as it is broken and no longer providing proper support. ⁴

10. Prosperity Lakes: After the crew completed their daily maintenance, the turf edging did not meet expected standards. Additional attention is needed to ensure all turf areas are properly edged during routine maintenance. ⁵

11. Prosperity Lakes– Median Trees: Limb up the lower branches on the trees located in the median. The current limb height is low enough to strike personnel operating mowers, creating a safety concern. Raising the canopy will improve clearance and reduce the risk of injury or equipment damage. ⁷

 Number: 1 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:43:14 AM
Noted for detail crew.

 Number: 2 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:39:07 AM
Noted. All trees have been in the ground at least two years.

 Number: 3 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:40:13 AM
This is recent construction that is still being worked on.

 Number: 4 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:43:46 AM
Please provide a location.

 Number: 5 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:44:37 AM
Please provide extra expectations, and this will be relayed to the crew.

 Number: 6 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:42:15 AM
Noted for crew.

 Number: 7 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:45:31 AM
Noted for detail crew.

Sunset Sapphire Ct

12. Sunset Sapphire Ct: The elm tree's main leader is snapped in half. This tree should be scheduled for removal and replacement once a few rain days are in the forecast to support proper establishment of the replacement tree. (Pic 12)



13. Same Area as Above: Another elm tree appears to have been flush cut at the tree ring but is still producing new growth. One of the following actions should be taken: either treat the remaining stump to prevent regrowth or completely remove the stump to allow for proper replacement with a new tree. (Pic 13)



14. Same Area as Above: The red maple is showing signs of decline, which appears consistent with being planted too deep and the presence of girdling roots. Upon inspection, the trunk was found to be....

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15. Same Area as Above: The elm tree's trunk is splitting and showing signs of significant stress, including excessive basal growth. Based on its condition and decline, replacement of this tree is requested. (Pic 15)



 Number: 1 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:47:11 AM
Will add to the replacement list to be proposed.

 Number: 2 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:48:50 AM
Will add items 13, 14, & 15 to replacement plan.

Sunset Sapphire Ct, Buckeye Rd, Prosperity Lakes Blvd

16. Mower Tracks: After the crew completed work, tire tracks were noted on the sidewalk. These marks should be brushed off the concrete. If brushing is unsuccessful, the affected areas should be power washed. (Pic 16) ²



(#20 Cont.)....depth, there is a possibility these trees were planted too deep. Given their young age, they should be evaluated for correction, and if necessary, lifted to expose the root flare to support proper establishment and long-term health. (Pic 20) ¹



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21. Median Turf: In selective spots the turf in the median is very uneven and heavily infested with weeds. Fertilizer application indicators were spotted in the area; however, please confirm whether this section was recently treated and, if so, what products and timing were used. ⁴

18. Buckeye Rd: The newly planted pine trees have several broken branches, most likely caused during transportation or installation. All broken and damaged branches should be properly limbed out to promote healthy structure and reduce stress on the trees. (Pic 18>) ⁵

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19. Buckeye Rd – Pond 40: At the time of inspection, the pond bank had not been mowed. Please confirm whether this area has been officially handed over for maintenance responsibility. ⁶

20. Pond 40: The cypress trees surrounding the pond bank are exhibiting signs of stress, including basal growth. While this is not always indicative of improper planting....



 Number: 1 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:55:15 AM

Many cypress do look bad this time of year and will be monitored the next few weeks.

 Number: 2 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:50:38 AM

It will be reviewed with the crew to stay off concrete as much as possible. These tracks do not brush off, and normally are gone after irrigation runs on it.

 Number: 3 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:51:20 AM

This is a result of the vendor that recently installed new light poles all over the property.

 Number: 4 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:57:03 AM

Many newer medians do have weeds and have been treated. As the turf becomes more established and we get more rain this should be better. Another service is scheduled for 5/20.

 Number: 5 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:52:28 AM

Any damaged branches will be trimmed next detail service.

 Number: 6 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:53:25 AM

Pond was mowed this week. This is a new area that Steadfast was just contracted to service.

Prosperity Lakes Blvd, Pond 9, Pond 20

(#22 Cont.)....be evaluated for planting depth, and adjustments should be made accordingly if they have not been in the ground for an extended period, particularly by correcting depth and exposing the root flare where feasible. 

(#26 Cont.)....Please straighten the tree and properly reset and adjust the staking straps to ensure adequate support and proper growth. (Pic 26) 

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27. Ant Mounds: Ant mounds continue to be an issue along turf edge lines. Please remind maintenance crews to treat ant activity during each visit and to rake away any debris once the mounds are inactive to maintain clean edges and prevent reoccurrence. 

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26. Pond 9: One tree located along the viburnum hedges is leaning and requires adjustment.....



Page: 6

 Number: 1 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 10:00:02 AM
Noted for next service.

 Number: 2 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:58:18 AM
This will be passed along to the construction install crew.

 Number: 3 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:58:40 AM
This has been proposed.

 Number: 4 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 10:01:22 AM
Top Choice was recently put down. Will have to make sure the product is properly watered-in.

 Number: 5 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 10:01:40 AM
noted

 Number: 6 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 9:59:29 AM
Bahia turf does not get treated.

Blue Diamond Trail, Prosperity Lakes Blvd, Fort Hamer Rd

29. Blue Diamond & Prosperity Lakes: At the southwest corner, the turf has been scalped, most likely due to a small slope in this area. Unless regrading is an option, maintenance crews should use extra caution when mowing this section. Continued careful mowing is necessary to prevent recurring scalping and turf damage. (Pic 29)  ¹



30. Blue Diamond & Prosperity Lakes: Just east of the sump pump, all of the oak trees are exhibiting some degree of dieback. The number of trees showing this type of stress is higher than expected. These trees should continue to be monitored throughout the growing season, and during the cooler months, we can evaluate the need to prune out any confirmed deadwood, if present. (Pic 30)  ³



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32. Fort Hamer – Median: The red maple in the median is planted too deep. After pulling back the mulch, the root flare could not be located. The trunk is already showing noticeable moss and lichen buildup, which may be an early indicator of stress. (Pic 32)  ²



 Number: 1 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 10:03:17 AM
noted to discuss with the crew.

 Number: 2 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 10:06:24 AM
These Maples do look bad. We will look at them to determine steps to try to save them.

 Number: 3 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 10:04:38 AM
These trees went through two hurricanes and have been stood up more than once. We will continue to watch and stabilize.

Fort Hamer Way

33. Note – Median Trees: Any leaning trees located in the median should be straightened and properly reset. With hurricane season approaching, uncorrected lean increases the risk of trees being lifted or uprooted during high winds. Prompt adjustment will help ensure stability and long-term survivability  ¹

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(Pic 34a, 34b)



 Number: 1 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 10:07:02 AM
Noted for crew to watch for trees.

 Number: 2 Author: cwilbur Subject: Sticky Note Date: 5/13/2026 10:07:49 AM
Horticulture will evaluate and determine next steps.

Prosperity Lakes

COMMUNITY ASSET MANAGEMENT REPORT



May 5, 2026

Rizzetta & Company

John Toborg – Community Asset Manager

Amiee Brodeen – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

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- Prosperity Lakes Entrance:** With the ongoing construction and/or repairs, please ensure the team rakes away all soil debris around existing structures. Additionally, on the west side of the street, rake away soil buildup around the irrigation lids, as accumulated soil may lead to turf dieback. (Pic 1)



- Prosperity Lakes Entrance:** Along the west side of the entrance, has this turf area been fertilized and/or treated for weeds? Several sections of the turf are becoming overrun with turf weeds, indicating a potential need for fertilizer application and/or weed control treatment. (Pic 2>)

- Flax Lilies:** Please check on the flax lilies, as there are signs of possible rust spotting. This may be indicative of transplant shock; however, the plants should be monitored to confirm whether treatment is necessary.
- Irrigation Lids:** Remind the crew to always line-trim around all irrigation covers, including electrical boxes.
- Root Balls:** After inspecting several newly planted trees to ensure they were not planted too deep, mulch was pulled back and burlap sacks and rope were found still intact around the root balls. While this practice is common, it is strongly recommended that, moving forward, all newly planted trees....(Nxt pg)



Summary of Comments on Slide 1

Page: 2



Number: 1 Author: Joshua Oliva Subject: Sticky Note Date: 5/18/2026 11:50:32 PM

Turf was treated on last treatment on 3/17/2026 with complete granular fertilizer. Also applied micro nutrient application including contact and systemic insecticides. Selective herbicides also applied including pre/post emergents.

Granular fertilizer application is scheduled for 5/20/2026. Broadcast application of selective herbicides will be applied as well. Allow weeds 1/2 weeks for discoloration and die-back.

Prosperity Lakes Blvd, Buckeye Rd

(#5 Cont.)....have the rope cut and most burlap removed around the top, and that wire baskets are cut as well. Removing these materials has been shown to promote healthier, more vigorous root growth and encourage better-developed root systems.

6. Prosperity Lakes Entrance – Buckeye Rd:

Along Buckeye, several trees appear to have been missed during the mulching installation, and a few did not receive a properly defined tree ring edge. In particular, the tree shown in the photo is planted too deep and did not receive a tree ring or mulch. These items need to be addressed to support proper tree establishment and long-term health. (Pic 6)



7. Same Area as Above: Replace the broken irrigation lid. (Pic 7)



8. Monument at Buckeye Rd & Prosperity Lakes:

Behind the monument, the viburnum shrubs have several broken branches (most likely caused by an animal). Prune and limb out all broken or damaged branches to improve plant health and appearance. (Pic 8)

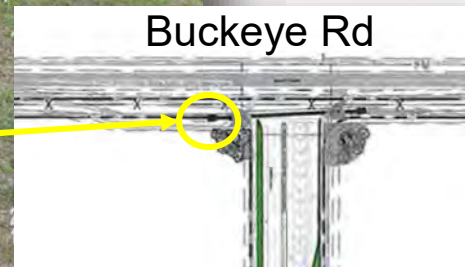


9. Prosperity Lakes – West Side of Street:

Remove the bamboo stake from the tree, as it is broken and no longer providing proper support.

10. Prosperity Lakes: After the crew completed their daily maintenance, the turf edging did not meet expected standards. Additional attention is needed to ensure all turf areas are properly edged during routine maintenance.

11. Prosperity Lakes– Median Trees: Limb up the lower branches on the trees located in the median. The current limb height is low enough to strike personnel operating mowers, creating a safety concern. Raising the canopy will improve clearance and reduce the risk of injury or equipment damage.



Sunset Sapphire Ct

12. Sunset Sapphire Ct: The elm tree's main leader is snapped in half. This tree should be scheduled for removal and replacement once a few rain days are in the forecast to support proper establishment of the replacement tree. (Pic 12)



13. Same Area as Above: Another elm tree appears to have been flush cut at the tree ring but is still producing new growth. One of the following actions should be taken: either treat the remaining stump to prevent regrowth or completely remove the stump to allow for proper replacement with a new tree. (Pic 13)



14. Same Area as Above: The red maple is showing signs of decline, which appears consistent with being planted too deep and the presence of girdling roots. Upon inspection, the trunk was found to be....

(#14 Cont.)....heavily infested with carpenter ants, indicating advanced stress and possible internal decay. Replacement of this tree is requested, after we see more rain in the forecast. (Pic 14)



15. Same Area as Above: The elm tree's trunk is splitting and showing signs of significant stress, including excessive basal growth. Based on its condition and decline, replacement of this tree is requested. (Pic 15)



Sunset Sapphire Ct, Buckeye Rd, Prosperity Lakes Blvd

16. Mower Tracks: After the crew completed work, tire tracks were noted on the sidewalk. These marks should be brushed off the concrete. If brushing is unsuccessful, the affected areas should be power washed. (Pic 16)



(#20 Cont.)....depth, there is a possibility these trees were planted too deep. Given their young age, they should be evaluated for correction, and if necessary, lifted to expose the root flare to support proper establishment and long-term health. (Pic 20)



17. Same Area: The right-of-way (ROW) turf has a significant divot, most likely caused by soil settling. It is highly recommended to remove the affected turf, properly backfill and compact the area, and then re-lay sod to restore a level surface and prevent further settling. Circled in Pic 16.

21. Median Turf: In selective spots the turf in the median is very uneven and heavily infested with weeds. Fertilizer application indicators were spotted in the area; however, please confirm whether this section was recently treated and, if so, what products and timing were used.

18. Buckeye Rd: The newly planted pine trees have several broken branches, most likely caused during transportation or installation. All broken and damaged branches should be properly limbed out to promote healthy structure and reduce stress on the trees. (Pic 18>)

22. Prosperity Lakes: Red maples are highly sensitive to being planted too deep and tend to show signs of stress quickly when planted improperly. These trees should....(Nxt pg)

19. Buckeye Rd – Pond 40: At the time of inspection, the pond bank had not been mowed. Please confirm whether this area has been officially handed over for maintenance responsibility.

20. Pond 40: The cypress trees surrounding the pond bank are exhibiting signs of stress, including basal growth. While this is not always indicative of improper planting....





Number: 1 Author: Joshua Oliva Subject: Sticky Note Date: 5/18/2026 11:57:33 PM

Manager was out in the area on 4/28/2026 and turf was treated with a blend of 20-0-0, Iron and a selective herbicide to control weed pressure. Turf as responded well to that treatment.

Prosperity Lakes Blvd, Pond 9, Pond 20

(#22 Cont.)....be evaluated for planting depth, and adjustments should be made accordingly if they have not been in the ground for an extended period, particularly by correcting depth and exposing the root flare where feasible.

23. Prosperity Lakes – Pond 9: Behind the large viburnum hedges along Pond 9, there is a triangular section of turf that needs to be replaced. Steadfast, please provide a proposal to replace the existing Bahia turf in this area. (Pic 23)



24. Pond 9: With water levels now lower, increased trash accumulation and visible pond algae are becoming apparent. During the construction phase, it may be necessary for the pond maintenance contractor (SiteX) to increase service frequency to at least twice per month to address debris removal and algae management.

25. Prosperity Lakes – Near Pond 9: The turf in this area is heavily infested with turf weeds. No recent treatment indicators were observed. Weed control treatment is needed to address the infestation and improve turf health and appearance. (Pic 25)

26. Pond 9: One tree located along the viburnum hedges is leaning and requires adjustment.....

(#26 Cont.)....Please straighten the tree and properly reset and adjust the staking straps to ensure adequate support and proper growth. (Pic 26)



27. Ant Mounds: Ant mounds continue to be an issue along turf edge lines. Please remind maintenance crews to treat ant activity during each visit and to rake away any debris once the mounds are inactive to maintain clean edges and prevent reoccurrence.

28. Pond 20: The Bahia turf located behind the viburnum shrubs is becoming patchy. Once the rainy season begins, overseeding is recommended unless the Bahia shows signs of recovery and improved vigor prior to that time.





Number: 1 Author: Joshua Oliva Subject: Sticky Note Date: 5/18/2026 11:58:51 PM

Turf will be treated with complete granular fertilizer on upcoming service as well as a broadcast treatment of herbicides including pre and post emergents.

Blue Diamond Trail, Prosperity Lakes Blvd, Fort Hamer Rd

29. Blue Diamond & Prosperity Lakes: At the southwest corner, the turf has been scalped, most likely due to a small slope in this area. Unless regrading is an option, maintenance crews should use extra caution when mowing this section. Continued careful mowing is necessary to prevent recurring scalping and turf damage. (Pic 29)



30. Blue Diamond & Prosperity Lakes: Just east of the sump pump, all of the oak trees are exhibiting some degree of dieback. The number of trees showing this type of stress is higher than expected. These trees should continue to be monitored throughout the growing season, and during the cooler months, we can evaluate the need to prune out any confirmed deadwood, if present. (Pic 30)



31. Fort Hamer & Buckeye Entrance: Board, it is recommended that the pebble creek gravel along the sidewalk be glued in place. Without stabilization, this material is likely to be displaced by blowers during routine cleanup after mowing and edging. Securing the gravel will help maintain the intended appearance and reduce ongoing maintenance issues. (Pic 31)



32. Fort Hamer – Median: The red maple in the median is planted too deep. After pulling back the mulch, the root flare could not be located. The trunk is already showing noticeable moss and lichen buildup, which may be an early indicator of stress. (Pic 32)





Number: 1 Author: Joshua Oliva Subject: Sticky Note Date: 5/19/2026 12:13:16 AM

Oaks and Maples are experiencing die back due to environmental issues. Steadfast and Terrapin will continue to work aggressively to correct any possible soil deficiency to ensure best performance and recovery of trees.

Fort Hamer Way

33. Note – Median Trees: Any leaning trees located in the median should be straightened and properly reset. With hurricane season approaching, uncorrected lean increases the risk of trees being lifted or uprooted during high winds. Prompt adjustment will help ensure stability and long-term survivability.

34. Fort Hamer – Median Turf: South of the entrance, the median and the ROW turf areas should be evaluated. A section appears to be declining, with symptoms consistent with a possible fungal issue. Further inspection and, if necessary, treatment are recommended before the affected area expands. (Pic 34a, 34b)





Number: 1 Author: Joshua Oliva Subject: Sticky Note Date: 5/19/2026 12:16:21 AM

Area is a recovering drought stress. Turf was treated on 4/28/2026 with curatives and preventatives including contact and systemic insecticides. Also applied a mix of liquid fertilizer as well as selective herbicides.

Tab 12



Printed: May 15, 2026

30435 Commerce Drive Unit 102, San Antonio, FL 33576

Phone: 844-347-0702

Fax: 813-501-1432

Daily Logs List

Apr 29, 2026

Job: SM1118 Prosperity Lakes**Title:** Service order 24601**Added By:** Floyd Chastain**Log Notes:**

Van was sent over to prosperity lakes to check on the area across from the model at the parking area.

Leak - on the west side of the parking area a leak was reported . Tech was able to find the area where the leak is. Tech exposed the leak but wasn't sure if it was our line or not. Tech left hole exposed and cation taped off the area.

Dry grass- tech investigated the dry grass around the parking area. Tech found the two valve banks where nodes are located. Tech tested all the nodes. 3 of them were not functioning. One of the three nodes was missing the entire back half, and battery connection piece was missing 9 volt connectors. Need replace the four nodes , the one missing the 9volt connector is a 2 station node. The rest are single station nodes.

1.5 hrs

4-30

Tech returned with the nodes. Tech swapped out 2 single station nodes and 1 two station. Swapped out batteries also in another. Tech was able to get the battery connector to release 9 volt without the connectors from popping off.

Tech then inspected the zones. Each zone while system was running, tech checked the spot where the leak is at. But didn't see anything coming from it. Tech then escalated the leak a little more , to see the pipe size and noticed the pipe was cracked further back . I didn't have extra pipe to make the repair properly so I cautioned taped hole back off. Need 1.5 inch pipe and slip fix and 2 couplers

Parts used

2 single station nodes

1 - two station node

10 9 volt batteries

9 small black wire nuts

3 hrs labor

Weather Conditions:

Mostly sunny

Wed, Apr 29, 2026, 2:05 PM

**88°F****68°F**

Wind: 10 mph

Humidity: 87%

Total Precip: 0"

Attachments: 43







Printed: May 15, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 12, 2026

Job: SM1118 Prosperity Lakes

Title:

Added By: Brigida Crespo

Log Notes:

Maintenance service completed.

Weather Conditions:

Partly cloudy with isolated storms

Tue, May 12, 2026, 5:04 PM

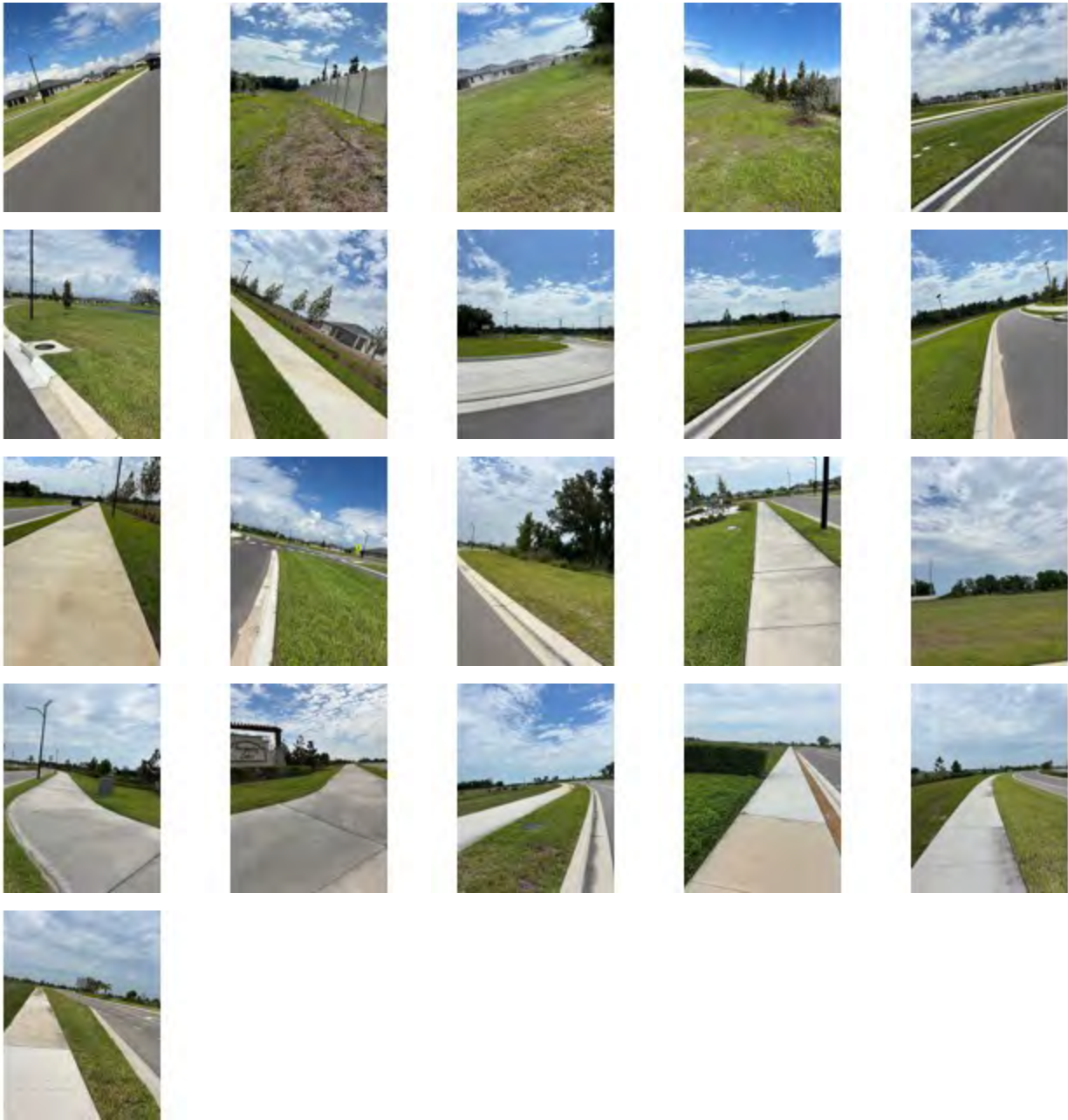


88°F

72°F

Wind: 9 mph
Humidity: 100%
Total Precip: 0"

Attachments: 21





Printed: May 15, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 11, 2026

Job: SM1118 Prosperity Lakes

Title:

Added By: Martina Venegas

Log Notes:

Pond service

Weather Conditions:

Mostly sunny

Mon, May 11, 2026, 5:15 PM



91°F

77°F

Wind: 11 mph
Humidity: 85%
Total Precip: 0"

Attachments: 8





Printed: May 15, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

May 12, 2026

Job: SM1118 Prosperity Lakes

Title:

Added By: Martina Venegas

Log Notes:

Pond Service complete

Weather Conditions:

Partly cloudy with isolated storms

Tue, May 12, 2026, 4:47 PM



86°F

78°F

Wind: 12 mph
Humidity: 85%
Total Precip: 0"

Attachments: 8



TAB 13



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Regular Meeting** June 25, 2026 @ 11:00am

District Manager's Report

May 28,

2026

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FINANCIAL SUMMARY

04/30/2026

General Fund Cash & Investment Balance:	\$1,857,923
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Debt Service Fund Investment Balance:	\$987,000
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Capital Projects Fund Investment Balance:	<u>\$6,081</u>
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Total Cash and Investment Balances:	\$2,851,004
--	--------------------

General Fund Expense Variance:	\$801,265	Under Budget
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Rizzetta & Company

- Midge fly treatments commenced the week of March 30 and will be conducted monthly through October.

TAB 14



Quarterly Compliance Audit Report

Prosperity Lakes

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

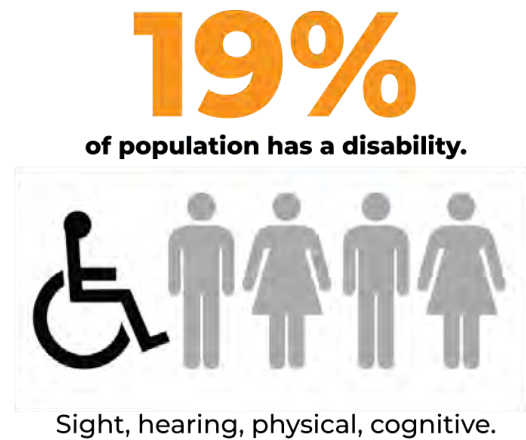
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

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

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

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

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

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

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

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

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

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

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

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

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

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

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

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



Feedback for users

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

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
----------------------	--

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

Tab 15



April 15, 2026

Prosperity Lakes Community Development District
Attn: Sam Stevens
3434 Colwell Ave Suite 200
Tampa FL 33614

Dear Mr. Stevens:

We are in receipt of your request for the number of registered voters in the Prosperity Lakes Community Development District of April 15, 2026. According to our records, there were 886 persons registered in the Prosperity Lakes Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Scott Farrington
Supervisor of Elections

SF/sas