



Rizzetta & Company

New Port Corners Community Development District

Board of Supervisors' Meeting

January 13, 2026

**District Office:
5844 Old Pasco Road Suite 100
Wesley Chapel, FL 33544
813.533.2950**

newportcornerscdd.org

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544

District Board of Supervisors	Kelly Evans	Chair
	Lori Campagna	Vice-Chair
	Jacob Walsh	Assistant Secretary
	Bradley Gilley	Assistant Secretary
	Vacant	Assistant Secretary
District Manager	Scott Brizendine	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin & Vericker
District Engineer	Brian Surak	Clearview Land Design

All Cellular phones and pagers must be turned off 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) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), 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.

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.newportcornerscdd.org

January 5, 2026

Board of Supervisors
New Port Corners Community
Development District

AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the New Port Corners Community Development District will be held on **Tuesday, January 13, 2026 at 9:00 a.m.**, or immediately after the Connerton East CDD meeting at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33558. The following is the agenda for the meeting:

BOS MEETING:

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of Board of Supervisors Regular Meeting Minutes for December 9, 2025Tab 1
 - B. Ratification of Operation & Maintenance Expenditures for November 2025.....Tab 2
 - C. Ratification of Construction RequisitionsTab 3
4. **BUSINESS ITEMS**
 - A. Appointment of New Board Supervisor Seat 3 (2025-2028)
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager (under separate cover)
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) 994-1001.

Sincerely,
Scott Brizendine
Scott Brizendine
District Manager

Tab 1

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.

**NEW PORT CORNERS
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of New Port Corners Community Development District was held on **Tuesday, December 9, 2025, at 9:45 a.m.** at the Hilton Garden Inn, 2155 Northpointe Parkway, Lutz, FL 33558.

Present and constituting a quorum:

Kelly Evans	Chair
Lori Campagna	Vice Chair
Bradley Gilley	Assistant Secretary
Jacob Walsh	Assistant Secretary

Also present were:

Scott Brizendine	District Manager, Rizzetta & Company
Lisa Castoria	District Manager, Rizzetta & Company
John Vericker	District Counsel, Straley Robin Vericker
KC Hopkinson	District Counsel, Straley Robin Vericker

Audience: **None**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Brizendine opened the meeting at 9:32 a.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience members present.

THIRD ORDER OF BUSINESS

**Consideration of Board of Supervisors
Meeting Minutes for November 11, 2025**

On a Motion by Mr. Gilley, seconded by Ms. Evans, with all in favor, the Board of Supervisors approved minutes of the Board of Supervisors meeting on November 11, 2025, as presented, for the New Port Corners Community Development District.

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
December 9, 2025 – Meeting of Minutes
Page 2

FOURTH ORDER OF BUSINESS

**Ratification of Operation &
Maintenance Expenditures for October
2025**

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for October 2025 (\$21,562.50), as presented, for the New Port Corners Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Final Supplemental
Special Assessment Allocation Report**

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors approved the Final Supplemental Special Assessment Allocation Report as presented, for the New Port Corners Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-01;
Supplemental Assessment Final Terms
of 2025 Bonds**

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved Resolution 2026-01; Supplemental Assessment Final Terms of 2025 Bonds, as presented, for the New Port Corners Community Development District.

SEVENTH ORDER OF BUSINESS

**Appointment of New Board
Supervisor Seat 3 (2025-2028)**

This item was tabled.

EIGHTH ORDER OF BUSINESS

Ratification of DTS License Agreement

On a Motion by Ms. Evans, seconded by Mr. Gilley, with all in favor, the Board of Supervisors ratified the DTS License Agreement, as presented, for the New Port Corners Community Development District.

NINTH ORDER OF BUSINESS

**Consideration of First Addendum
District Services**

On a Motion by Ms. Evans, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved Rizzetta & Company First Addendum for District Services, as presented, for the New Port Corners Community Development District.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No report.

B. District Engineer

Not present.

C. District Manager

The next regular meeting will be on January 13 2026, at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, Florida 33558.

ELEVENTH ORDER OF BUSINESS

Supervisor Requests

No supervisor requests.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Evans, seconded by Ms. Campagna, with all in favor, the Board of Supervisors adjourned the meeting at 9:49 a.m., for New Port Corners Community Development District.
--

Assistant Secretary

Chairman / Vice-Chairman

Tab 2

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 3361

Operation and Maintenance Expenditures Presented For Board Approval November 2025

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2025 through November 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 33,137.10**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

New Port Corners Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bradley Gilley	300065	BG 10/14/25	Board of Supervisor Meeting 10/14/25	\$ 200.00
Bradley Gilley	300064	GILLEY111125	Board of Supervisor Meeting 11/11/25	\$ 200.00
Gig Fiber, LLC	300066	5172	Solar Lighting 09/25	\$ 6,250.00
Gig Fiber, LLC	300066	5360	Solar Lighting 10/25	\$ 6,250.00
Gig Fiber, LLC	300066	5605	Solar Lighting 11/25	\$ 6,250.00
Jacob Walsh	300068	111125 JW	Board of Supervisor Meeting 09/09/25	\$ 200.00
Jacob Walsh	300067	jw 10/14/25	Board of Supervisor Meeting 10/14/25	\$ 200.00
Kelly Evans	300069	EVANS111125	Board of Supervisor Meeting 11/11/25	\$ 200.00
Kelly Evans	300070	KE 10//24/25	Board of Supervisor Meeting 10/14/25	\$ 200.00
Lori Campagna	300072	111125LORIC	Board of Supervisor Meeting 11/11/25	\$ 200.00
Lori Campagna	300071	LC 10/14/25	Board of Supervisor Meeting 10/14/25	\$ 200.00
Rizzetta & Company, Inc.	300076	INV0000103617	Accounting Services 10/25	\$ 3,300.00
Rizzetta & Company, Inc.	300063	INV0000104529	District Management Services 11/25	\$ 3,300.00

New Port Corners Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Sitex Aquatics, LLC	300073	10136-b	Monthly Lake Maintenance 09/25	\$ 750.00
Sitex Aquatics, LLC	300073	10245-b	Monthly Lake Maintenance 10/25	\$ 750.00
Straley Robin Vericker	300074	27134	Legal Services 08/25	\$ 2,767.50
Straley Robin Vericker	300074	27452	Legal Services 10/25	\$ 1,858.35
The Observer Group, Inc.	300075	25-02456P	Legal Advertising 11/25	<u>\$ 61.25</u>
Total				<u>\$ 33,137.10</u>

NEW PORT CORNERS CDD
Meeting Date: October 14, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Kelly Evans	<input checked="" type="checkbox"/>
Lori Campagna	<input checked="" type="checkbox"/>
Jacob Walsh	<input checked="" type="checkbox"/>
Bradley Gilley	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:30 am
Meeting End Time:	9:38 am
Total Meeting Time:	6 minutes

Time Over _____ (3) Hours:	
------------------------------	--

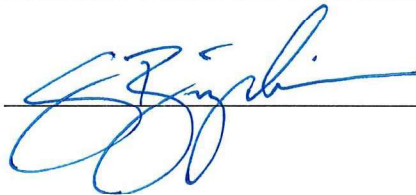
Total at \$175 per Hour:	\$0.00
--------------------------	--------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____



NEW PORT CORNERS CDD
Meeting Date: November 11, 2025

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid
Kelly Evans	x
Lori Campagna	x
Jacob Walsh	x
Bradley Gilley	x

(*) Does not get paid

NOTE: Supervisors are only paid if checked present.

EXTENDED MEETING TIMECARD

Meeting Start Time:	9:22 AM
Meeting End Time:	9:27 AM
Total Meeting Time:	:05

Time Over _____ (3) Hours:	
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Total at \$175 per Hour:	\$0.00
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ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____



Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #:	5172
Invoice Date:	09/01/25
Amount Due:	\$6,250.00

Bill To:

New Port Corners CDD
United States

Due Date
09/30/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	New Port Corners CDD - Ph1_Sept 2025	125	\$50.00	\$6,250.00

Subtotal:	\$6,250.00
Sales Tax:	\$0.00
Total:	\$6,250.00
Payments:	\$0.00
Amount Due:	\$6,250.00

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #:	5360
Invoice Date:	10/01/25
Amount Due:	\$6,250.00

Bill To:

New Port Corners CDD
United States

Due Date
10/31/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	New Port Corners CDD - Phase 1_Oct 2025	125	\$50.00	\$6,250.00

Subtotal:	\$6,250.00
Sales Tax:	\$0.00
Total:	\$6,250.00
Payments:	\$0.00
Amount Due:	\$6,250.00

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Gig Fiber, LLC
2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
813-800-5323

INVOICE



Invoice #:	5605
Invoice Date:	11/01/25
Amount Due:	\$6,250.00

Bill To:

New Port Corners CDD
United States

Due Date
11/30/25

Item	Description	Quantity	Price	Amount
Solar Equipment Lease Income	New Port Corners CDD - Phase 1_Nov 2025	125	\$50.00	\$6,250.00

Subtotal:	\$6,250.00
Sales Tax:	\$0.00
Total:	\$6,250.00
Payments:	\$0.00
Amount Due:	\$6,250.00

Make Payable to Gig Fiber LLC

To pay online, go to <https://app02.us.bill.com/p/streetleaf>

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
10/2/2025	INV0000103617

Bill To:

New Port Corners CDD
3434 Colwell Ave
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
October	Upon Receipt	00649

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
11/2/2025	INV0000104529

Bill To:

New Port Corners CDD
3434 Colwell Ave
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
November	Upon Receipt	00649

[illegible]

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to
New Port Corners CDD
Rizzetta & Company
3434 Colewell Ave Suite 200
Tampa, FL 33614

RECEIVED
09-03-25

Invoice details

Invoice no.: 10136-b
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 5 Waterways	1	\$750.00	\$750.00

Total **\$750.00**

Ways to pay



[View and pay](#)

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to
New Port Corners CDD
Rizzetta & Company
3434 Colewell Ave Suite 200
Tampa, FL 33614

Invoice details

Invoice no.: 10245-b
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance: 5 Waterways	1	\$750.00	\$750.00

Total **\$750.00**

Ways to pay



[View and pay](#)

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

New Port Corners CDD
3434 Colwell Avenue. Suite 200
Tampa, FL 33614

September 16, 2025
Client: 001580
Matter: 000001
Invoice #: 27134

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/5/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
8/6/2025	JMV	TELEPHONE CALL FROM K. REALI; REVIEW EMAILS FROM K. REALI RE: CDD ORDINANCE AMENDMENT PROCEDURES.	0.6	\$243.00
8/6/2025	LC	RESEARCH RE PASCO COUNTY'S PROCEDURE FOR CORRECTING A LEGAL DESCRIPTION FOR THE ORDINANCE, PUBLICATION REQUIREMENTS FOR ESTABLISHMENTS AND FOR BOUNDARY AMENDMENTS IN PASCO COUNTY AND MUNICODE REQUIREMENTS FOR PUBLICATION NOTICES FOR ORDINANCES.	2.2	\$429.00
8/7/2025	JMV	REVIEW COUNTY NOTICE PROCEDURES; DRAFT EMAIL TO K. REALI.	0.8	\$324.00
8/7/2025	VKB	REVIEW AND REPLY TO EMAILS RE: BOUNDARY AMENDMENT AND COUNTY'S PATH FOR CORRECTING SCRIVENER'S ERROR IN LEGAL.	0.3	\$121.50
8/7/2025	MS	RESEARCH RE LEGAL ASSESSMENT NOTICES.	0.2	\$39.00
8/11/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
8/12/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.8	\$324.00
8/12/2025	CAW	REVIEW EMAIL CORRESPONDENCE FROM K. REALI REGARDING STATUS OF BOUNDARY DESCRIPTION CONCERNS.	0.2	\$75.00
8/12/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; EMAILS WITH K. REALI RE LEGAL DESCRIPTION AND COUNTY PROCESS.	1.0	\$375.00

SERVICES

Date	Person	Description of Services	Hours	Amount
8/14/2025	KCH	REVIEW AND REVISE SOLAR LIGHTING AGREEMENT WITH GIG FIBER.	1.0	\$375.00
8/27/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
Total Professional Services			8.3	\$2,767.50
Total Services			\$2,767.50	
Total Disbursements			\$0.00	
Total Current Charges				\$2,767.50
Previous Balance				\$10,639.32
PAY THIS AMOUNT				\$13,406.82

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26645	June 10, 2025	\$5,097.50	\$253.82	\$0.00	\$0.00	\$8,118.82
26812	July 09, 2025	\$3,354.00	\$0.00	\$0.00	\$0.00	\$6,121.50
26974	August 15, 2025	\$1,934.00	\$0.00	\$0.00	\$0.00	\$4,701.50
Total Remaining Balance Due						\$13,406.82

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,767.50	\$1,934.00	\$3,354.00	\$5,351.32

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

New Port Corners CDD

P.O. Box 32414

Charlotte, NC 28232

November 14, 2025

Client: 001580

Matter: 000001

Invoice #: 27452

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/7/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/13/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
10/14/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	\$283.50
10/14/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.8	\$300.00
10/16/2025	LC	REVIEW ADDENDUM PROPOSAL FROM SITEX AQUATICS RE SERVICES TO PONDS 6-10; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME; PREPARE DRAFT ADDENDUM AGREEMENT RE SAME; PREPARE DRAFT PARKING AND TOWING POLICY, MAIL KIOSK PARKING POLICY AND RESOLUTION FOR SAME.	1.3	\$253.50
10/16/2025	KCH	REVIEW AND REVISE ADDENDUM NO. 6 WITH SITEX AQUATICS; REVIEW AND REVISE RESOLUTION ADOPTING POLICIES ON PARKING AND TOWING AND PREPARE ASSOCIATED POLICIES.	1.0	\$375.00
10/23/2025	KCH	REVIEW FIELD SERVICES AGREEMENT WITH RIZZETTA.	0.6	\$225.00
10/28/2025	KCH	REVIEW UPCOMING AGENDA AND EMAILS WITH D. KRONICK REGARDING SAME.	0.2	\$75.00
Total Professional Services			5.4	\$1,824.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/31/2025	Photocopies	\$34.35
Total Disbursements		\$34.35
Total Services		\$1,824.00
Total Disbursements		\$34.35
Total Current Charges		\$1,858.35
Previous Balance		\$5,682.75
PAY THIS AMOUNT		\$7,541.10

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27134	September 16, 2025	\$2,767.50	\$0.00	\$0.00	\$0.00	\$4,625.85
27276	October 07, 2025	\$2,806.50	\$108.75	\$0.00	\$0.00	\$4,773.60
Total Remaining Balance Due						\$7,541.10

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,858.35	\$5,682.75	\$0.00	\$0.00

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-02456P

Date 11/14/2025

Attn:
New Port Corners CDD Rizzetta
3434 COLWELL AVENUE #200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-02456P

\$61.25

Notice of Board Meeting

RE: New Port Corners CDD Board of Supervisors Regular Meeting on
December 9, 2025 at 9:00 a.m.

Published: 11/14/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$61.25

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF BOARD MEETING

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of New Port Corners Community Development District will hold their regular meeting on December 9, 2025 at 9:00 a.m. at the Hilton Garden Inn Tampa Suncoast Parkway 2155 Northpointe Parkway Lutz, FL 33588.

A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the agenda may be viewed on the District's website <https://www.newportcornerscdd.org>, or may be obtained by contacting the District Manager's office via email at sbrizendine@rizzetta.com or via phone at (813) 994-1001.

The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for Community Development Districts. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors or staff will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

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

Scott Brizendine

District Manager

November 14, 2025

25-02456P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Tab 3

**NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
CONSTRUCTION REQUISITION SERIES 2025
FOR BOARD APPROVAL ON JANUARY 13, 2026**

REQUISITION NO.	PAYEE	AMOUNT
CR 1	Lennar Homes, LLC	\$13,747,586.23

NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.newportcornerscdd.org

November 21, 2025

RIZZETTA & COMPANY, INC.
New Port Corners CDD, Construction Account
Corporate Trust Services
Attn: Lori Pardee-Cushing
60 Livingston Avenue, 3rd Floor
EP-MN-WS3T
St. Paul, MN 55107

RE: Construction Account, Series 2025
Requisitions for Payment

Dear Lori:

Below please find a table detailing the enclosed requisition(s) ready for payment from the District's Construction Account.

PLEASE EXPEDITE PAYMENT TO THE PAYEE VIA WIRE

REQUISITION NO.	PAYEE	AMOUNT
CR 1	Lennar Homes, LLC	\$13,747,586.23

If you have any questions regarding this request, please do not hesitate to call me at (813) 514-0400. Thank you for your prompt attention to this matter.

Sincerely,
New Port Corners Community
Development District

Scott Brizendine
District Manager

**NEW PORT CORNERS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025**

The undersigned, a Responsible Officer of the New Port Corners Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), dated as of November 1, 2025, as supplemented by that certain First Supplemental Trust Indenture dated as of November 1, 2025 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

November 17, 2025

- (A) Requisition Number: **CR 1**
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee: **Lennar Homes, LLC
4600 West Cypress St., Suite 200
Tallahassee, FL 32314**
- (D) Amount Payable: **\$13,747,586.23**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): **Reimbursement for payment of PH1A & 1B**
- (F) Fund or Account and subaccount, if any, from which disbursement to be made: **Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund**

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account;
3. each disbursement set forth above was incurred in connection with the Cost of the 2025 Project; and
4. each disbursement represents a Cost of 2025 Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive

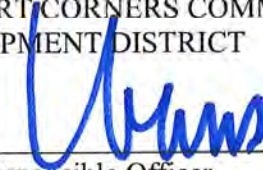
payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

NEW PORT CORNERS COMMUNITY
DEVELOPMENT DISTRICT

By:


Responsible Officer

Date: NOV 19, 2025

**CONSULTING ENGINEER'S
APPROVAL FOR NON-COST OF ISSUANCE**

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2025 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.


Consulting Engineer

New Port Corners Ph1A & 1B
Contract # 20299854/31268788 CDD Reimbursement #2

Vendor	Invoice #	Payment #	Amount
RIPA & ASSOCIATES LLC	PA#14 (Contract # 20299854)	769877	1,493,907.36
RIPA & ASSOCIATES LLC	PA#15 (Contract # 20299854)	792045	1,177,131.32
RIPA & ASSOCIATES LLC	PA#16 RETENTION (Contract # 20299854)	797276	1,063,481.99
RIPA & ASSOCIATES LLC	PA#17 (Contract # 20299854)	813673	918,413.12
RIPA & ASSOCIATES LLC	PA#18 (Contract # 20299854)	841382	599,053.18
RIPA & ASSOCIATES LLC	PA#19 (Contract # 20299854)	864619	576,175.18
RIPA & ASSOCIATES LLC	PA#20 (Contract # 20299854)	899297	1,282,502.91
RIPA & ASSOCIATES LLC	PA#21 (Contract # 20299854)	917715	1,055,910.78
RIPA & ASSOCIATES LLC	PA#22 (Contract # 20299854)	936786	3,803.80
RIPA & ASSOCIATES LLC	PA#23 RETENTION (Contract # 20299854)	955922	789,093.96
RIPA & ASSOCIATES LLC	PA#24 (Contract # 20299854)	1054589	1,470.00
RIPA & ASSOCIATES LLC	PA#25 RETENTION (Contract # 20299854)	1054589	507,884.29
RIPA & ASSOCIATES LLC	PA#1 (Contract # 31268788)	570285	106,413.75
RIPA & ASSOCIATES LLC	PA#2 (Contract # 31268788)	592855	353,234.34
RIPA & ASSOCIATES LLC	PA#3 (Contract # 31268788)	615577	881,004.60
RIPA & ASSOCIATES LLC	PA#4 (Contract # 31268788)	649581	410,304.60
RIPA & ASSOCIATES LLC	PA#5 (Contract # 31268788)	671368	209,732.76
RIPA & ASSOCIATES LLC	PA#6 (Contract # 31268788)	688686	443,369.25
RIPA & ASSOCIATES LLC	PA#7 (Contract # 31268788)	722629	1,199,492.58
RIPA & ASSOCIATES LLC	PA#8 (Contract # 31268788)	757978	203,298.97
RIPA & ASSOCIATES LLC	PA#9 (Contract # 31268788)	769877	119,444.72
RIPA & ASSOCIATES LLC	PA#10 (Contract # 31268788)	792045	227,251.17
RIPA & ASSOCIATES LLC	PA#11 (Contract # 31268788)	813673	125,211.60
		Total	\$13,747,586.23

PA #1

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 106,413.75 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 2/29/24 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169a

New Port Corners Ph1B
CN# 24732816
New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 3/21/2024

Lienor: Ripa & Associates, LLC
(Company Name)

By [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of March, 2024, by Joseph Christian LaFace as President for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA

[Signature]

Notary Public

Devin Christian

Printed Name of Notary Public

My Commission Expires: 12/10/24

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

PA#2

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 353,234.34 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 3/31/24 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169a

New Port Corners Ph 1B
CN# 24732816
New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 4/18/2024

Lienor: Ripa & Associates, LLC
 (Company Name)

By: [Signature]
 (Signature)

STATE OF FLORIDA
 COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18th day of April, 2024, by Joseph Pitre as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
 Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



[Signature]
 Notary Public
Devin Christian
 Printed Name of Notary Public
 My Commission Expires: 12/10/24

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 881,004.60 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 4/30/24 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169a

New Port Corners Ph 1B
CN# 24732816
New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 5/16/24

Lienor: Ripa & Associates, LLC
 (Company Name)

By: [Signature]
 (Signature)

STATE OF FLORIDA
 COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16 day of MAY, 2024, by Joseph Pitre as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
 Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



[Signature]
 Notary Public
Devin Christian
 Printed Name of Notary Public
 My Commission Expires: 12/10/24

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 410,304.60 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 5/31/24 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169a

New Port Corners Ph 1B
CN# 24732816
New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 6/28/2024

Lienor: Ripa & Associates, LLC
(Company Name)

By: [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of June, 2024, by Joseph Pitre as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced

NOTARY SEAL:
(Signature of Notary Public – State of FLORIDA)



[Signature]
Notary Public
Devin Christian
Printed Name of Notary Public
My Commission Expires: 12/10/24

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 209,732.76 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 6/30/24 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169a

New Port Corners Ph 1B
CN# 24732816
New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 7/25/24

Lienor: Ripa & Associates, LLC
(Company Name)

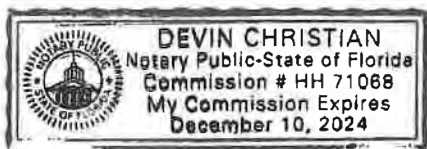
By: [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of July, 2024 by Joseph Pitre as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



[Signature]
Notary Public
Devin Christian
Printed Name of Notary Public
My Commission Expires: 12/10/24

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 443,369.25 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 7/31/24 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169a

New Port Corners Ph 1B
CN# 24732816
New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 8/15/2024

Lienor: Ripa & Associates, LLC
(Company Name)

By: [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of August, 2024, by John Flinn as VP for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



[Signature]
Notary Public
Devin Christian
Printed Name of Notary Public
My Commission Expires: 12/10/24

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 1,199,492.59 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 8/31/24 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169a

New Port Corners Ph 1B
CN# 24732816
New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 9/27/24

Lienor: Ripa & Associates, LLC
(Company Name)

By: [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of September, 2024, by Joseph Pitre as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



[Signature]
Notary Public
Devin Christian
Printed Name of Notary Public
My Commission Expires: 12/10/24

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 203,298.97 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 9/30/24 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169a

New Port Corners Ph 1B
CN# 24732816
New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 11/7/2024

Lienor: Ripa & Associates, LLC
(Company Name)

By: [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of November, 2024, by Joseph Pitre as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



[Signature]
Notary Public
Devin Christian
Printed Name of Notary Public
My Commission Expires: 12/10/24

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 119,444.72 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 10/31/2024 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169a

New Port Corners Ph 1B

CN# 24732816

New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 11/21/2024

Lienor: Ripa & Associates, LLC

(Company Name)

By: [Signature]

(Signature)

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of November, 2024, by Joseph Pitre as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



[Signature]
Notary Public
Devin Christian

Printed Name of Notary Public

My Commission Expires: 12/10/24

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 227,251.17 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 11/30/24 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169a

New Port Corners Ph 1B
CN# 24732816
New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on

12/20/24

Lienor: Ripa & Associates, LLC

(Company Name)

By:

(Signature)

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of December, 2024, by Joseph Pitre as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



Notary Public

Printed Name of Notary Public

My Commission Expires: 12/10/24

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 125,211.60 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 12/31/2024 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169a

New Port Corners Ph 1B
CN# 24732816
New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 1/17/2025

Lienor: Ripa & Associates, LLC
(Company Name)

By: [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of January 2025, by Joseph Pitre as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



[Signature]
Notary Public
Devin Christian
Printed Name of Notary Public
My Commission Expires: 12/10/28

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 1,493,907.36 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 10/31/2024 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169

New Port Corners CN#20299857

Little Road - S of DeCubelis Rd

Legal 02-26-16-0010-04500-0011

New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 11/21/2024

Lienor: Ripa & Associates, LLC

(Company Name)

By: [Signature]

(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of November, 2024, by Joseph Pitre as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



[Signature]
Notary Public

Devin Christian
Printed Name of Notary Public

My Commission Expires: 12/10/24

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 1,177,131.31 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 11/30/24 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169

New Port Corners CN#20299857

Little Road - S of DeCubelis Rd

Legal 02-26-16-0010-04500-0011

New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 12/20/2024

Lienor: Ripa & Associates, LLC
(Company Name)

By: [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20 day of December, 2024, by Joseph Pitre as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



[Signature]

Notary Public

Devin Christian

Printed Name of Notary Public

My Commission Expires: 12/10/24

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 1,063,481.99 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 11/30/24 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169

New Port Corners CN#20299857
Little Road - S of DeCubelis Rd
Legal 02-26-16-0010-04500-0011
New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 1/3/2025

Lienor: Ripa & Associates, LLC
(Company Name)

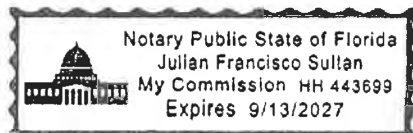
By: [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3 day of January, 2025, by Joseph Pitre as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



[Signature]
Notary Public
Julian Francisco Sultan
Printed Name of Notary Public
My Commission Expires: 9/13/2027

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 48,337.52 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 12/31/24 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169

New Port Corners CN#20299857

Little Road - S of DeCubelis Rd

Legal 02-26-16-0010-04500-0011

New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 1/21/2025

Lienor: Ripa & Associates, LLC

(Company Name)

By: [Signature]

(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of January, 2025, by Joseph Pine as OFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public -- State of FLORIDA)



[Signature]
Notary Public
Devin Christian
Printed Name of Notary Public
My Commission Expires: 12/10/28

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 870,075.60 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 12/31/24 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169

New Port Corners CN#20299857

Little Road - S of DeCubelis Rd

Legal 02-26-16-0010-04500-0011

New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 1/17/2025

Lienor: Ripa & Associates, LLC
(Company Name)

By: [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17 day of January 2025, by Joseph Pitre as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



Notary Public

Devin Christian

Printed Name of Notary Public

My Commission Expires: 12/10/28

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 599,053.18 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 1/31/25 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169

New Port Corners CN#20299857

Little Road - S of DeCubelis Rd

Legal 02-26-16-0010-04500-0011

New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 2/20/2025

Lienor: Ripa & Associates, LLC
(Company Name)

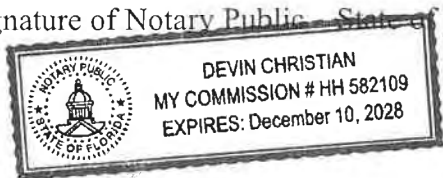
By: [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of February, 2025, by Joseph Pine as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public - State of FLORIDA)



[Signature]
Notary Public
Devin Christian
Printed Name of Notary Public
My Commission Expires: 12/10/28

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 576,175.18 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 02/28/25 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169

New Port Corners CN#20299857
Little Road - S of DeCubelis Rd
Legal 02-26-16-0010-04500-0011
New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 3/24/2025

Lienor: Ripa & Associates, LLC
(Company Name)

By: [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of MARCH, 2025, by Jospeh Pitre as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



[Signature]
Notary Public
Devin Christian
Printed Name of Notary Public
My Commission Expires: 12/10/28

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 1,282,502.91 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 3/31/25 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169

New Port Corners CN#20299857

Little Road - S of DeCubelis Rd

Legal 02-26-16-0010-04500-0011

New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 5/1/2025

Lienor: Ripa & Associates, LLC

(Company Name)

By: [Signature]

(Signature)

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1ST day of MAY, 2025, by Nolan Line as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



[Signature]
Notary Public

Devin Christian

Printed Name of Notary Public

My Commission Expires: 12/10/28

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 1,055,910.78 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 4/30/25 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169

New Port Corners CN#20299857

Little Road - S of DeCubellis Rd

Legal 02-26-16-0010-04500-0011

New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 5/22/2025

Lienor: Ripa & Associates, LLC
(Company Name)

By: [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of May, 2025, by Nolan Line as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



[Signature]
Notary Public
Devin Christian
Printed Name of Notary Public
My Commission Expires: 12/10/28

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 3,803.75 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 5/31/25 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169

New Port Corners CN#20299857

Little Road - S of DeCubelis Rd

Legal 02-26-16-0010-04500-0011

New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 6/12/2025

Lienor: Ripa & Associates, LLC

(Company Name)

By: [Signature]

(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of June, 2025, by Nolan Line as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



[Signature]
Notary Public

Devin Christian
Printed Name of Notary Public

My Commission Expires: 12/10/28

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

Waiver and Release of Lien

The undersigned Lienor, in consideration of the sum of \$ 789,093.96 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 6/30/25 to Lennar Homes LLC on the job of Lennar Homes on the following described property:

Ripa Job # 23-2169

New Port Corners CN#20299857

Little Road - S of DeCubellis Rd

Legal 02-26-16-0010-04500-0011

New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project have been paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 7/8/2025

Lienor: Ripa & Associates, LLC

(Company Name)

By: [Signature]

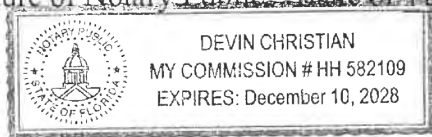
(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of July, 2025, by Nolan Line as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the Contractor and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public - State of FLORIDA)



[Signature]
Notary Public

Devin Christian
Printed Name of Notary Public

My Commission Expires: 12/10/28

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY

FINAL WAIVER AND RELEASE OF LIEN

The undersigned Lienor, in consideration of the sum of \$ 509,354.27
hereby waives and releases its lien and right to lien for labor, services, or materials
furnished to Lennar Homes on the job
of Lennar Homes on the following described property:

Ripa Job # 23-2169

New Port Corners CN#20299857

Little Road - S of DeCubelis Rd

Legal 02-26-16-0010-04500-0011

New Port Richey, FL 34655

The undersigned certifies that all persons, firms, associations, corporations, or other
entities furnishing labor, services or materials to the undersigned with respect to the project have
been paid in full.

Dated on 9/26/2025

Lienor: Ripa & Associates, LLC
(Company Name)

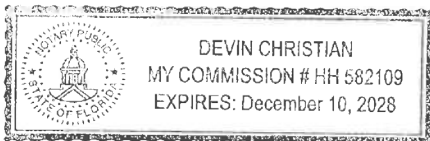
By: [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 26 day of September, 2025, by NOLAN LINE
as CFO for Ripa & Associates, LLC
authorized to do business in Florida herein identified as the CONTRACTOR and
who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:

(Signature of Notary Public – State of FLORIDA)



Notary Public

Devin Christian

Printed Name of Notary Public

My Commission Expires: 12/10/28

NOTE: THIS IS A STATUTORY FORM PRESCRIBED BY SECTION 713.20 FLORIDA STATUTES (1996). EFFECTIVE OCTOBER 1, 1996 A
PERSON MAY NOT REQUIRE A LIENOR TO FURNISH A WAIVER OR RELEASE OF LIEN THAT IS DIFFERENT FROM THE STATUTORY
FORM.