INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Parrish Plantation Community Development District

July 16, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 240 407 997 232 7 PASSCODE: N36k5ab2
Join the meeting now

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

Board of Supervisors
Blake Murphy, Chairman
Allison Martin, Vice Chair
John Suskauer, Assistant Secretary
Austin Cooper, Assistant Secretary
Mike Lewallen, Assistant Secretary

District Staff
Kristee Cole, District Manager
Angel Montagna, District Manager
John Vericker, District Counsel
Chris Fisher, District Engineer
Paul Young, Field Manager

Regular Meetings Agenda

Thursday, July 16, 2026, at 3:00 PM

The regular meetings of the **Parrish Plantation Community Development District** will be held on **July 16, 2026, at 3:00 PM at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish, Florida 34219.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join the meeting now

Meeting ID: 240 407 997 232 7 **Passcode:** N36k5ab2

Phone +1 646-838-1601,,243000170# **Phone Conference ID:** 243 000 170#

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

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**

   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. **BUSINESS ITEMS**

   A. Phase 4, AA5 Master Engineer Report Overview

   B. Consideration of AA5 SAMR Report

   C. Consideration of Resolution 2026-11 Delegated Award

      1. Fifth Supplemental Trust Indenture

      2. Form of Bond Contract Purchase

      3. Form of Preliminary Limited Offering Memorandum

      4. Form of Continuing Disclosure Agreement

      5. Engagement Letter

   D. Consideration of the Flock Safety Camera Proposal

   E. Consideration of Resolution 2026-12 Designation of Officers

4. **CONSENT AGENDA**

   A. Consideration of the Regular Meeting Minutes for June 18, 2026

   B. Consideration of Operations and Maintenance Expenditures June 2026

   C. Review of Financial Statements & Check Registers June 2026

   D. Ratification of the Lapensee Plumbing Pool Air Proposal 112118012

E. Ratification of the Lapensee Plumbing Pool Air Proposal 111651503

F. Ratification of the Gulf Coast Pressure Washing Service Agreements

G. Ratification of the Recorded Special Warranty Deed (CRW LAC CONE, LLC to CDD)

H. Ratification of the Sprinkler Solutions of Florida Proposal 68842

I. Ratification of the Sprinkler Solutions of Florida Proposal 6884

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Field Inspections Report(s)

ii. Discussion of Property Schedule

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

Parrish Plantation
Community Development District
District Engineer
MASTER REPORT PHASES III & IV
Assessment Areas #4 and #5

January 2024

Prepared for:

Parrish Plantation
Community Development District
Manatee County, Florida

Prepared by:

Christopher Fisher, P.E.
Clearview Land Design, P.L.
Tampa, Florida

Clearview
LAND DESIGN P.L.

January 2024

Board of Supervisors
Parrish Plantation Community Development District

RE: Parrish Plantation Community Development District
District Engineer Master Report for Phases III & IV Assessment Areas #4 & #5

To Whom It May Concern:

Pursuant to the Board of Supervisor's authorization, Clearview Land Design, P.L. is pleased to submit this Engineer's Report for the proposed Capital Improvement Plan for the Parrish Plantation Community Development District. This report has been prepared on behalf of the District in connection with the financing for these proposed improvements. A detailed description of the improvements and their corresponding estimates of costs are outlined in the following report.

Thank you for this opportunity to be of professional service.

Sincerely,

CLEARVIEW LAND DESIGN, P.L.

4/5/2024

Christopher Fisher, P.E.
P:\Crosswind Ranch\Crosswind CDD\Engineer's Report\Drafts\2024.01.11 Phases III & IV Parrish Plantation Report of District Engineer.docx

3010 W Azeele Street Suite 150 Tampa, FL 33609 Phone (813) 223-3919 Fax (813) 223-3975

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Exhibits

A. Vicinity Map of the District
B. Parrish Plantation Boundary Metes & Bounds Description Sketch of Assessment Area #4
C. Parrish Plantation Boundary Metes & Bounds Description Sketch of Assessment Area #5
D. Summary of Estimated Costs for Assessment Area #4
E. Summary of Estimated Costs for Assessment Area #5
F. Permit and Construction Approval Status for Assessment Areas #4 and #5
G. Development Plan for Assessment Areas #4 and # 5

PURPOSE AND SCOPE

The Parrish Plantation Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, F.S.. The District was established by Manatee County Ordinance 19-33 effective October 8, 2019, with 199.446 acres. The District added a boundary amendment that adjusted the acreage to 201.053 acres (collectively "Crosswind Point" or "Southern CDD Boundary", see Exhibit A). The district expanded additional lands known as Parrish Plantation Expansion Area under ordinance 21-32 enacted by the Manatee County Board of County Commissioners (the "County") effective August 24, 2021, to add an additional 591.242 acres (collectively "Crosswind Ranch Phases I-A, I-B, II, III, IV, V" or "Northern CDD Boundary", See Exhibit A)

For reference:

- Assessment Area #1: Phase I and II of Crosswind Point / Southern CDD Boundary
- Assessment Area #2: Phase I-A of Crosswind Ranch / Northern CDD Boundary
- Assessment Area #3: Phase I-B, II, and V of Crosswind Ranch / Northern CDD Boundary
- Assessment Area #4: Phase III of Crosswind Ranch / Northern CDD Boundary, subject to change.
- Assessment Area #5: Phase IV of Crosswind Ranch / Northern CDD Boundary, subject to change.

The District, containing approximately 792.3± acres, is located within Manatee County on the north and south sides of SR 62 east of US 301.

The District is located within Section 21, Township 33 South, Range 19 East. Exhibit A is a Vicinity Map of the District. The District was formed to provide necessary public infrastructure so that the lands within the District can be developed as a residential community. The lands constituting the Northern CDD Boundary of the District are presently intended for development into a master planned community known as Crosswind Ranch. Phase III, of Crosswind Ranch is Assessment Area #4 and Phase IV is Assessment Area #5, (the "Development"). Access to the Development will be located off Spencer Parrish Road. As a part of this Development, Manatee County will require the construction and dedication of an extension of Spencer Parrish Road north to the project's entrances. Exhibit B provides a Boundary Metes & Bounds Description and Map of Assessment Area #4, Exhibit C provides a Boundary Metes & Bounds Description and Map of Assessment Area #5. Both are located within the Northern CDD Boundary. The majority of all public infrastructure is wholly contained within the limits of the District.

The District Engineer's Report dated February 2023 describes the capital improvement program for the District (the

"CIP") which is estimated to cost approximately $53.5 million and includes stormwater management facilities, potable water, reclaimed and irrigation distribution, wastewater collections and transmission facilities, clearing earthwork, offsite roadway improvements, offsite utility improvements, and professional fees. The capital improvements described in the CIP will be constructed in multiple phases over time. The purpose of this Master Report is to assist with the financing and construction of the next phases of the Northern CDD Boundary, estimated to cost approximately $23.1 million which includes certain master infrastructure improvements related to neighborhood infrastructure costs allocable to Phases III & IV (Assessment Areas #4 and #5), planned for 629 residential units. Refer to Exhibit C for a cost summary of Assessment Area #4 and refer to Exhibit D for a cost summary of Assessment Area #5. Public infrastructure and land improvements needed to service the Development include construction of subdivision infrastructure improvements.

This Master Engineer's Report for the Assessment Areas #4 and #5 reflects the District's present intentions. The implementation and completion of any improvement outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction of the improvements and/or acquisition of finished improvements constructed by others. Cost estimates contained in this report have been prepared based on the District Engineer's Preliminary Opinion of Probable Cost. These estimates may not reflect final engineering design or complete environmental permitting. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

ASSESSMENT AREAS #4 & #5

The District's Assessment Area #4 includes supporting infrastructure for Phase III and Assessment Area # 5 includes supporting infrastructure for Phases IV of the Development. Phase III consists of 51.76± acres, is planned for 259 residential lots and the improvements are expected to cost approximately $10.7 million. Phases IV consists of 113.73± acres, is planned for 370 residential lots and the improvements are expected to cost approximately $12.4 million These infrastructure improvements for both Assessment Areas will consist of earthwork, stormwater management facilities, potable water, reclaimed and irrigation water transmission systems, wastewater collection and transmission facilities, roadways, landscaping, and hardscape. The professional service costs associated with the design, permitting, construction, and inspection of these improvements have been included.

Currently CWR LAC Cone, LLC (the "Landowner") plans to sell the land encompassing Phases III & IV to Mattamy Homes, the anticipated "Builder & Developer" for Assessment Areas #4 and #5. Mattamy Homes plans to develop the land on behalf of the Landowner, and may construct infrastructure improvements for the Development, and these improvements will be funded or acquired by the District with proceeds of bonds issued by

the District. The Developer will construct the balance of the infrastructure improvements needed for the Development that is not financed by the District.

The proposed infrastructure improvements, as outlined herein, are necessary for the functional development of the Development as required by the County.

This Engineer's Report reflects the District's present intentions based on the Developer's development plan. The implementation and completion of the CIP of the District outlined in this report requires final approval by the District's Board of Supervisors, including the award of contracts for the construction and/or acquisition of the improvements comprising the CIP. Cost estimates contained in this report have been prepared based on the best available information, including bid documents and pay requests where available. These estimates may not reflect final engineering design. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

LAND USE

On August 17, 2023, the County approved Planned Development Mixed Use/North Central Overlay ("PDMU/NCO") Manatee County Rezoning Petition PDMU-22-19 which allows for a maximum of 2,048 dwelling units. The Assessment Areas #4 and #5 lands are a portion of the PDMU and consist of 165.5 acres, planned for 629 residential units as detailed in Exhibit E. Land uses within Phases III & IV of the Development are planned to include the following approximate areas:

Residential Development Area	87±
Open Space/Other	42±
Wetlands/Upland Preservation	36±
Total	**165±**

GOVERNMENTAL ACTIONS

The Development will be under the jurisdiction and review of Manatee County, Southwest Florida Water Management District (SWFMD), US Army Corps of Engineers (USACE) and the Florida Department of Environmental Protection (FDEP). The permit status for the public improvements is summarized in Exhibit D included with this report.

The following permits have been obtained for the Development:

Phase	# Units	Zoning	USACE	FDEP (Utilities)	Manatee County Construction Permits	SWFWMD	Anticipated Start of Construction	Anticipated Completion of Construction
Phases III & IV Mass Grade	-	Yes	TBD	TBD	TBD	TBD	1st Q2024	1st Q2025
III	259	Yes	TBD	TBD	TBD	TBD	1st Q2024	1st Q2025
IV-A-IV-C	370	Yes	TBD	TBD	TBD	TBD	1st Q2026	1st Q2027

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the CIP as presented herein and that permits normally obtained by site development engineers, not heretofore issued and which are necessary to affect the improvements described herein, will be obtained during the ordinary course of development. The permit status for the public improvements is summarized in Exhibit D included with this report.

CAPITAL IMPROVEMENT PLAN

The District's CIP includes infrastructure improvements that will provide special benefit to all assessable land within the District. Said improvements include earthwork, offsite roadway improvements, stormwater management facilities including those associated with such roadway improvements, on-site water and wastewater facilities, recreational facilities/parks, landscaping, hardscape, and sidewalk improvements all within public rights-of-way or on District owned lands and associated professional fees. The estimated total cost of Assessment Area #4 is $10,7401841.63 which includes Phase III improvements. The estimated total cost of Assessment Area #5 is $12,376,839.78 which includes Phase IV improvements. The estimated total overall cost of the CIP is $53,455,375. Refer to Exhibit C for a summary of the costs by infrastructure category for Assessment Area #4. The private lot grading, over excavating of the stormwater ponds and enhanced landscaping costs of the Development will be funded by the Developer ("Private Costs").

The current plan of development of the CIP for Assessment Area #4 is to be constructed as a single phase and Assessment Area #5 to be constructed as a separate phase of construction (see table below). Between the two projects, it is expected that once completed they will support the construction of ±641 residential dwelling units.

Construction Phasing	Total No. of Units	Estimated Completion Date
Phase III	259	2025
Phase IV-A	44	2027
Phase IV-B	98	2027
Phase IV-C	228	2027
Total Number of Units	**629**	

ROADWAYS

Primary vehicular access to the Assessment Area #4 is to be provided with entrance off Spencer Parrish Road. Spencer Parrish Road will need to be extended to serve this Assessment Area. These plans are under review with Manatee County at this time and are expected to be approved in Q2 of 2024. The main entrance off of Spencer Parrish Road, will be a 2-lane road with sidewalks and landscaping. Streetlights may be required and if so the District will fund and construct the street lights. Internal roads will be undivided 2-lane residential streets with sidewalks and street lighting. Assessment Area #5 will be provided access through local roads that will be constructed through Assessment Area #4. The internal roadway design will comply with Manatee County transportation design criteria. A signal warrant study will need to be conducted for the intersection of SR 62 and Spencer Parrish Road at some time during the construction of these two phases. The timing of the study will be finalized in Local Developer's Agreement (LDA) that the landowner is working on with Manatee County at this time. The District will fund the access improvements within the District or in the alternative acquire completed improvements from the Developer. Manatee County will own, operate, and maintain the improvements on Spencer Parrish Road. The District will construct or acquire the internal roadways. When the District does construct or acquires the roadways, they may be conveyed to Manatee County. All roadways within Phases III & IV are planned to be conveyed to Manatee County for ownership and maintenance.

STORMWATER MANAGEMENT

The County and the Southwest Florida Water Management District (SWFWMD) regulate the design criterion for the stormwater management system within Assessment Areas #4 and #5. Assessment Areas #4 and #5 is located within the Gamble Creek Watershed. The pre-development site runoff and water management conditions have been developed by the County and SWFWMD. The existing, onsite, naturally occurring wetlands have been delineated by SWFWMD.

The stormwater management plan for Assessment Areas #4 and #5 focuses on utilizing newly constructed ponds in

the uplands for stormwater treatment in conjunction with the naturally occurring wetlands.

The primary objectives of the stormwater management system for Assessment Areas #4 and #5 are:

1. To provide a stormwater conveyance and storage system, which includes stormwater quality treatment.
2. To adequately protect development within the District from regulatory-defined rainfall events.
3. To maintain wetland hydroperiods.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of the Development.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas that naturally drains through the District. Accommodating existing drainage conditions is a requirement of more than one regulatory agency and is an integral part of the infrastructure improvements constructed with development projects.

The stormwater collection and outfall systems will be a combination of site grading, earthwork, stabilization, curb inlets, pipe culverts, control structures and open waterways. Wetland hydroperiods (normal pool and season high water elevations) will be maintained through proper design and maintenance of the outfall control structures. The District will fund and construct the stormwater management system or in the alternative acquire the completed system from the Developer. Curb inlets and pipe culverts in the Assessment Area #4 rights-of-ways will be owned, operated and maintained by the District as they are necessary components of the stormwater management system. The District will not finance the cost of the earthwork and site grading except to the extent it is necessary to facilitate the stormwater management system. There is not a need to construct any additional stormwater ponds or facilities outside the limits of these phases.

WASTEWATER COLLECTION

Assessment Areas #4 and #5 are within Manatee County's Service Area which will provide wastewater treatment service. The District will fund the construction of the wastewater system or in the alternative acquire the completed system from the Developer. When completed, the County will own, operate and maintain the Assessment Area #4 internal wastewater systems.

The County's onsite wastewater system will consist of gravity collection lines with appurtenant manholes. Phases III & IV will construct a lift station that will serve all of Phases III & IV and connect to a force main system that will be constructed with Phases I-B, II & V. Additional Offsite utility extensions are not needed to serve Phases III & IV.

WATER DISTRIBUTION SYSTEM

Assessment Areas #4 and #5 are within Manatee County's Service Area which will provide potable water service. The District will fund the construction of the potable water system or in the alternative acquire the completed system

from the Developer. When completed, the County will own, operate and maintain Assessment Area #4's internal potable water systems.

The County's onsite potable water system will consist of distribution lines of varying sizes with appurtenant valves and backflow prevention equipment connecting to the existing water transmission lines in Spencer Parrish Road Right of Way.

LANDSCAPING

Significant landscape features and associated irrigation systems are planned for the public rights of way and District owned lands relating to the CIP. These features may include entry monumentation at the entrances of the Assessment Area #4, installation of irrigation wells, irrigation systems, and the perimeter buffer areas. The District will fund, construct, operate and maintain entry monumentation, irrigation systems and landscaping in publicly accessible areas of the District. The District will fund, construct, and maintain perimeter berms. In the alternative, the Developer may construct these improvements and convey the same to the District.

There will be significant buffer plantings that will be installed along Spencer Parrish Road once constructed.

RECREATIONAL FACILITIES

Recreational facilities may be funded and maintained by the District, which may include a clubhouse, pool area, tot lot(s), dog park, trails and other recreational features. The recreational components will generally be within District open space, parks and other public areas. The District will fund, construct and/or acquire, own and maintain these recreational facilities.

There may be some small recreational facilities installed with Phases III & IV. The larger recreational facilities to serve the entire District are planned to be constructed in a future phase and not within the Assessment Areas #4 & #5.

PROFESSIONAL SERVICES

Professional fees include civil engineering costs for master planning, site design, permitting, preparation of construction plans, inspection and survey costs for construction staking, preparation of record drawings and preparation of preliminary and final plats.

Professional fees also may include geotechnical costs for pre-design soil borings, underdrain analysis, soil stabilization, and construction testing, architectural costs for landscaping, fees associated with transportation

planning and design, environmental consultation, irrigation system design and fees for permitting, as well as costs for legal and engineering services associated with the administration of the District's CIP.

OWNERSHIP AND MAINTENANCE

The ownership and maintenance responsibilities of the proposed infrastructure improvements for Assessment Areas #4 and # 5 are set forth below.

Proposed Infrastructure Improvements	Ownership	Maintenance
Internal Roadway Improvements	Manatee County	Manatee County
Spencer Parrish Road	Manatee County	Manatee County
Stormwater Management System	CDD	CDD
Wastewater Collection System including the on-site Transmission System for Single Family Residences	Manatee County	Manatee County
Water Distribution System including the Transmission System	Manatee County	Manatee County
Landscaping and Irrigation Systems within public rights-of-way and district owned lands	CDD	CDD
Recreational Lands (if any)	CDD	CDD

PROJECT COSTS

The CIP's identifiable total costs associated with the infrastructure improvements are estimated to be $53,455,375. The infrastructure improvements include: roadways, sewer, water, storm water management systems, recreational facilities and landscaping and irrigation as well as hardscape elements. It is understood that the funds available to the District to construct or acquire the improvements comprising the CIP, will be limited. Any such District improvements not financed by the District will be constructed and conveyed to the District by the Developer pursuant to an Acquisition and Developer Funding Agreement.

Exhibit D outlines the anticipated costs associated with the construction of Assessment Area # 4. Exhibit E outlines the anticipated costs associated with the construction of Assessment Area #5.

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional progression of the Development within the District as required by the County. The planning and design of the infrastructure will be in accordance with current governmental regulatory requirements. The infrastructure will provide its intended function so long as the

construction is in substantial compliance with the design and permits. The platting, design and permitting for the public infrastructure are ongoing at this time and there is no reason to believe such permits will not be obtained.

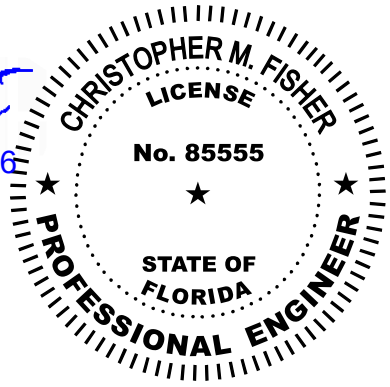
Items of construction in this report are based on preliminary plan quantities for the infrastructure construction as shown on the master plans, conceptual plans, construction drawings and specifications. It is my professional opinion that the estimated infrastructure costs provided herein for the District improvements comprising the CIP are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will provide a special benefit to the assembled land in the District, which special benefit will at least equal the costs of such improvements. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statues.

The infrastructure total construction cost developed in this report is only an estimate and not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in the Tampa Bay area and quantities as represented on the master plans. The labor market, future costs of equipment and materials, and the actual construction processes frequently vary and cannot be accurately forecasted. Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional services for establishing the opinion of estimated construction cost are consistent with the degree and care and skill exercised by members of the same profession under similar circumstances.

6/3/26

Christopher Fisher, P.E
District Engineer
FL Registration No. 85555

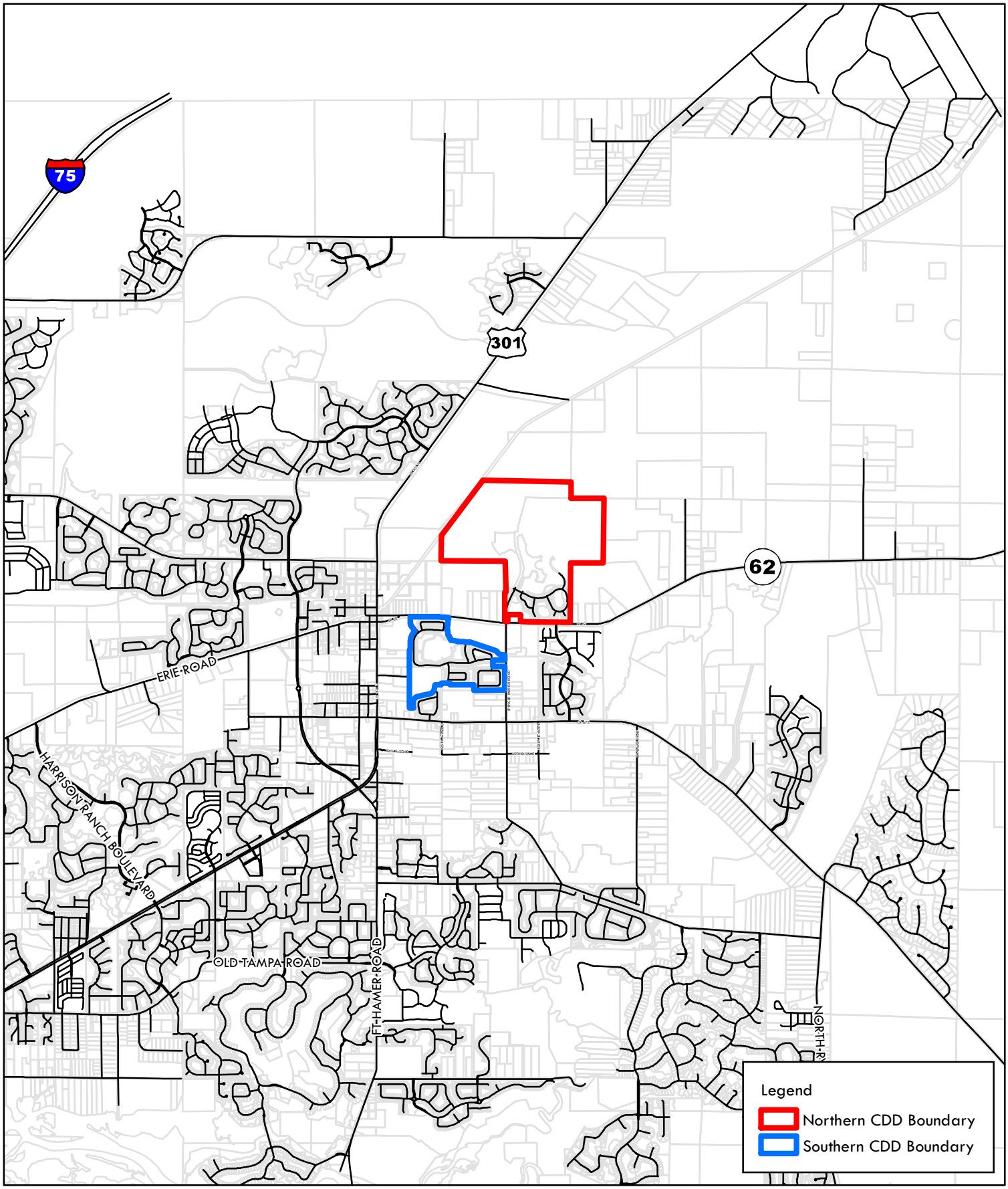


EXHIBITS

Exhibit A	**Vicinity Map of the District**
Exhibit B	Parrish Plantation Boundary Metes & Bounds Description Sketch of Assessment Area #4
Exhibit C	**Parrish Plantation Boundary Metes & Bounds Description Sketch of Assessment Area #5**
Exhibit D	**Summary of Estimated Costs for Assessment Area #4**
Exhibit E	**Summary of Estimated Costs for Assessment Area #5**
Exhibit F	**Permit and Construction Approval Status for Assessment Areas #4 and #5**
Exhibit G	**Development Plan for Assessment Areas #4 and # 5**

EXHIBIT A

VICINITY MAP OF THE DISTRICT



Parrish Plantation CDD

Exhibit - Vicinity

Clearview LAND DESIGN, P.L.
3010 W. Azeele Street Suite 150
Tampa, Florida 33609 (813) 223-3919

EXHIBIT B

PARRISH PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

BOUNDARY METES AND

BOUNDS DESCRIPTION SKETCH OF

ASSESSMENT AREA #4

CROSSWIND RANCH
PHASE III

DESCRIPTION: A parcel of land lying in Section 21, Township 33 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

COMMENCE at the Center of said Section 21, for a **POINT OF BEGINNING**, run thence along the South boundary of the Northwest 1/4 of said Section 21, N.89°35'26"W., 75.81 feet; thence N.24°30'00"W., 183.73 feet to a point on a curve; thence Northeasterly, 39.27 feet along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 10°00'00" (chord bearing N.60°30'00"E., 39.22 feet) to a point of tangency; thence N.55°30'00"E., 45.09 feet; thence N.34°30'00"W., 50.00 feet; thence S.55°30'00"W., 45.09 feet to a point of curvature; thence Southwesterly, 40.26 feet along the arc of said curve to the right having a radius of 175.00 feet and a central angle of 13°10'55" (chord bearing S.62°05'27"W., 40.17 feet); thence N.34°30'00"W., 526.49 feet; thence S.55°13'11"W., 60.99 feet; thence N.89°35'00"W., 460.00 feet; thence N.00°25'00"E., 170.00 feet; thence S.89°35'00"E., 14.00 feet; thence N.00°25'00"E., 700.00 feet; thence S.89°35'00"E., 225.00 feet; thence N.00°25'00"E., 95.00 feet to a point of curvature; thence Northwesterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°35'00"W., 35.36 feet); thence N.00°25'00"E., 50.00 feet; thence S.89°35'00"E., 68.23 feet; thence N.00°25'00"E., 46.67 feet; thence N.59°25'01"E., 107.05 feet; thence N.44°41'05"E., 18.43 feet; thence S.89°35'00"E., 192.15 feet; thence S.00°25'00"W., 5.00 feet; thence S.89°35'00"E., 120.00 feet; thence N.00°25'00"E., 57.50 feet; thence N.14°07'33"E., 38.78 feet; thence N.77°45'00"E., 422.11 feet; thence N.12°15'00"W., 27.00 feet; thence N.77°45'00"E., 221.00 feet; thence S.12°15'00"E., 183.00 feet to a point of curvature; thence Southerly, 363.12 feet along the arc of a curve to the right having a radius of 1140.00 feet and a central angle of 18°15'00" (chord bearing S.03°07'30"E., 361.58 feet) to a point of tangency; thence S.06°00'00"W., 200.00 feet to a point of curvature; thence Southerly, 55.77 feet along the arc of a curve to the left having a radius of 2460.00 feet and a central angle of 01°17'56" (chord bearing S.05°21'02"W., 55.77 feet) to a point of reverse curvature; thence Southwesterly, 53.64 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 87°49'04" (chord bearing S.48°36'36"W., 48.55 feet); thence S.02°31'08"W., 120.00 feet to a point on a curve; thence Southeasterly, 53.64 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 87°49'04" (chord bearing S.43°34'20"E., 48.55 feet) to a point of reverse curvature; thence Southerly, 955.35 feet along the arc of a curve to the left having a radius of 2460.00 feet and a central angle of 22°15'03" (chord bearing S.10°47'19"E., 949.35 feet) to a point of reverse curvature; thence Southerly, 486.13 feet along the arc of a curve to the right having a radius of 1040.00 feet and a central angle of 26°46'54" (chord bearing S.08°31'24"E., 481.71 feet) to a point of cusp; thence Northwesterly, 57.94 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 94°51'06" (chord bearing N.42°33'30"W., 51.55 feet) to a point of tangency; thence N.89°59'03"W., 136.42 feet to a point of curvature; thence Westerly, 35.46 feet along the arc of a curve to the right having a radius of 500.00 feet and a central angle of 04°03'49" (chord bearing N.87°57'08"W., 35.45 feet) to a point of tangency; thence N.85°55'14"W., 171.49 feet to a point of curvature; thence Westerly, 34.79 feet along the arc of a curve to the right having a radius of 513.00 feet and a central angle of 03°53'06" (chord bearing N.83°58'41"W., 34.78 feet) to a point of reverse curvature; thence Westerly, 75.52 feet along the arc of a curve to the left having a radius of 487.00 feet and a central angle of 08°53'06" (chord bearing N.86°28'41"W., 75.45 feet) to a point of tangency; thence S.89°04'46"W., 35.55 feet to a point of curvature; thence Northwesterly, 117.81 feet along the arc of a curve to the right having a radius of 75.00 feet and a central angle of 90°00'00" (chord bearing N.45°55'14"W., 106.07 feet); thence S.89°04'46"W., 20.00 feet to a point on the West boundary of the Southeast 1/4 of the aforesaid Section 21; thence along said West boundary of the Southeast 1/4 of Section 21, N.00°55'14"W., 243.08 feet to the **POINT OF BEGINNING.**

Containing 51.757 acres, more or less.

CROSSWIND RANCH
PHASE III

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 1 OF 5 SHEETS

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH
(Not a Survey)

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-CR-001
Date: 1-16-24	Dwg: Crosswind PH III-DS.dwg	
File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase III		

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	225.00	10°00'00"	39.27	39.22	N.60°30'00"E.
2	175.00	13°10'55"	40.26	40.17	S.62°05'27"W.
3	25.00	90°00'00"	39.27	35.36	N.44°35'00"W.
4	1140.00	18°15'00"	363.12	361.58	S.03°07'30"E.
5	2460.00	01°17'56"	55.77	55.77	S.05°21'02"W.
6	35.00	87°49'04"	53.64	48.55	S.48°36'36"W.
7	35.00	87°49'04"	53.64	48.55	S.43°34'20"E.
8	2460.00	22°15'03"	955.35	949.35	S.10°47'19"E.
9	1040.00	26°46'54"	486.13	481.71	S.08°31'24"E.
10	35.00	94°51'06"	57.94	51.55	N.42°33'30"W.
11	500.00	04°03'49"	35.46	35.45	N.87°57'08"W.
12	513.00	03°53'06"	34.79	34.78	N.83°58'41"W.
13	487.00	08°53'06"	75.52	75.45	N.86°28'41"W.
14	75.00	90°00'00"	117.81	106.07	N.45°55'14"W.

BASIS OF BEARINGS

The West boundary of the Southeast 1/4 of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, has a Grid bearing of N.00°55'14"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book

CROSSWIND RANCH PHASE III

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 2 OF 5 SHEETS

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
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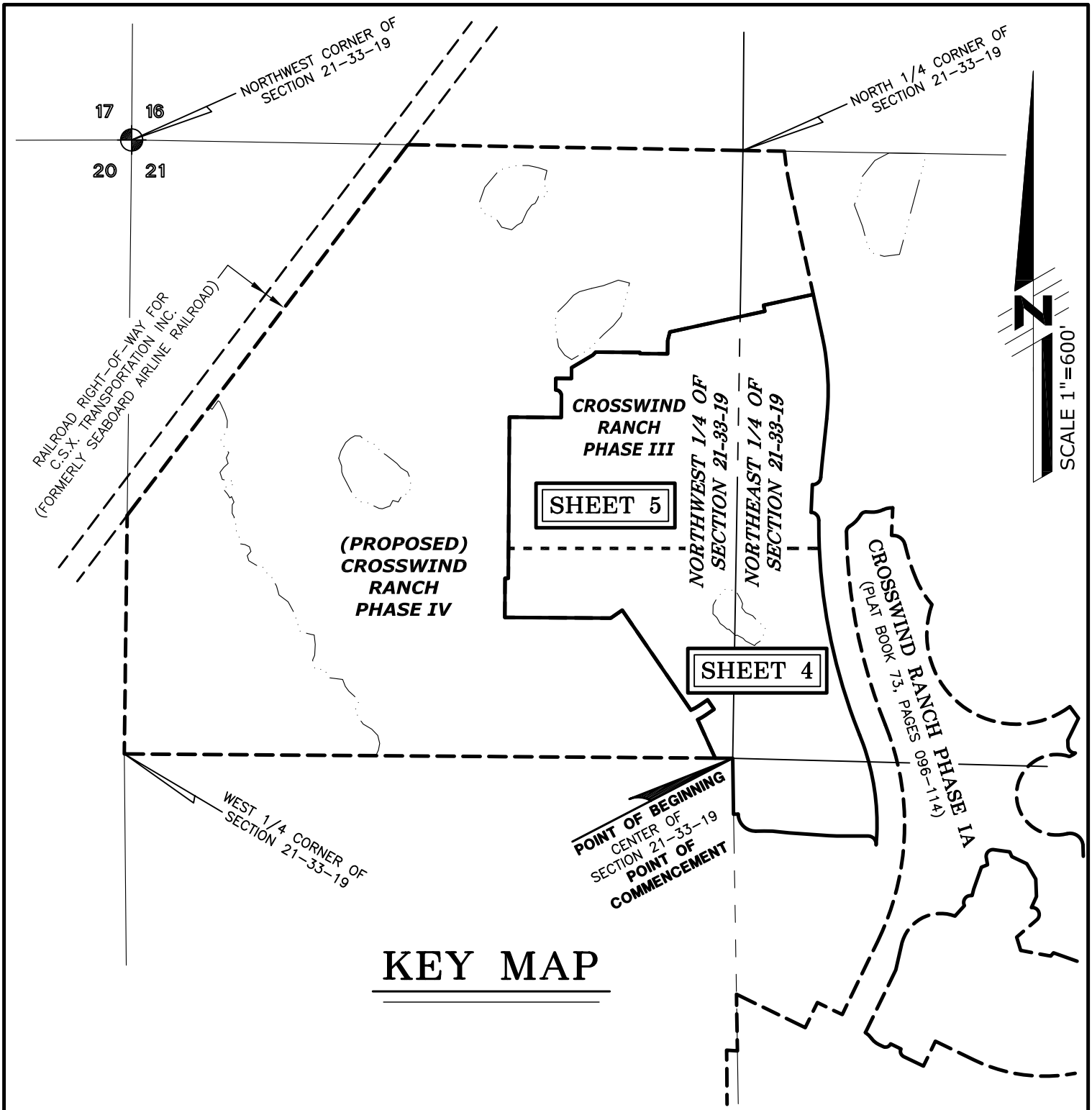
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File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase III

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST



KEY MAP

CROSSWIND RANCH PHASE III

Prepared For: **HOMES BY WESTBAY**

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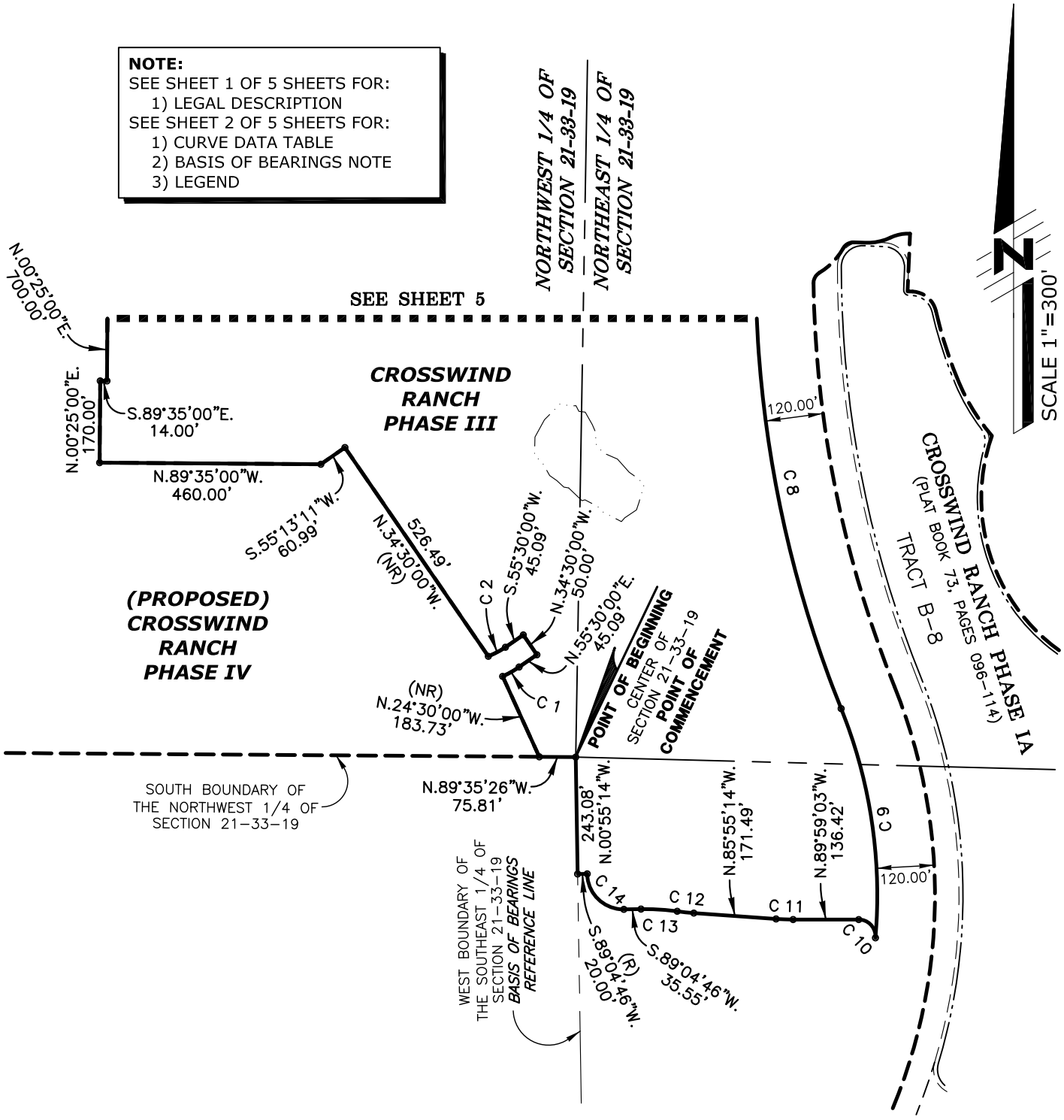
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SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.

REVISIONS

NOTE:
SEE SHEET 1 OF 5 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 2 OF 5 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND



CROSSWIND RANCH PHASE III

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH
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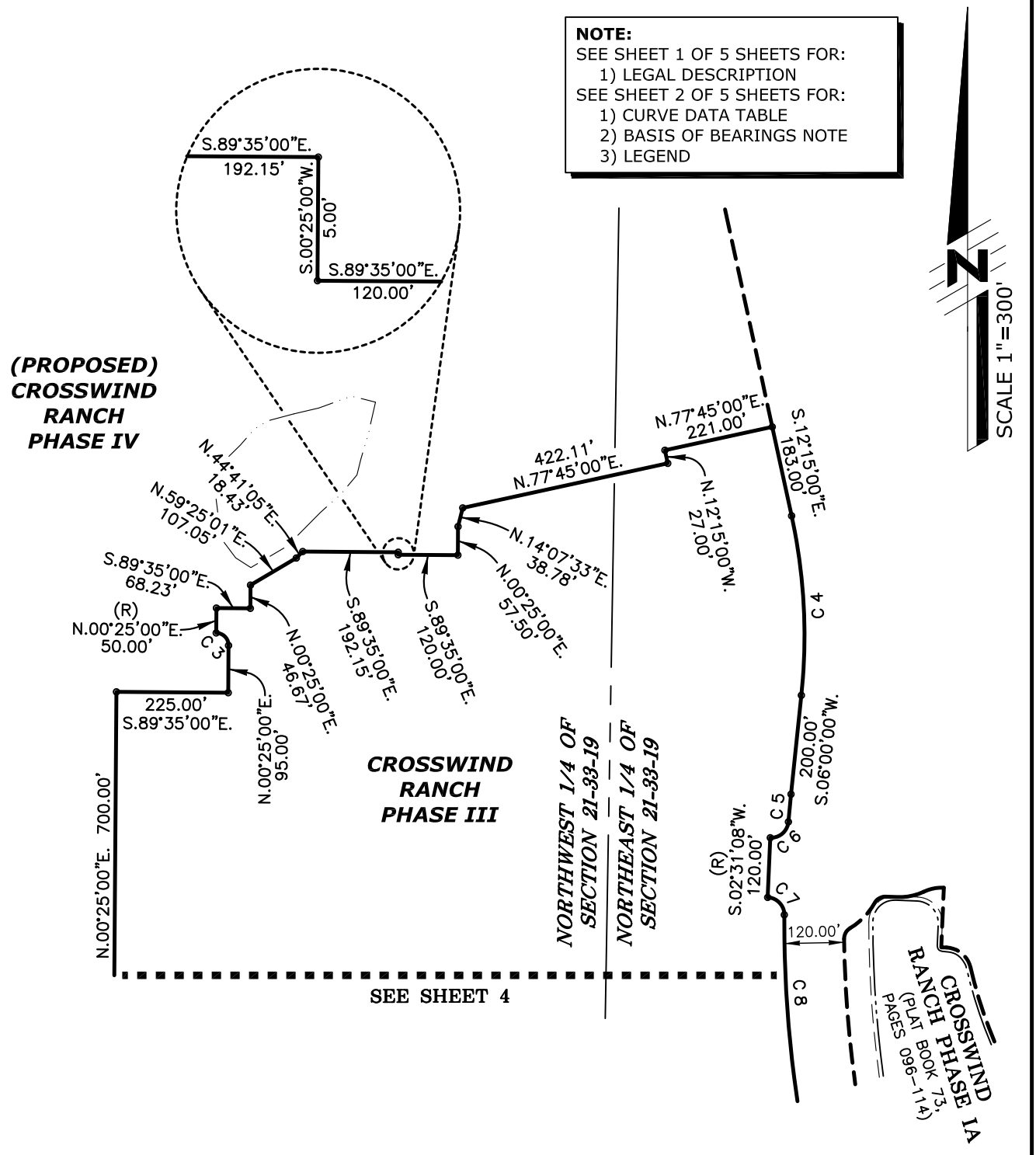
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SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.

REVISIONS

NOTE:
SEE SHEET 1 OF 5 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 2 OF 5 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND



CROSSWIND RANCH PHASE III

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH
(Not a Survey)

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SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 5 OF 5 SHEETS

EXHIBIT C

PARRISH PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

BOUNDARY METES AND

BOUNDS DESCRIPTION SKETCH OF

ASSESSMENT AREA #5

CROSSWIND RANCH
PHASE IV

DESCRIPTION: A parcel of land lying in Section 21, Township 33 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the South boundary of the Northwest 1/4 of said Section 21, the following two (2) courses: 1) N.89°35'26"W., 75.81 feet to the **POINT OF BEGINNING**; 2) continue N.89°35'26"W., 2567.04 feet to the West 1/4 corner of said Section 21; thence along the West boundary of the aforesaid Northwest 1/4 of Section 21, N.00°41'23"E., 1036.42 feet to a point on the Southeasterly boundary of the railroad right-of-way for C.S.X. Transportation Inc. (formerly Seaboard Airline Railroad); thence along said Southeasterly boundary of the railroad right-of-way for C.S.X. Transportation Inc. (formerly Seaboard Airline Railroad), N.37°07'45"E., 2019.28 feet to a point on the North boundary of the aforesaid Northwest 1/4 of Section 21; thence along said North boundary of the Northwest 1/4 of Section 21, S.89°00'47"E., 1456.33 feet to the North 1/4 corner of said Section 21; thence along the North boundary of the Northeast 1/4 of said Section 21, S.89°01'07"E., 180.25 feet to a point on a curve; thence Southerly, 157.09 feet along the arc of a curve to the left having a radius of 1260.00 feet and a central angle of 07°08'36" (chord bearing S.08°40'42"E., 156.99 feet) to a point of tangency; thence S.12°15'00"E., 477.95 feet; thence S.77°45'00"W., 221.00 feet; thence S.12°15'00"E., 27.00 feet; thence S.77°45'00"W., 422.11 feet; thence S.14°07'33"W., 38.78 feet; thence S.00°25'00"W., 57.50 feet; thence N.89°35'00"W., 120.00 feet; thence N.00°25'00"E., 5.00 feet; thence N.89°35'00"W., 192.15 feet; thence S.44°41'05"W., 18.43 feet; thence S.59°25'01"W., 107.05 feet; thence S.00°25'00"W., 46.67 feet; thence N.89°35'00"W., 68.23 feet; thence S.00°25'00"W., 50.00 feet to a point on a curve; thence Southeasterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°35'00"E., 35.36 feet) to a point of tangency; thence S.00°25'00"W., 95.00 feet; thence N.89°35'00"W., 225.00 feet; thence S.00°25'00"W., 700.00 feet; thence N.89°35'00"W., 14.00 feet; thence S.00°25'00"W., 170.00 feet; thence S.89°35'00"E., 460.00 feet; thence N.55°13'11"E., 60.99 feet; thence S.34°30'00"E., 526.49 feet to a point on a curve; thence Northeasterly, 40.26 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 13°10'55" (chord bearing N.62°05'27"E., 40.17 feet) to a point of tangency; thence N.55°30'00"E., 45.09 feet; thence S.34°30'00"E., 50.00 feet; thence S.55°30'00"W., 45.09 feet to a point of curvature; thence Southwesterly, 39.27 feet along the arc of said curve to the right having a radius of 225.00 feet and a central angle of 10°00'00" (chord bearing S.60°30'00"W., 39.22 feet); thence S.24°30'00"E., 183.73 feet to the **POINT OF BEGINNING.**

Containing 113.737 acres, more or less.

CROSSWIND RANCH
PHASE IV

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 1 OF 6 SHEETS

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH
(Not a Survey)

Arthur W. Merritt
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AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-CR-001
Date: 1-16-24	Dwg: Crosswind PH IV-DS.dwg	

File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase IV

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

CURVE DATA TABLE

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1	225.00	10°00'00"	39.27	39.22	S.60°30'00"W.
2	175.00	13°10'55"	40.26	40.17	N.62°05'27"E.
3	25.00	90°00'00"	39.27	35.36	S.44°35'00"E.
4	1260.00	07°08'36"	157.09	156.99	S.08°40'42"E.

BASIS OF BEARINGS

The South boundary of the Northwest 1/4 of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, has a Grid bearing of N.89°35'26"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book

CROSSWIND RANCH
PHASE IV

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 2 OF 6 SHEETS

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH
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SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

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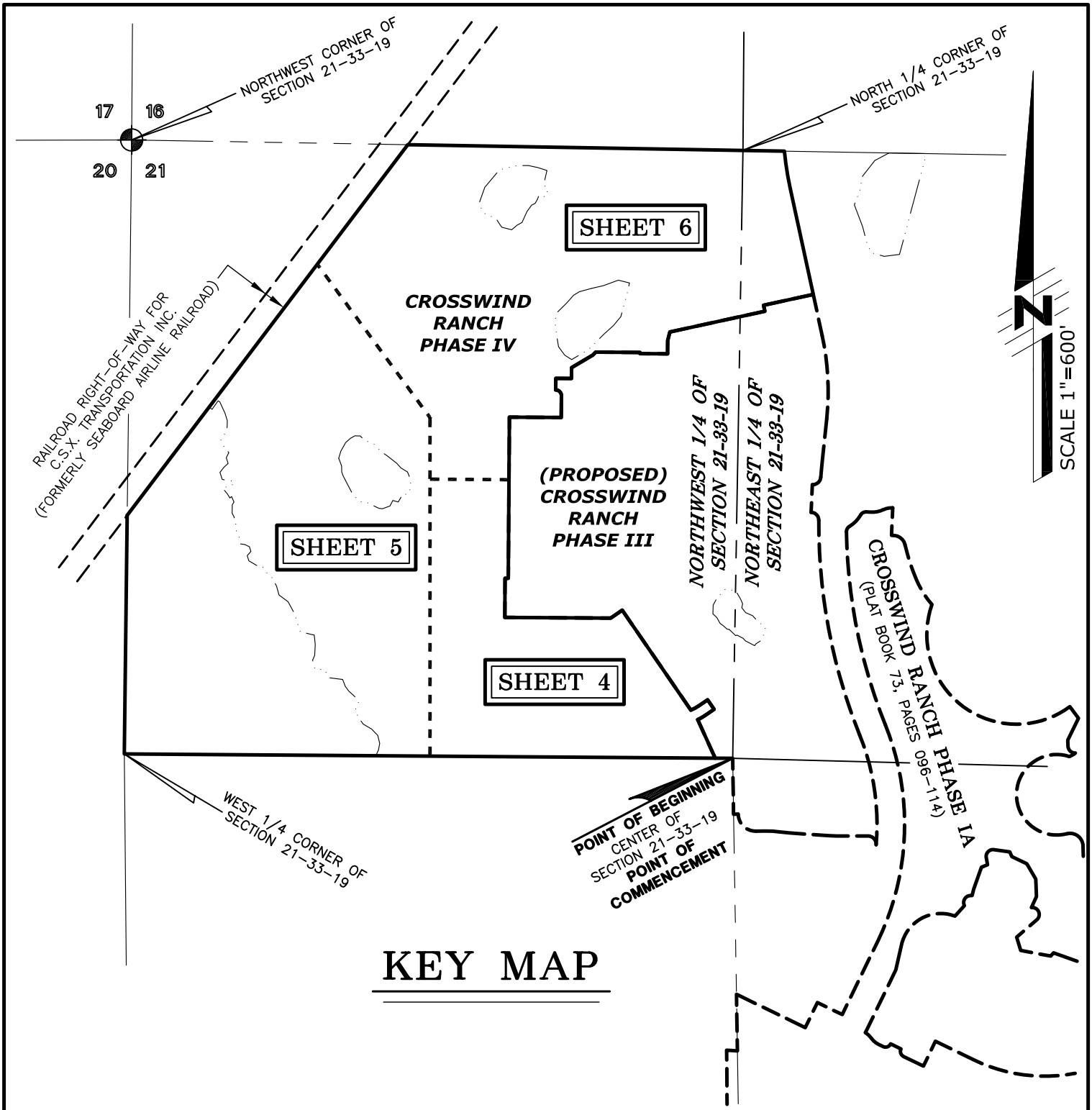
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SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST



KEY MAP

CROSSWIND RANCH PHASE IV

Prepared For: **HOMES BY WESTBAY**

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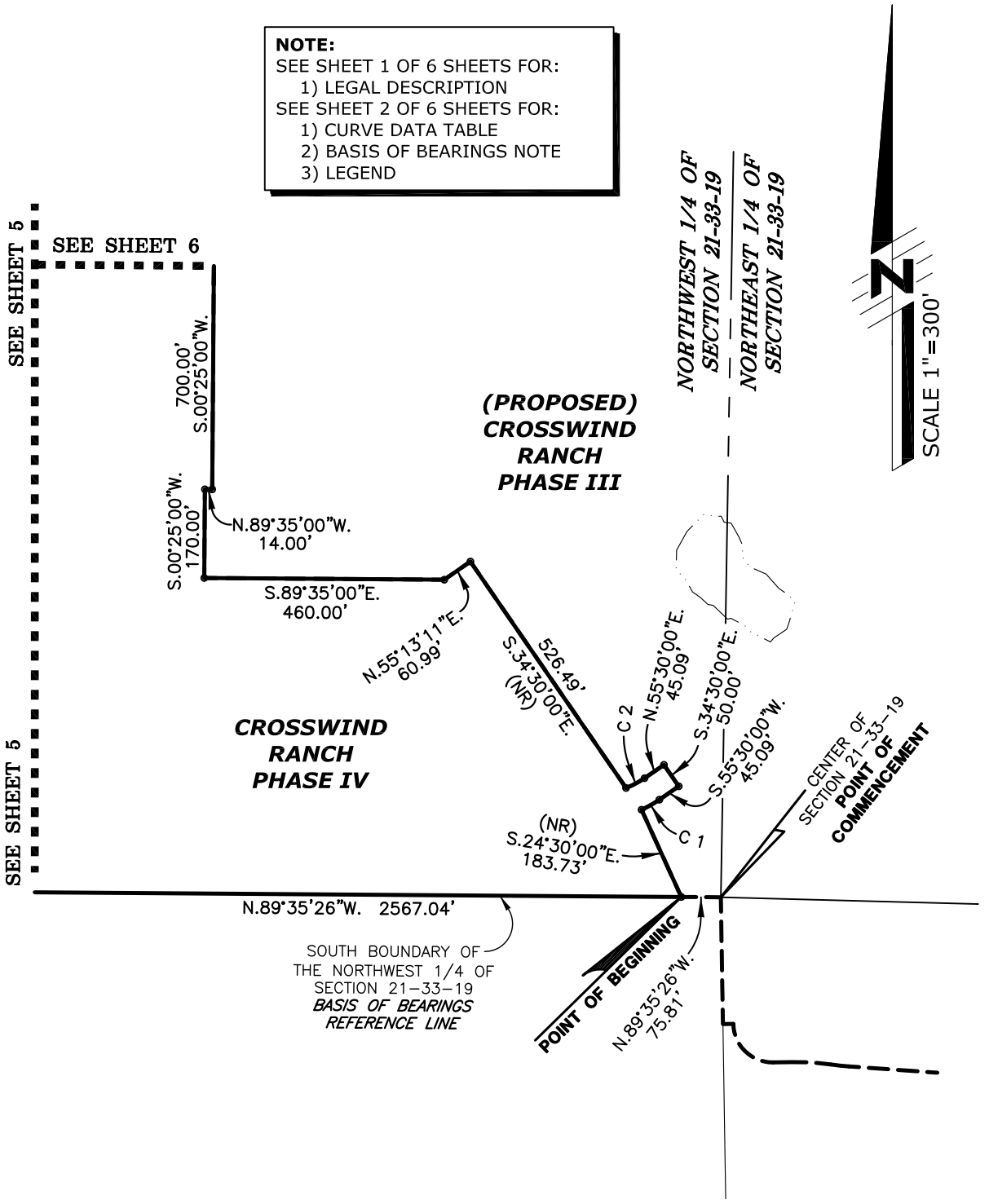
SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 3 OF 6 SHEETS

NOTE:
SEE SHEET 1 OF 6 SHEETS FOR:
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SEE SHEET 2 OF 6 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND



CROSSWIND RANCH PHASE IV

Prepared For: **HOMES BY WESTBAY**

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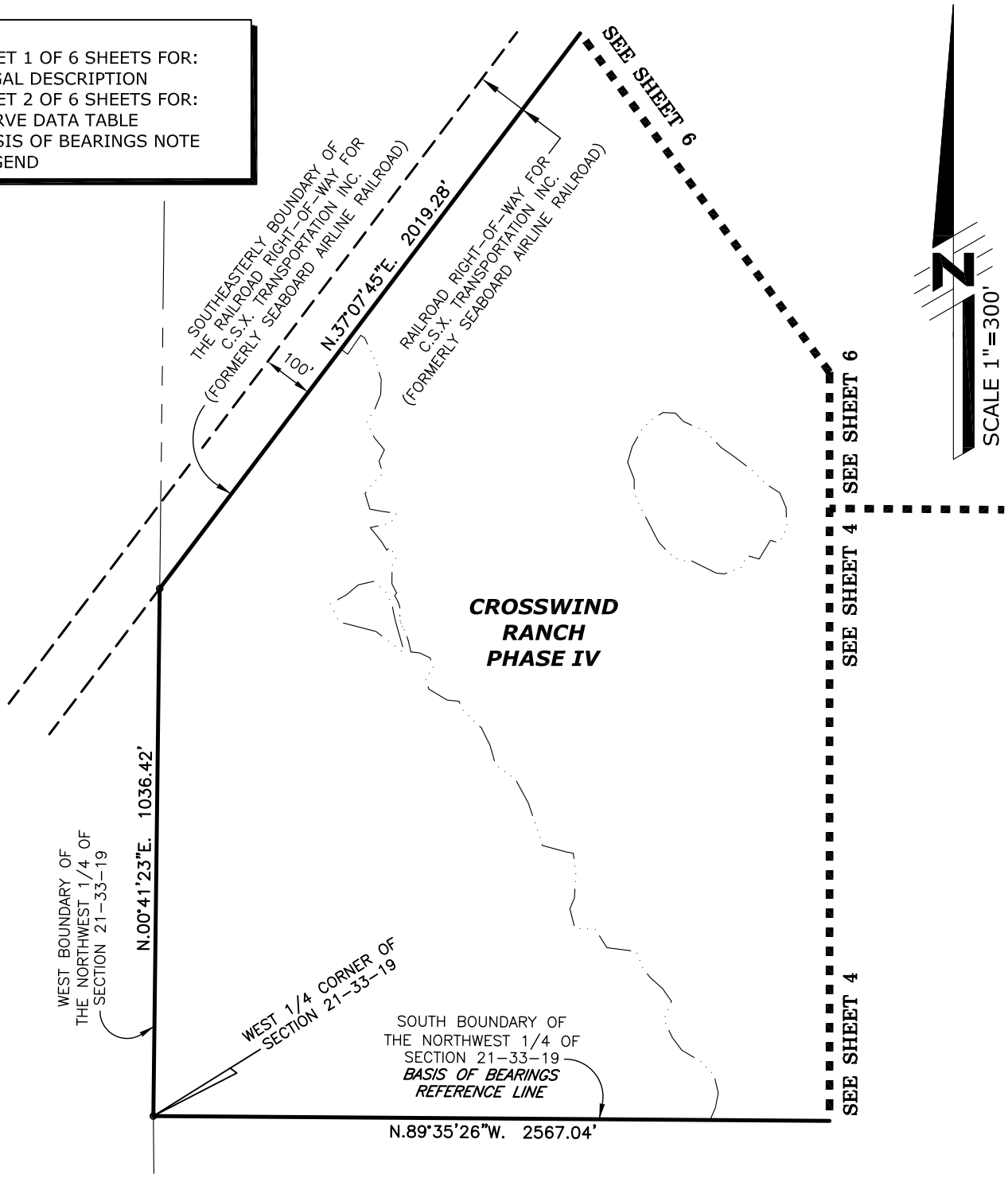
SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 4 OF 6 SHEETS

NOTE:
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CROSSWIND RANCH PHASE IV

Prepared For: **HOMES BY WESTBAY**

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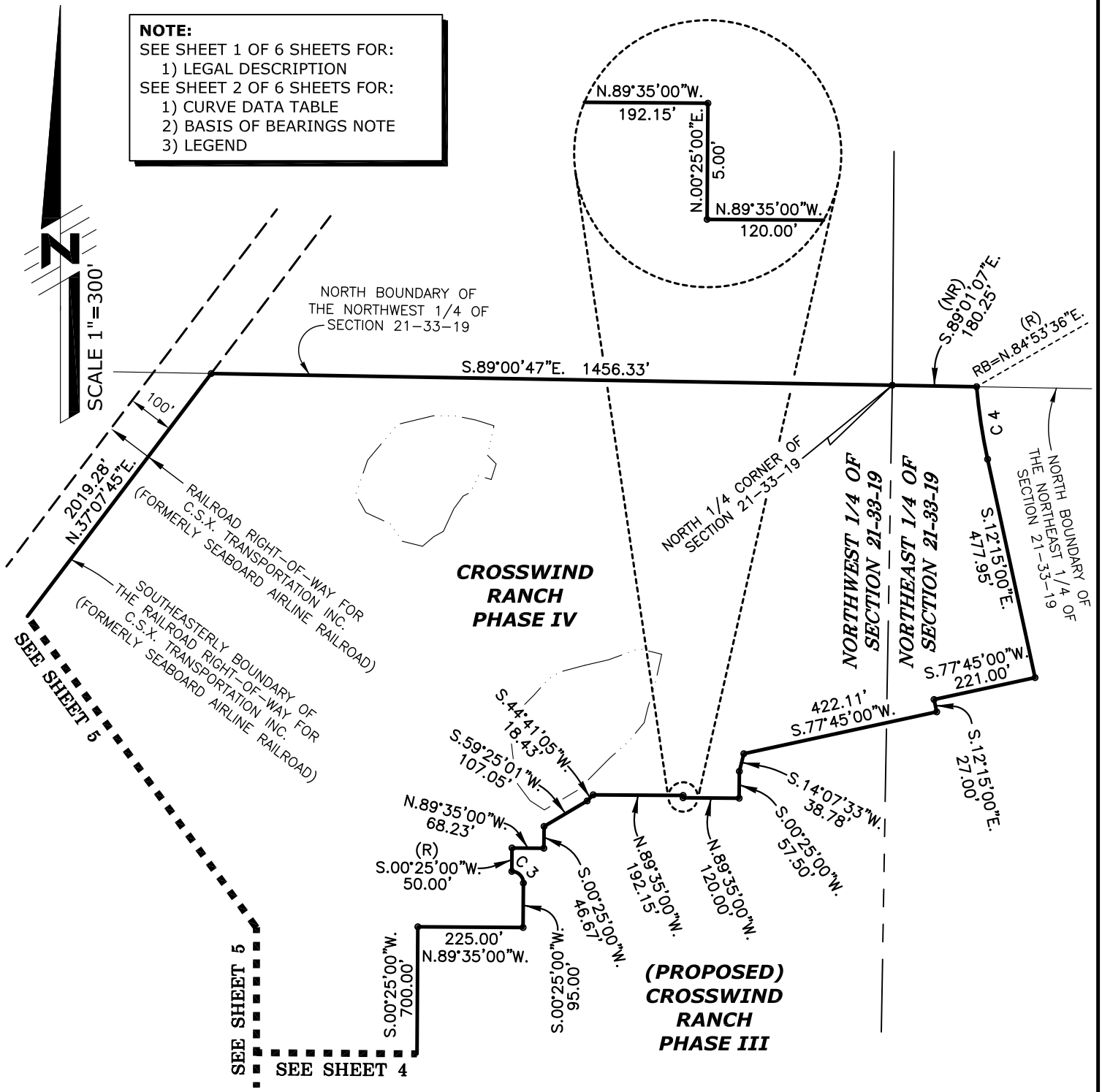
SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 5 OF 6 SHEETS

NOTE:
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CROSSWIND RANCH PHASE IV

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SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 6 OF 6 SHEETS

EXHIBIT D

SUMMARY OF

ESTIMATED PROJECT COST FOR

ASSESSMENT AREA #4

Summary of Costs
Parrish Plantation Assessment Area #4
Community Development District

ESTIMATED PROJECT COSTS	
DISTRICT ELIGIBLE IMPROVEMENTS	
	Neighborhood Infrastructure (Phase III) (259 Lots)
EARTHWORK (EXCLUDING LOTS)	$1,945,801.18
STORMWATER	$1,407,806.42
ROADWAYS & PAVING	$1,619,008.60
POTABLE WATER	$947,148.05
RECLAIMED WATER	$666,078.50
SANITARY SEWER	$2,113,313.13
DRY UTILITY TRENCHING	$388,500.00
LANDSCAPE, HARDSCAPE	$777,000.00
PERMIT FEES & IMPACT FEES	$50,507.02
SUBTOTAL	$9,915,162.90
PROFESSIONAL SERVICES:	$453,131.62
CONTINGENCY:	$372,547.11
TOTAL:	**$10,740,841.63**

EXHIBIT E

SUMMARY OF

ESTIMATED PROJECT COST FOR

ASSESSMENT AREA #5

Summary of Costs
Parrish Plantation Assessment Area #5
Community Development District

ESTIMATED PROJECT COSTS	
DISTRICT ELIGIBLE IMPROVEMENTS	
	Neighborhood Infrastructure (Phase IV) (382 Lots)
EARTHWORK (EXCLUDING LOTS)	$1,013,691.32
STORMWATER	$2,076,378.58
ROADWAYS & PAVING	$2,387,881.40
POTABLE WATER	$1,396,951.95
RECLAIMED WATER	$982,401.50
SANITARY SEWER	$1,508,245.62
DRY UTILITY TRENCHING	$573,000.00
LANDSCAPE, HARDSCAPE	$1,146,000.00
PERMIT FEES & IMPACT FEES	$74,492.98
SUBTOTAL	$11,159,043.35
PROFESSIONAL SERVICES:	$668,325.40
CONTINGENCY:	$549,471.03
TOTAL:	**$12,376,839.78**

EXHIBIT F

PERMIT AND CONSTRUCTION

APPROVAL STATUS OF

ASSESSMENT AREAS #4 AND #5

EXHIBIT F

Parrish Plantation Community Development District

Phase III

Project Name	Permit ID	Permit Number	Approval Date	Expiration Date	Remarks
Cone Ranch	PDMU/NCO	PDMU-22-19 (G)	8-18-2023	-	Zoning Approval from Manatee County
Cone Ranch South Phases III & IV	ERP	842672/42030943.007	01-06-2023	01-06-2028	JD Wetland Survey
Crosswind Ranch Phase III	PSP/FSP	PLN2310-0036	-	-	This is for permitting construction plans through Manatee County. Expect Approval second quarter of 2024.
Crosswind Ranch Phases III & IV ACOE	404	0437851-002-SFG	-	-	Expect Approval April 2024
Crosswind Ranch Phases III & IV Mass Grade	ERP	876198	01-18-2024	01-18-2029	
Crosswind Ranch III Final Plat					Expect Recorded Plat Q4 of 2024
Crosswind Ranch III Certification					Expect final certification Q1 of 2025

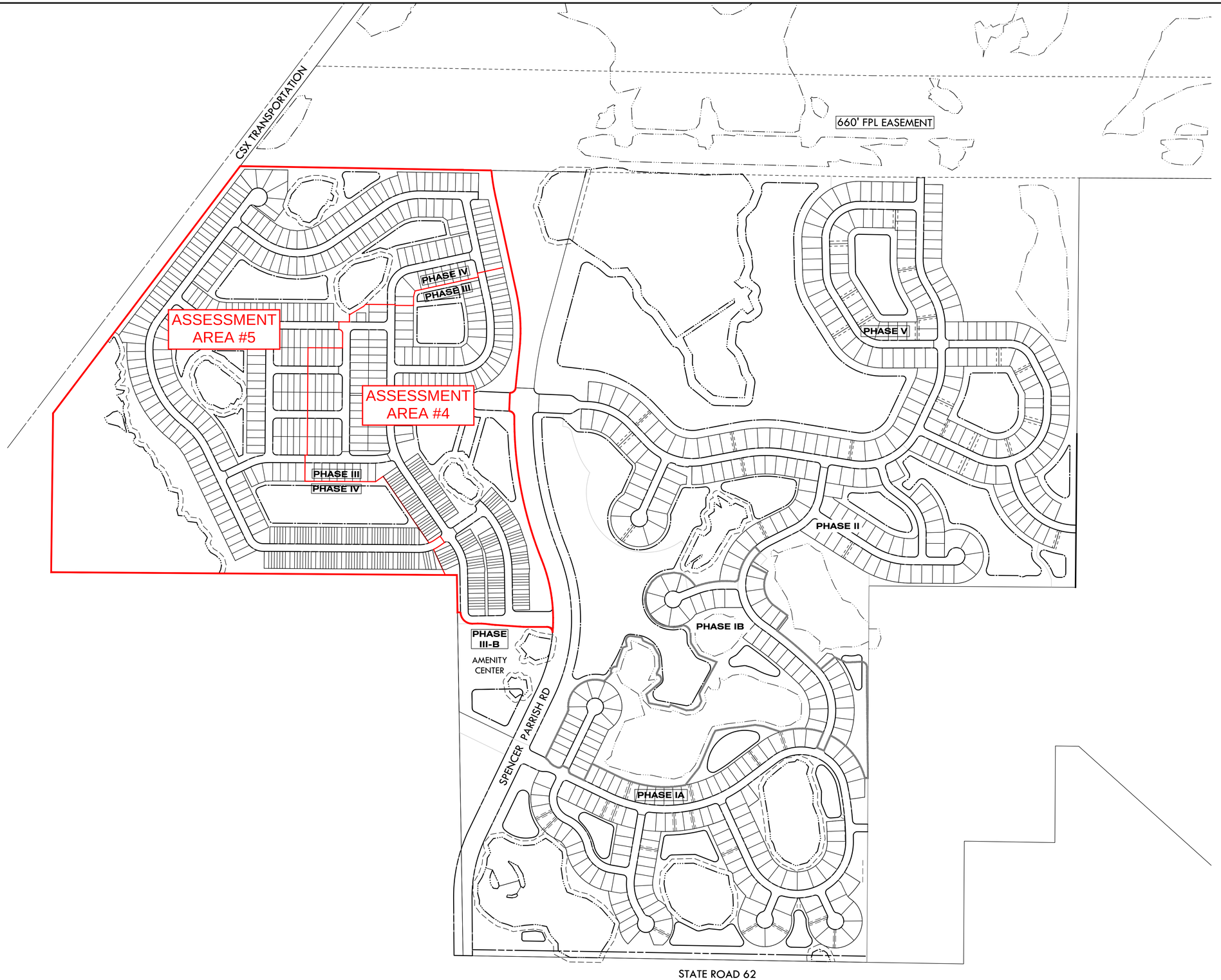
Phase IV

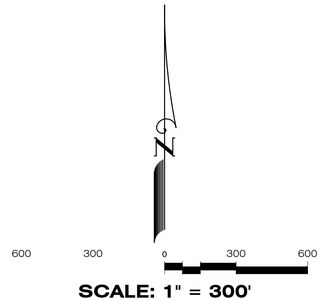
Project Name	Permit ID	Permit Number	Approval Date	Expiration Date	Remarks
Cone Ranch	PDMU/NCO	PDMU-22-19 (G)	8-18-2023	-	Zoning Approval from Manatee County
Cone Ranch South Phases III & IV	ERP	842672/42030943.007	01-06-2023	01-06-2028	JD Wetland Survey
Cone Ranch Phase IV	PSP/FSP				This is for permitting construction plans through Manatee County. Expect Approval fourth quarter of 2023.
Crosswind Ranch Phases III & IV Mass Grade	ERP	876198	01-18-2024	01-18-2029	
Crosswind Ranch Phases III & IV ACOE	404	0437851-002-SFG	-	-	Expect Approval February 2024
Crosswind Ranch Phase IV-A Final Plat					Expect Recorded Plat Q3 of 2025
Crosswind Ranch Phase IV-A Certification					Expect final certification Q4 of 2025
Crosswind Ranch Phase IV-B Final Plat					Expect Recorded Plat Q3 of 2026
Crosswind Ranch Phase IV-B Certification					Expect final certification Q4 of 2026
Crosswind Ranch Phase IV-C Final Plat					Expect Recorded Plat Q2 of 2027
Crosswind Ranch Phase IV-C Certification					Expect final certification Q4 of 2027

EXHIBIT G

DEVELOPMENT PLAN FOR

ASSESSMENT AREAS #4 AND #5





P:\CROSSWIND RANCH\CROSSWIND CDD\DRAWING\EXHIBITS\PHASES III & IV - EXHIBIT B.DWG-D-36X24 2023/12/12 8:45 AM CHRIS FISHER

PARRISH PLANTATION DEVELOPMENT MAP

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RY28858
3010 W Azeele St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

Date: October 11, 2023

PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT
ASSESSMENT AREA FIVE

Report Date:

JULY 16, 2026

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I. INTRODUCTION

This *Supplemental Methodology Report – Assessment Area Five (AA5)* (the "Supplemental Report") serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the "Master Report") dated February 2024 specifically to support the issuance of the Series 2026 Bonds (as defined below) which will fund a portion of Assessment Area Five of the District's Capital Infrastructure Program.

II. DEFINED TERMS

"Assessable Property:" – All property within Assessment Area Five of the District that receives a special benefit from the CIP.

"Assessment Area Five" (AA5) – Phase IV of the Expansion Area of the District. Defined in Exhibit B of this report.

"AA5 Capital Improvement Program" (AA5 CIP) – The public infrastructure development program as outlined by the Engineer Report for AA5.

"Developer" – Mattamy Homes

"Development Plan" – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

"District" – Parrish Plantation Community Development District, encompasses 792.295 +/- acres, in Manatee County Florida.

"Engineer Report" – *Master Report Phases IV* Engineer's Report for Parrish Plantation Community Development District, dated January 2024.

"Equivalent Assessment Unit" (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.

"Expansion Area" – The District was expanded to include a parcel fka Cone Ranch South on August 31st, 2021, adding 591.242 +/- Acres.

"Maximum Assessments" – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

"Platted Units" – Private property subdivided as a portion of gross acreage by virtue of the platting process.

"Product Type" – Classification assigned by the District Engineer to dissimilar lot products for the development of vertical construction. This was determined in part due to differentiated sizes, setbacks, and other factors.

"Unplatted Parcels" – Gross acreage intended for subdivision and platting pursuant to the Development Plan.

"Unit(s)" – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

"AA5 Series 2026" or "Report" – This AA5 Supplemental Methodology Report, dated July 16, 2026 is provided to support benefits and liens on private developable property within Assessment Area Five, encompassing Phase four of the development program within of the District.

III. OBJECTIVE

The objective of this Supplemental Assessment Methodology Report is to:

A. Allocate a portion of the costs of the CIP to Assessment Area Five;

B. Refine the benefits, as initially defined in the Master Report, to the assessable properties within Assessment Area Five that will be assessed as a result of the issuance of the Bonds (as herein defined);

C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within Assessment Area Five within the District and ultimately to the individual units therein; and

D. Provide a basis for the placement of a lien on the assessable lands within Assessment Area Five within the District that benefit from the AA5 Capital Improvement Program, as outlined by the Engineer's Report.

The basis of benefit received by properties within Assessment Area Five of the District relates directly to the AA5 Capital Improvement Program allocable to Assessable Property within Assessment Area Five within the District. It is the District's AA5 Capital Improvement Program that will create the public infrastructure that enables the assessable properties within Assessment Area Five of the District to be developed and improved. Without these public improvements, which include off-site improvements. stormwater, utilities (water and sewer), roadways, landscape, and hardscape, the development of lands within the District could not be undertaken within the current legal development standards. This Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within Assessment Area Five within the District as a result of the benefit received from the AA5 Capital Improvement Program and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2026 (Assessment Area Five) (the "Bonds") to finance the construction and/or acquisition of a portion of the AA5 Capital Improvement Program which will provide special benefit to the assessable parcels within Assessment Area Five of the District after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area Five within the District. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Supplemental Report will determine the benefit, apportionment, and financing structure for the Bonds to be issued by the District per Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

III. DISTRICT OVERVIEW

The District area encompasses 792.295 +/- acres and is located in Manatee County, Florida, within Sections 28 and 29, Township 33 South, and Ranges 19 East. The primary developer of the Assessable Properties is Mattamy Homes Inc. (the "Developer"), who has created the overall development plan as outlined and supported by the Engineer's Report. The development plan for the District contemplates 1,518 single-family lots. The public improvements as described in the Engineer's Report include off-site improvements, stormwater, utilities (water and sewer), roadways, and landscape/hardscape.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop Assessment Area Five of the District. As designed, the AA5 Capital Improvement Program representing a portion of the total CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to assessable lands within Assessment Area Five of the District. The drainage and surface water management system are an example of a system that provides benefits to all planned residential lots within the District. As a system of improvements, all privately benefiting landowners within Assessment Area Five within the District benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system; is an interrelated facility that, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the District will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the AA5 Capital Improvement Program. The AA5 Capital Improvement Program includes off-site improvements, stormwater, utilities (water and sewer), roadways, amenities, landscape, and hardscape. The cost of the AA5 Capital Improvement Program is estimated to be $12,376,840 with approximately $4,530,498 of which will be funded by the issuance of the Bonds as generally described within Tables 2 and 3 of this Supplemental Report with further detail provided in the Engineer's Report.

V. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The AA5 Capital Improvement Program contains a "system of improvements" for the Development except for common improvements that benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making

those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02 and described in the next section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceeds the cost of providing the improvements. These special benefits include but are not limited to, the added use of the property, added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development Plan for Assessment Area Five contains a mix of single-family and Townhome sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it "equates" the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefits.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the AA5 Capital Improvement Program of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefiting property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering Assessment Area Five because of the AA5 Capital Improvement Program, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the Assessment Area within the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that the property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

VI. ALLOCATION METHODOLOGY

Table 2 outlines EAUs assigned for residential product types under the current Development Plan for Assessment Area Five. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such a change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within Assessment Area Five of the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable properties. The CIP benefit concerning the AA5 Capital Improvement Program and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the AA5 Capital Improvement Program are demonstrated in Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out how special assessments will be assigned and to establish a lien on land within Assessment Area Five within the District. Concerning the Assessable Property, the special assessments are assigned to all properties within Assessment Area Five of the District on a gross acreage basis until the developable acreage is platted in Assessment Area Five. The platted parcels will then be reviewed as to use and product types. Under Section 193.0235, Florida Statutes, certain privately or publicly owned "common elements" such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the "undeveloped state". At this point, the infrastructure may or may not be installed and none of the units in the Development Plan have been platted. This condition exists when the infrastructure program is financed before any development. Assessment Area Five of the District has already been platted, and as such does not fall within this category.

The second condition is "on-going development". At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully developed, they are assigned specific special assessments concerning the estimated benefit that each platted unit within Assessment Area Five receives from the AA5 Capital Improvement Program, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit will be assigned a special assessment according to its Product Type classification as outlined in Table 5.

The third condition is the "completed development state." In this condition, all of the Assessable Property within the Development Plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the AA5 portion of the District representing 374.95 EAUs. Assessment Area Five of the District has been partially platted and falls within the second category of on-going development.

IX. FINANCING INFORMATION

The District will finance a portion of the Assessment Area Five Capital Improvement Program through the issuance of the Bonds secured ultimately by benefiting properties within Phase IV of the Development Plan (i.e., Assessment Area Five) within the District. Several items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs, and rounding as shown in Table 5.

IX. TRUE-UP MODIFICATION

During the construction period of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the special assessment principal. In order to ensure the District's debt does not build up on the unplatted developable land, the District shall apply the following test as outlined within this "true-up methodology."

The debt per acre remaining on the unplatted land within AA5 of the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of gross acres for such phase. Thus, every time the test is applied, the debt encumbering the remaining undivided land must remain equal to or lower than the ceiling level of debt per gross acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, the Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within AA5 of the District. If upon the completion of any true-up analyses, it is found the debt per acre exceeds the established maximum ceiling debt per gross acre, or there is not sufficient development potential in the remaining acreage of AA5 of the District to produce the EAU densities required to adequately service Bond debt, the District shall require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within AA5 the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the

densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land, and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on the AA5 property for which true-up payments are due, until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the Districts CIP. Certain financing, development, and engineering data was provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of the factual information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

TABLE 1

2026 PROJECT PROGRAM COSTS

2026 PROJECT

ITEM		TOTAL
Earthwork (Excluding lots)	$	1,013,691.32
Stormwater	$	2,076,378.58
Roadways & Paving	$	2,387,881.40
Potable Water	$	1,396,951.95
Reclaimed Water	$	982,401.50
Sanitary Sewer	$	1,508,245.62
Dry Utility trenching	$	573,000.00
Landscape, Hardscape	$	1,146,000.00
Permit Fees & Impact Fees	$	74,492.98
Subtotal:	**$**	**11,159,043**
Professional Services:	**$**	**668,325**
Contingency:	**$**	**549,471**
Total:	**$**	**12,376,840**
Proceeds from Series 2026 Bonds	**$**	**8,678,931**
Developer Funding	**$**	**3,697,909**

Table 2 Notations:

Cost based on values provided within the January 2024, Master Engineer's Report, supplemented by Supplemental #1 on June 18, 2025

TABLE 2

Planned Development Program, Product Types and Assignment of Equivalent Assessment Units (EAUs)

2026 PROJECT DEVELOPMENT PROGRAM

2026 PROJECT - SERIES 2026 BONDS

PRODUCT TYPE	EAU FACTOR	PHASE IV	TOTAL EAUs
18	0.45	72	32.40
22	0.55	26	14.30
40	1.00	109	109.00
50	1.25	107	133.75
60	1.50	55	82.50
TOTAL		**369**	**371.95**

Table 1 Notations:
1) EAU factors assigned based on product type as identified by the Developer and do not reflect front footage.
2) Any Development Plan changes will require recalculations pursuant to the true-up

TABLE 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS	
PROJECT COSTS	$12,376,840
TOTAL PROGRAM EAUS	371.950
TOTAL COST/BENEFIT	**$33,276**

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS

PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT PER PRODUCT TYPE	NET BENEFIT PER PRODUCT UNIT
18	0.45	72	32.40	$1,078,128	$14,974.00
22	0.55	26	14.30	$475,840	$18,301.55
40	1.00	109	109.00	$3,627,035	$33,275.55
50	1.25	107	133.75	$4,450,604	$41,594.43
60	1.50	55	82.50	$2,745,233	$49,913.32
		369	371.95	$12,376,840	

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.

Table 5

SPECIAL ASSESSMENT BONDS - SERIES 2026			
Average Coupon Rate			5.65%
Term (Years)			30
Principal Amortization Installments			30
SOURCES:			
		Par Amount:	**$5,160,000**
USES:			
Construction Fund			$4,530,498
Capitalized Interest (Months)	6		$145,770
Debt Service Reserve Fund	100%		$180,532
Cost of Issuance			$303,200
ANNUAL ASSESSMENT			
Net Annual Assessment		$	180,532
Collection Costs and Discounts 6%		$	11,523
TOTAL ANNUAL ASSESSMENT		**$**	**192,055**

Notations:

1) Any development costs to complete the 2026 Project not financed in the Series 2026 Bonds will be paid by developer funding and a completion agreement.

Table 6

2026 PROJECT AREA DEVELOPMENT PROGRAM ASSIGNMENT OF SERIES 2026 BOND ASSESSMENTS

					PRODUCT TYPE		PER UNIT	
PRODUCT TYPE	PER UNIT EAU	TOTAL EAUs	% OF EAUS	UNITS[2]	TOTAL PRINCIPAL	ANNUAL ASSESSMENT	TOTAL PRINCIPAL	TOTAL ANNUAL ASSESSMENT
18	0.45	32.4	8.7%	72	$449,480	$15,726	$6,287	$440
22	0.55	14.3	3.8%	26	$198,382	$6,941	$6,287	$440
40	1.00	109.0	29.3%	109	$1,512,139	$52,905	$13,970	$978
50	1.25	133.8	36.0%	107	$1,855,491	$64,918	$17,463	$1,222
60	1.50	82.5	22.2%	55	$1,144,509	$40,043	$20,956	$1,466
		371.95	**100%**	**369.00**	**$5,160,000**	**$180,532**		

Table 5 Notations:

1) Any development program changes will require recalculations according to the True-Up provisions within this report.
2) The unit count is an approximation and is subject to change upon the final plat.
3) Annual assessments are net of collection costs and early payment discounts.
4) Principal and Annual Assessments reflected are pre-partial principal redemption.

EXHIBIT A

The available net proceeds from the Series 2026 Bonds issued in the principal amount of $5,160,000 by the District to pay for the 2026 Project improvements is approximately $4,530,498 payable in 30 annual installments after any capitalized interest period, of $318 per gross acre. The maximum par debt is $8,530.76 per gross acre and is outlined below.

Prior to platting, the debt associated with the 2026 Project will initially be allocated on a per-acre basis within the 2026 Assessment Area Five - 2026 Project Area within the District. Upon platting, the principal and long-term assessment levied on each benefited property within the 2026 Project Area will be allocated to platted lots and developed units per this First Supplemental Report.

ASSESSMENT ROLL*

TOTAL ASSESSMENT:	$5,160,000		
ANNUAL ASSESSMENT:	$192,055		(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:		604.87	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		$8,531	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		$318	(30 Installments)

		PER PARCEL ASSESSMENTS	
Landowner Name, Lee County Folio ID & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
Cam7 - Sub, LLC	604.87	$5,160,000	$192,055
Gross acres across described land in legal description.			
21101 Design Parc Lane Suite 103			
Estero FL 33928			
Totals:	604.87	$5,160,000	$192,055

*See Exhibit B for Assessment Area Five - 2026 Project Legal Area

EXHIBIT C

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

ASSESSMENT AREA 5

CROSSWIND RANCH
PHASE IV

DESCRIPTION: A parcel of land lying in Section 21, Township 33 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the South boundary of the Northwest 1/4 of said Section 21, the following two (2) courses: 1) N.89°35'26"W., 75.81 feet to the **POINT OF BEGINNING;** 2) continue N.89°35'26"W., 2567.04 feet to the West 1/4 corner of said Section 21; thence along the West boundary of the aforesaid Northwest 1/4 of Section 21, N.00°41'23"E., 1036.42 feet to a point on the Southeasterly boundary of the railroad right-of-way for C.S.X. Transportation Inc. (formerly Seaboard Airline Railroad); thence along said Southeasterly boundary of the railroad right-of-way for C.S.X. Transportation Inc. (formerly Seaboard Airline Railroad), N.37°07'45"E., 2019.28 feet to a point on the North boundary of the aforesaid Northwest 1/4 of Section 21; thence along said North boundary of the Northwest 1/4 of Section 21, S.89°00'47"E., 1456.33 feet to the North 1/4 corner of said Section 21; thence along the North boundary of the Northeast 1/4 of said Section 21, S.89°01'07"E., 180.25 feet to a point on a curve; thence Southerly, 157.09 feet along the arc of a curve to the left having a radius of 1260.00 feet and a central angle of 07°08'36" (chord bearing S.08°40'42"E., 156.99 feet) to a point of tangency; thence S.12°15'00"E., 477.95 feet; thence S.77°45'00"W., 221.00 feet; thence S.12°15'00"E., 27.00 feet; thence S.77°45'00"W., 422.11 feet; thence S.14°07'33"W., 38.78 feet; thence S.00°25'00"W., 57.50 feet; thence N.89°35'00"W., 120.00 feet; thence N.00°25'00"E., 5.00 feet; thence N.89°35'00"W., 192.15 feet; thence S.44°41'05"W., 18.43 feet; thence S.59°25'01"W., 107.05 feet; thence S.00°25'00"W., 46.67 feet; thence N.89°35'00"W., 68.23 feet; thence S.00°25'00"W., 50.00 feet to a point on a curve; thence Southeasterly, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.44°35'00"E., 35.36 feet) to a point of tangency; thence S.00°25'00"W., 95.00 feet; thence N.89°35'00"W., 225.00 feet; thence S.00°25'00"W., 700.00 feet; thence N.89°35'00"W., 14.00 feet; thence S.00°25'00"W., 170.00 feet; thence S.89°35'00"E., 460.00 feet; thence N.55°13'11"E., 60.99 feet; thence S.34°30'00"E., 526.49 feet to a point on a curve; thence Northeasterly, 40.26 feet along the arc of a curve to the left having a radius of 175.00 feet and a central angle of 13°10'55" (chord bearing N.62°05'27"E., 40.17 feet) to a point of tangency; thence N.55°30'00"E., 45.09 feet; thence S.34°30'00"E., 50.00 feet; thence S.55°30'00"W., 45.09 feet to a point of curvature; thence Southwesterly, 39.27 feet along the arc of said curve to the right having a radius of 225.00 feet and a central angle of 10°00'00" (chord bearing S.60°30'00"W., 39.22 feet); thence S.24°30'00"E., 183.73 feet to the **POINT OF BEGINNING.**

Containing 113.737 acres, more or less.

CROSSWIND RFINCt-1
Pt-IFISEIV

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 1 OF 6 SHEETS

Prepared For: **HOMES BY WESTBAV**

DESCRIPTION Ste.ETCH
(Not a Survey)

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FIORIDA LICENSED SIJMYOR AND MAPPER

FIMEFIFIITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS | Checked: AWM | Order No.: AMI-CLO-CR-001
Date: 1-16-24 | Dwg:Crosswind PH IV-OS.dwg
ni. Path: P:\Croawind Ranch-HBWB\wa.ter Plan\Dncr|ption\PhaN rl

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	225.00	10°00'00"	39.27	39.22	S.60°30'00"W.
2	175.00	13°10'55"	40.26	40.17	N.62°05'27"E.
3	25.00	90°00'00"	39.27	35.36	S.44°35'00"E.
4	1260.00	07°08'36"	157.09	156.99	S.08°40'42"E.

BASIS OF BEARINGS

The South boundary of the Northwest 1/4 of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, has a Grid bearing of N.89°35'26"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

LEGEND:

1. (R) Indicates radial line
2. (NR) Indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book

CROSSWIND RANCH PHASE IV

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 2 OF 6 SHEETS

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

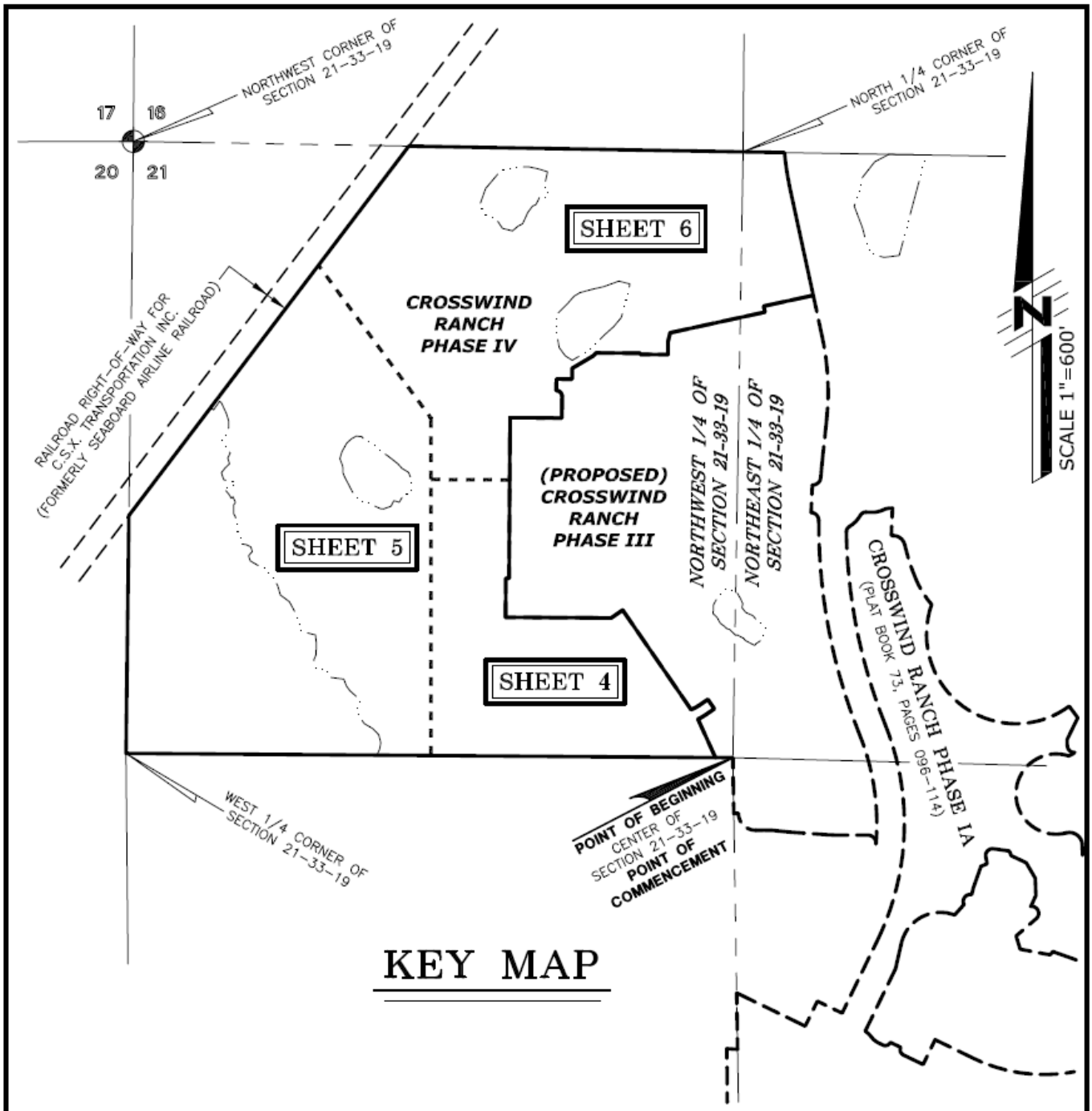
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-CR-001
Date: 1-16-24	Dwg: Crosswind PH IV-DS.dwg	

File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Phase IV

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST



KEY MAP

CROSSWIND RANCH PHASE IV

Prepared For: HOMES BY WESTBAY

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(Not a Survey)

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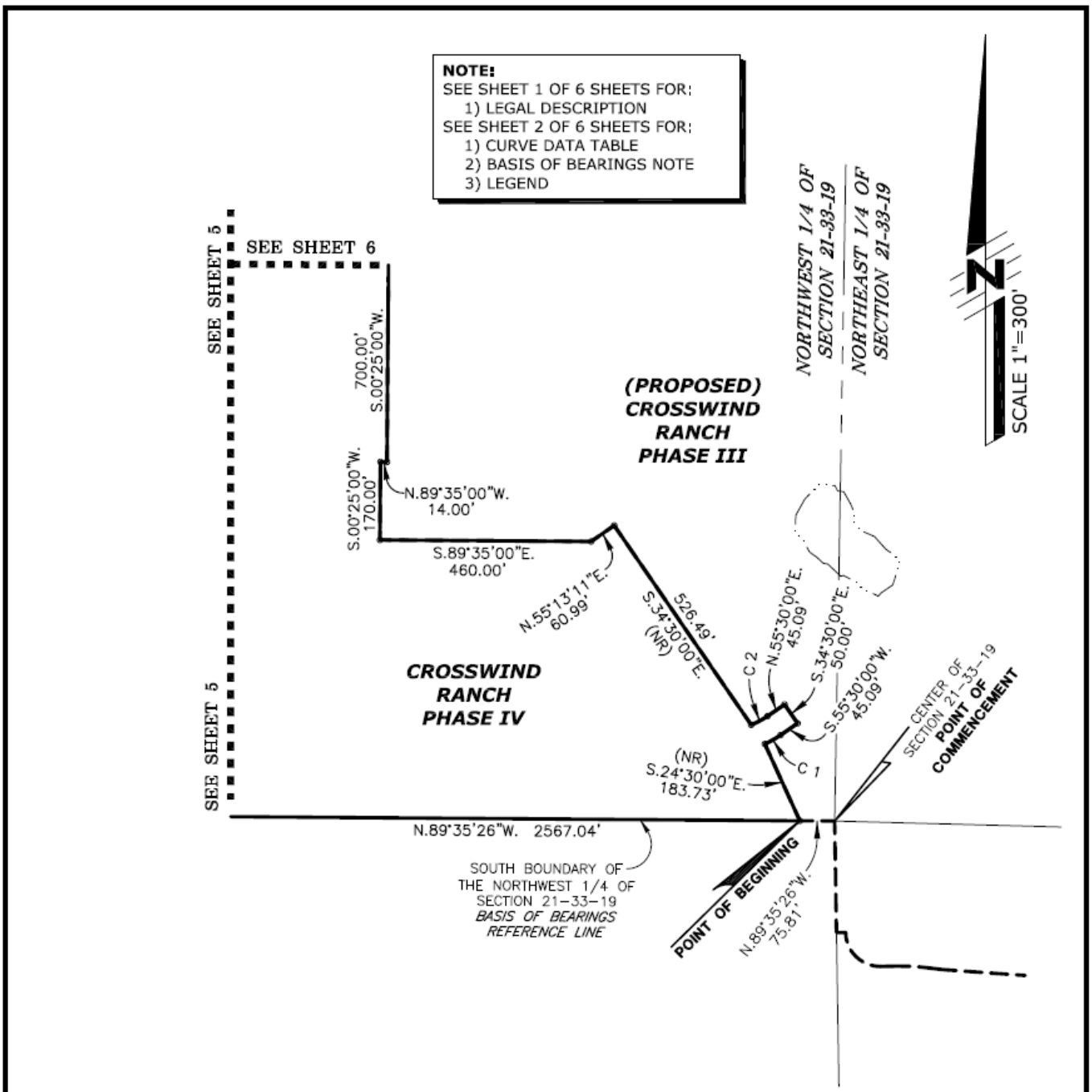
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SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

SHEET NO. 3 OF 6 SHEETS



CROSSWIND RANCH
PHASE IV

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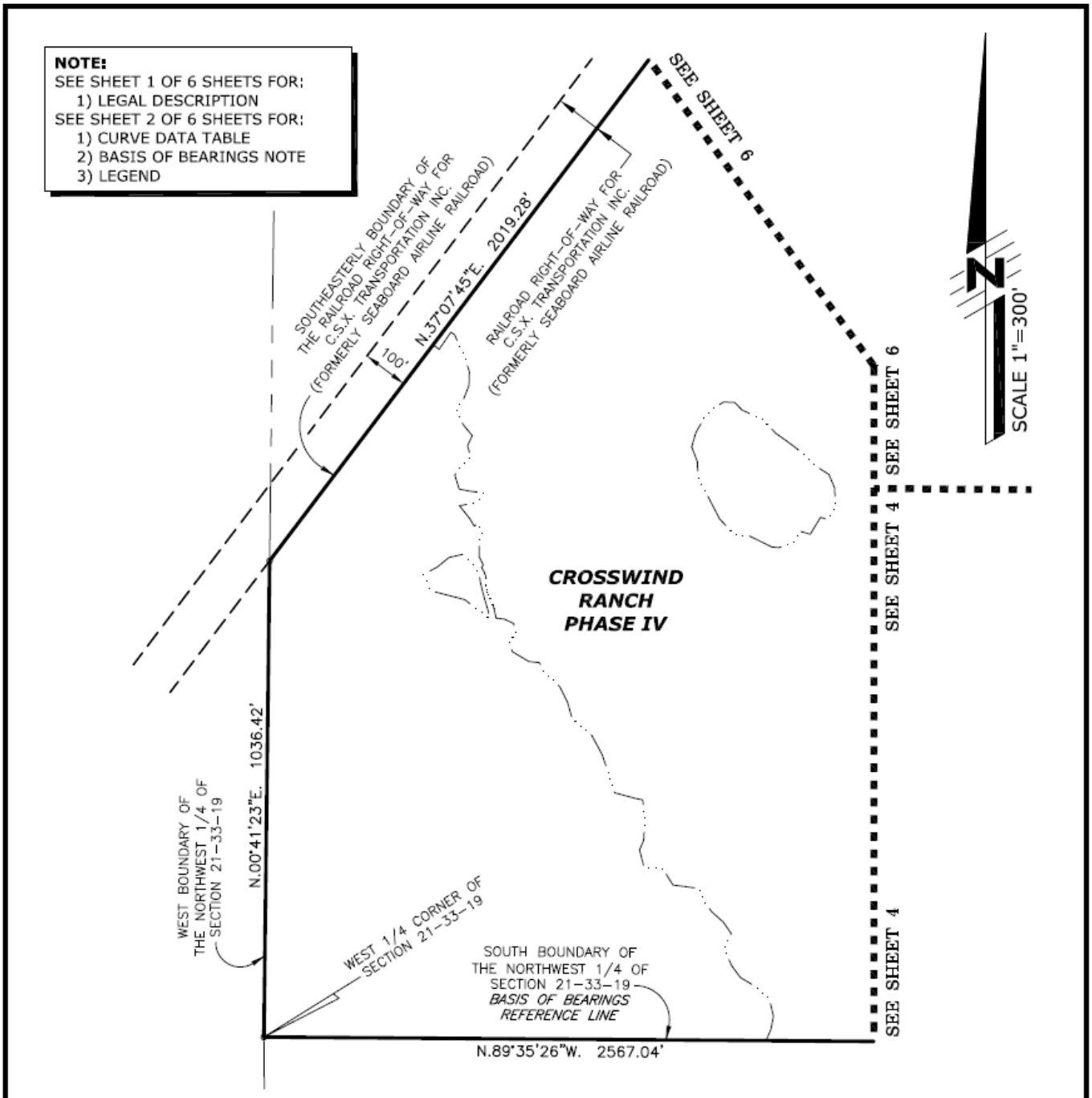
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SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 4 OF 6 SHEETS



CROSSWIND RANCH PHASE IV

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No.	Date	Description	Dwn.

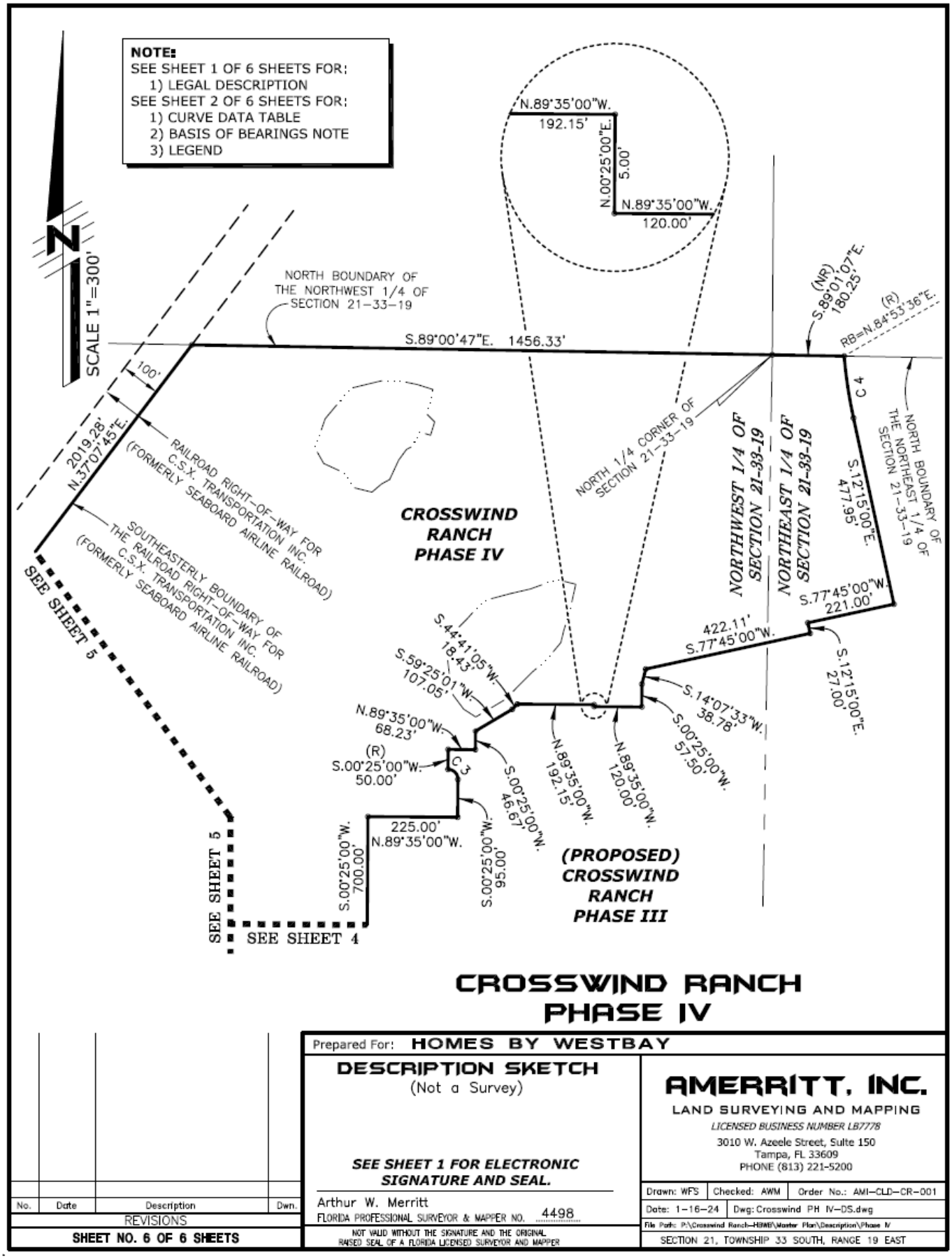
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SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST



CROSSWIND RANCH PHASE IV

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH
(Not a Survey)

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No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 6 OF 6 SHEETS

Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-CR-001
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SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

RESOLUTION NO. 2026-11

A RESOLUTION OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF AND AWARDING THE SALE OF ITS NOT TO EXCEED $6,500,000 AGGREGATE PRINCIPAL AMOUNT OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2026 (ASSESSMENT AREA FIVE PROJECT) (THE "ASSESSMENT AREA FIVE BONDS"), FOR THE PURPOSE OF FINANCING THE CONSTRUCTION AND/OR ACQUISITION OF THE ASSESSMENT AREA FIVE PROJECT; DETERMINING THE NEED FOR A NEGOTIATED SALE OF SUCH ASSESSMENT AREA FIVE BONDS; DELEGATING TO THE CHAIRMAN OR VICE CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE DISTRICT, SUBJECT TO COMPLIANCE WITH THE APPLICABLE PROVISIONS HEREOF, THE AUTHORITY TO AWARD THE SALE OF SUCH ASSESSMENT AREA BONDS TO FMSBONDS, INC. BY EXECUTING AND DELIVERING A CONTRACT OF PURCHASE; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF THE FIFTH SUPPLEMENTAL TRUST INDENTURE; MAKING CERTAIN FINDINGS; APPROVING FORMS OF SAID ASSESSMENT AREA FIVE BONDS; APPROVING THE FORM OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND AUTHORIZING THE USE OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND LIMITED OFFERING MEMORANDUM AND THE EXECUTION THEREOF; APPROVING THE FORM OF AND AUTHORIZING EXECUTION OF THE CONTINUING DISCLOSURE AGREEMENT; AUTHORIZING CERTAIN OFFICIALS OF THE DISTRICT AND OTHERS TO TAKE ALL ACTIONS REQUIRED IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF SAID ASSESSMENT AREA FIVE BONDS; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO SAID ASSESSMENT AREA FIVE BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Parrish Plantation Community Development District (the "District") is authorized by Florida Statutes, Chapter 190 (the "Act"), particularly Section 190.016, to issue bonds secured by a pledge of revenues derived from any project or combination of projects; and

WHEREAS, pursuant to its Resolution No. 2020-21, adopted by the Board of Supervisors of the District (the "Board") on October 18, 2019, as amended by Resolution No. 2023-05, adopted by the Board on March 7, 2023 (collectively, the "Authorizing Resolution"), the District authorized the issuance of not to exceed $78,545,000 in principal amount of its special assessment revenue bonds (the "Bonds") in separate series, secured from the revenues and issued for the purposes as set forth in said Authorizing Resolution and in the Master Indenture (hereinafter defined); and

WHEREAS, pursuant to the Act, the District now desires to supplement the Authorizing Resolution to authorize the issuance of and award the sale of its Special Assessment Bonds, Series 2026 (Assessment Area Five Project), in a principal amount not to exceed $6,500,000 (the

"Assessment Area Five Bonds"), to approve the Supplemental Indenture (hereinafter defined) and to provide for various other matters relating to the issuance of the Assessment Area Five Bonds; and

WHEREAS, the Board has received from FMSbonds, Inc. (the "Underwriter") a proposal in the form of a Contract of Purchase (the "Contract") for the purchase of the Assessment Area Five Bonds, and the Board has determined that acceptance of such proposal and the sale of the Assessment Area Five Bonds to the Underwriter is in the best interest of the District for the reasons indicated herein; and

WHEREAS, in conjunction with the sale and issuance of the Assessment Area Five Bonds, it is necessary to approve the form of Supplemental Indenture, to approve the form of the Assessment Area Five Bonds and to provide for various other matters with respect to the issuance of the Assessment Area Five Bonds;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT, AS FOLLOWS:

SECTION 1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture (hereinafter defined).

SECTION 2. Authorization. The Assessment Area Five Bonds are hereby authorized to be issued in an aggregate principal amount not to exceed $6,500,000. The Assessment Area Five Bonds shall be issued under and secured by that Master Trust Indenture dated as of February 1, 2021 (the "Master Indenture"), by and between the District and U.S. Bank Trust Company, National Association, as successor trustee (the "Trustee"), as supplemented with respect to the Assessment Area Five Bonds by the Fifth Supplemental Trust Indenture to be dated as of the first day of the month in which the Assessment Area Five Bonds are issued (the "Supplemental Indenture" and, collectively with the Master Indenture, the "Indenture"), by and between the District and the Trustee. The proceeds of the Assessment Area Five Bonds shall be used for the purposes set forth in the Indenture and the Limited Offering Memorandum (hereinafter defined).

SECTION 3. Approval of Supplemental Indenture. The Supplemental Indenture is hereby approved in substantially the form set forth as part of **Exhibit A** hereto. The Chairman or the Vice Chairman of the Board are hereby authorized and directed to execute and deliver such Supplemental Indenture on behalf of and in the name of the District, and the Secretary or any Assistant Secretary of the Board is hereby authorized to attest such execution, with such additions and deletions therein as may be made and approved by the Chairman or the Vice Chairman executing the same, such execution to be conclusive evidence of such approval.

The Master Indenture is hereby ratified and confirmed, subject to any amendments or supplements thereto with respect to the Assessment Area Five Bonds contained in the Supplemental Indenture. The appointment of U.S. Bank Trust Company, National Association as successor Trustee under the Master Indenture is hereby ratified and confirmed, and the Trustee is hereby appointed as Trustee, Paying Agent and Bond Registrar under the Supplemental Indenture.

SECTION 4. Negotiated Sale. The Board hereby determines that a negotiated sale of the Assessment Area Five Bonds to the Underwriter is in the best interest of the District because of prevailing market conditions, because delays caused by soliciting competitive bids could adversely affect the District's ability to issue and deliver the Assessment Area Five Bonds at presently favorable interest rates, and because the nature of the security for the Assessment Area Five Bonds and the sources of payment of debt service on the Assessment Area Five Bonds require the participation of the Underwriter in structuring the bond issue.

SECTION 5. Contract Approved. The Board hereby approves the Contract in substantially the form attached as **Exhibit B** hereto. The Chairman or Vice Chairman of the Board is hereby authorized to execute the Contract and to deliver the Contract to the Underwriter with such changes, amendments, modifications, omissions and additions as may be approved by the executing Chairman or Vice Chairman; provided, however, that (i) the average net interest cost rate on the Assessment Area Five Bonds shall not exceed the rate computed by adding 300 basis points to The Bond Buyer "20 Bond Index" published immediately preceding the first day of the calendar month in which the Assessment Area Five Bonds are sold, as provided in Section 215.84(3), Florida Statutes, (ii) the Underwriter's discount shall not exceed 2.00% of the original principal amount of the Assessment Area Five Bonds, (iii) the Assessment Area Five Bonds shall be subject to optional redemption as provided in the Contract at a redemption price not in excess of 100% of the principal amount of the Assessment Area Five Bonds to be redeemed together with accrued and unpaid interest to the redemption date, and (iv) the final maturity date of the Assessment Area Five Bonds shall be no later than the maximum term allowed by Florida law, which is currently thirty years of principal amortization. Execution by the Chairman or Vice Chairman of the Contract shall be deemed to be conclusive evidence of approval of such changes.

SECTION 6. Preliminary Limited Offering Memorandum and Limited Offering Memorandum. The District hereby approves the Preliminary Limited Offering Memorandum in substantially the form attached hereto as **Exhibit C** (the "Preliminary Limited Offering Memorandum") and authorizes its distribution and use by the Underwriter in connection with the offering for the sale of the Assessment Area Five Bonds. If, between the date hereof and the mailing of the Preliminary Limited Offering Memorandum, it is necessary to make insertions, modifications and changes to the Preliminary Limited Offering Memorandum, the Chairman or Vice Chairman is hereby authorized to approve such insertions, changes and modifications, and the Chairman or Vice Chairman is hereby authorized to deem the Preliminary Limited Offering Memorandum "final" within the meaning of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") under the Securities Exchange Act of 1934, in the form as mailed and in furtherance thereof to execute a certificate evidencing same. The preparation of a final Limited Offering Memorandum is hereby approved, and the Chairman or Vice Chairman is hereby authorized to execute such final Limited Offering Memorandum to be dated the date of the Contract and to deliver the same to the Underwriter for use by the Underwriter in connection with the sale and distribution of the Assessment Area Five Bonds. The Limited Offering Memorandum shall be substantially in the form of the final Preliminary Limited Offering Memorandum, with only such changes as shall be approved by the Chairman or Vice Chairman as necessary to conform to the details of the Assessment Area Five Bonds and such other insertions, modifications and changes as may be approved by the Chairman or Vice Chairman. The execution and delivery of the Limited Offering Memorandum by the Chairman or Vice Chairman shall constitute evidence of the approval thereof. The District hereby authorizes the use of the Preliminary Limited Offering

Memorandum and the Limited Offering Memorandum and the information contained therein in connection with the offering and sale of the Assessment Area Five Bonds.

SECTION 7. Form of Assessment Area Five Bonds. The Assessment Area Five Bonds shall be in substantially the form set forth as an exhibit to the Supplemental Indenture, with such additions, deletions and other changes thereto as the officials of the Board executing such Assessment Area Five Bonds shall approve, such approval to be conclusively evidenced by the execution of the Assessment Area Five Bonds (by manual or facsimile signature) by such officials. The Board hereby authorizes and approves the use of a facsimile of the District seal on the Assessment Area Five Bonds.

SECTION 8. Continuing Disclosure Agreement. The form and content of the Continuing Disclosure Agreement (the "Disclosure Document") relating to the Assessment Area Five Bonds attached hereto as **Exhibit D** is hereby approved. The Chairman or Vice Chairman and the Secretary or any Assistant Secretary are hereby authorized to execute the Disclosure Document on behalf of the District in substantially the form attached hereto, with such additions, deletions, and other changes as may be necessitated by applicable law, this Resolution and the Contract as such officers may approve (such approval to be conclusively evidenced by their execution of the Disclosure Document).

SECTION 9. The Assessment Area Five Project. Proceeds of the Assessment Area Five Bonds shall be applied in the manner and deposited to the funds and accounts set forth in the Supplemental Indenture, for the principal purpose of financing the construction and/or the acquisition by the District of the Assessment Area Five Project (as defined in the Supplemental Indenture). The Assessment Area Five Project is hereby deemed to constitute a "Project" under the Master Indenture.

SECTION 10. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the Assessment Area Five Bonds, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirement of Florida Statutes, Section 286.011.

SECTION 11. Other Actions. The Chairman, the Vice Chairman, the Secretary and any Assistant Secretary of the District, and any authorized designee thereof (collectively, the "District Officers"), Bond Counsel, District Counsel, and any other consultant or experts retained by the District, are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Assessment Area Five Bonds and the consummation of all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary for the undertaking and fulfillment of all transactions referred to in or contemplated by the Indenture, the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum, this Resolution, the Disclosure Document and the Contract (including, without limitation, any documents required by the Trustee to evidence its rights and obligations with respect to the Assessment Area Five Bonds, any documents required in connection with implementation of a book-entry system of registration, any investment agreements relating to the investment of the

proceeds of the Assessment Area Five Bonds, and any agreements in connection with maintaining the exclusion of interest on the Assessment Area Five Bonds from gross income from the holders thereof). All of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

SECTION 12. Approval of Prior Actions. All actions taken to date by the members of the Board and the officers, agents, and employees of the District in furtherance of the issuance of the Assessment Area Five Bonds are hereby approved, confirmed and ratified.

SECTION 13. Inconsistent Resolutions and Motions. All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

SECTION 14. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

SECTION 15. Effective Date. This Resolution shall become effective immediately upon its adoption.

ADOPTED this 16th day of July, 2026.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

[SEAL]

By:_____
Chairman, Board of Supervisors

Attest:

By:_____
Secretary

EXHIBIT A

FORM OF SUPPLEMENTAL TRUST INDENTURE

DRAFT-2
GrayRobinson, P.A.
July __, 2026

FIFTH SUPPLEMENTAL TRUST INDENTURE

between

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION

as Trustee

Dated as of [_____] 1, 2026

relating to

$[_____]
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(ASSESSMENT AREA FIVE PROJECT)

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FIFTH SUPPLEMENTAL TRUST INDENTURE

THIS **FIFTH SUPPLEMENTAL TRUST INDENTURE** (the "Fifth Supplemental Indenture") dated as of [_____] 1, 2026, from **PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT** (the "District" or the "Issuer") to **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), a national banking association authorized to accept and execute trusts of the character herein set out within the State of Florida. All capitalized terms not otherwise defined herein shall have the meaning ascribed thereto in the Master Indenture (hereinafter defined).

WHEREAS, the District is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act") created pursuant to Ordinance No. 19-033 enacted by the Board of County Commissioners of Manatee County, Florida (the "County"), which became effective on October 17, 2019, as amended by Ordinance No. 21-32 enacted by the County, which became effective on August 31, 2021 (together, the "Ordinance"), for the purposes of delivering community development services and facilities to property to be served by the District; and

WHEREAS, the premises governed by the District (the "District Lands") (as further described in the Ordinance) currently consist of approximately 792.3 gross acres of land located entirely within the County; and

WHEREAS, the District has been created for the purpose of delivering certain community development services and facilities for the benefit of the District Lands; and

WHEREAS, the District has entered into a Master Trust Indenture dated as of February 1, 2021 (the "Master Indenture"), with the Trustee to secure the issuance of its Parrish Plantation Community Development District Special Assessment Revenue Bonds (the "Bonds"), issuable in one or more Series from time to time; and

WHEREAS, pursuant to Resolution Nos. 2020-21 and 2023-05, adopted by the Board of the District on October 18, 2019, and March 7, 2023 (collectively, the "Bond Resolution"), the District has authorized the issuance of its not exceeding $78,545,000 Parrish Plantation Community Development District Special Assessment Revenue Bonds, in one or more Series, and authorized the execution and delivery of the Master Indenture to secure the issuance of the Bonds; and

WHEREAS, the Bonds were validated by the Circuit Court of the Twelfth Judicial Circuit of the State of Florida in and for Manatee County, Florida in final judgments rendered on February 3, 2020, and June 27, 2023, and the appeal periods from such final judgments have expired with no appeal being taken; and

WHEREAS, the District has previously issued (i) its $8,540,000 Special Assessment Revenue Bonds, Series 2021 (Assessment Area One), (ii) its $5,500,000 Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two Project), (iii) its $13,720,000 Special

Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project), and (iv) its $3,465,000 Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project); and

WHEREAS, the District is now issuing its $[_____] Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project); and

WHEREAS, the Board of the District has duly adopted Resolution Nos. 2024-01 and 2024-02 pursuant to Sections 170.03, 170.07 and 170.08, Florida Statutes, defining assessable property to be benefited by the Assessment Area Five Project (hereinafter defined), defining the portion of the Cost of the Assessment Area Five Project with respect to which Assessment Area Five Special Assessments (hereinafter defined) will be imposed and the manner in which such Assessment Area Five Special Assessments shall be levied against such benefited property within the District, directing the preparation of an assessment roll calling for a public hearing of the District at which owners of property to be subject to the Assessment Area Five Special Assessments may be heard as to the propriety and advisability of undertaking the Assessment Area Five Project, as to the cost thereof, the manner of payment therefor, and the amount to be assessed against each property improved by the Assessment Area Five Project, and stating the intent of the District to issue the Assessment Area Five Bonds (as herein defined) secured by such Assessment Area Five Special Assessments to finance the costs of the acquisition and construction of a portion of the Assessment Area Five Project and the Board of the District has duly adopted Resolution No. 2024-04, following a public hearing conducted in accordance with the Act, to fix and establish the Assessment Area Five Special Assessments and the benefited property (collectively the "Assessment Resolution"); and

WHEREAS, Mattamy Tampa/Sarasota LLC, a Delaware limited liability company (the "Developer") is the [primary] owner of approximately 113.73 acres of District Lands that are planned to be developed as 369 units constituting Phase IV of a residential community being constructed within the District Lands ("Assessment Area Five") and will construct or cause the District to construct all of the public infrastructure necessary to serve Assessment Area Five (such public infrastructure being further described in **Exhibit C** attached hereto and being herein referred to as the "Assessment Area Five Project"); and

WHEREAS, pursuant to the Bond Resolution, as supplemented by Resolution No. 2026-[__], adopted by the Board on [July 16], 2026, the District has authorized the issuance, sale and delivery of its $[_____] Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds"), as a Series of Bonds under the Master Indenture and authorized the execution and delivery of this Fifth Supplemental Indenture (collectively with the Master Indenture, the "Indenture") to secure the issuance of the Assessment Area Five Bonds and to set forth the terms of the Assessment Area Five Bonds; and

WHEREAS, the District will apply the proceeds of the Assessment Area Five Bonds to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Five Project; (ii) pay certain costs associated with the issuance of the Assessment Area Five Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Five Bonds and (iv) fund the Assessment Area Five Reserve Account as herein provided; and

WHEREAS, the execution and delivery of the Assessment Area Five Bonds and of this Fifth Supplemental Indenture have been duly authorized by the Board of the District and all things necessary to make the Assessment Area Five Bonds, when executed by the District and authenticated by the Trustee, valid and binding legal obligations of the District and to make this Fifth Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the Assessment Area Five Pledged Revenues (as hereinafter defined) have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS FIFTH SUPPLEMENTAL INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the Assessment Area Five Bonds by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, all Assessment Area Five Bonds Outstanding from time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Fifth Supplemental Indenture and in the Assessment Area Five Bonds: (a) has executed and delivered this Fifth Supplemental Indenture and (b) does hereby, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in interest the trusts under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture, all revenues derived by the District from the Special Assessments with respect to the Assessment Area Five Project (the "Assessment Area Five Special Assessments" as herein further defined) levied and imposed pursuant to the Assessment Proceedings as the same may be amended from time to time and all amounts in the Funds and Accounts (except for the Assessment Area Five Rebate Account and the Assessment Area Five Cost of Issuance Account) established hereby (collectively, the "Assessment Area Five Pledged Revenues") which shall constitute the Assessment Area Five Pledged Revenues securing only the Assessment Area Five Bonds;

TO HAVE AND TO HOLD all the same by the Master Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, except as in each such case may otherwise be provided in the Master Indenture, upon the terms and trusts in the Master Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the Assessment Area Five Bonds issued or to be issued under and secured by this Fifth Supplemental Indenture, without preference, priority or distinction as to lien or otherwise, of any Assessment Area Five Bonds over any other Assessment Area Five Bonds by reason of priority in their issue, sale or execution;

PROVIDED HOWEVER, that if the District, its successors or assigns, shall well and duly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the Assessment Area Five Bonds or any Assessment Area Five Bonds secured and Outstanding under this Fifth Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the Assessment Area Five Bonds and this Fifth Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Fifth Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provision of the Master Indenture and this Fifth Supplemental Indenture, then upon such final payments, this Fifth Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to all Assessment Area Five Bonds or any Assessment Area Five Bonds of a particular maturity, otherwise this Fifth Supplemental Indenture shall remain in full force and effect;

THIS FIFTH SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Assessment Area Five Bonds issued and secured hereunder are to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as in the Master Indenture (except as amended directly or by implication by this Fifth Supplemental Indenture), including this Fifth Supplemental Indenture, expressed, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners, from time to time, of the Assessment Area Five Bonds, as follows:

ARTICLE I
DEFINITIONS

Section 101. Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (i) expressly given a different meaning herein or (ii) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

"Acquisition Agreement" shall mean that certain Agreement by and between the District and the Developer regarding the acquisition of certain work product, improvements and real property dated as of the [Closing Date].

"Amortization Installments" shall mean the moneys required to be deposited in the Assessment Area Five Sinking Fund Account within the Debt Service Fund for the purpose of redeeming and paying when due any Term Bonds.

"Arbitrage Certificate" shall mean that certain Arbitrage Certificate, including arbitrage rebate covenants, of the District, dated as of the Closing Date, relating to certain restrictions on arbitrage under the Code with respect to the Assessment Area Five Bonds.

"Assessment Area Five Acquisition and Construction Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 401(a) of this Fifth Supplemental Indenture.

"Assessment Area Five Costs of Issuance Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 401(a) of this Fifth Supplemental Indenture.

"Assessment Area Five Interest Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 401(b) of this Fifth Supplemental Indenture.

"Assessment Area Five Optional Redemption Account" shall mean the Account so designated, established as a separate Account within the Bond Redemption Fund pursuant to Section 401(c) of this Fifth Supplemental Indenture.

"Assessment Area Five Prepayment Account" shall mean the Account so designated, established as a separate Account within the Bond Redemption Fund pursuant to Section 401(c) of this Fifth Supplemental Indenture.

"Assessment Area Five Rebate Account" shall mean the Account so designated, established pursuant to Section 407 of this Fifth Supplemental Indenture.

"Assessment Area Five Reserve Account Requirement" shall mean (i) initially, an amount equal to fifty percent (50%) of the maximum annual debt service on the Assessment Area Five Bonds; (ii) upon the occurrence of Reserve Release Condition #1, twenty-five percent (25%) of the maximum annual debt service on the Assessment Area Five Bonds; and (iii) upon the occurrence of Reserve Release Condition #2, ten percent (10%) of the maximum annual debt service on the Assessment Area Five Bonds. Upon satisfaction of each one of the Reserve Release Conditions, such resulting excess amount shall be released from the Assessment Area Five Reserve Account and transferred to the Assessment Area Five Acquisition and Construction Account in accordance with the provisions of Sections 403 and 405 hereof. For the purpose of calculating the Assessment Area Five Reserve Requirement, fifty percent (50%) of maximum annual debt service, twenty-five percent (25%) of maximum annual debt service, or ten percent (10%) of maximum annual debt service, as the case may be, shall be calculated as of the date of the original issuance and delivery and recalculated in connection with each extraordinary mandatory redemption of the Assessment Area Five Bonds from Assessment Area Five Prepayment Principal as set forth herein (but not upon the optional or mandatory sinking fund redemption thereof) and such excess amount shall be released from the Assessment Area Five Reserve Account and, other than as provided in the immediately preceding sentence, transferred to the Assessment Area Five Prepayment Account in accordance with the provisions of Sections 403 and 406 hereof. The Assessment Area Five Reserve Account Requirement is initially $[_____].

"Assessment Area Five Reserve Account" shall mean the Account established as a separate Account within the Debt Service Reserve Fund pursuant to Section 401(d) of this Fifth Supplemental Indenture.

"Assessment Area Five Revenue Account" shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 401(e) of this Fifth Supplemental Indenture.

"Assessment Area Five Sinking Fund Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 401(b) of this Fifth Supplemental Indenture.

"Assessment Area Five Special Assessments" shall mean the Special Assessments levied against properties within the District specially benefited by the Assessment Area Five Project all as described in the Assessment Proceedings.

"Assessment Interest" shall mean the interest on Assessment Area Five Special Assessments received by the District which is pledged to the Assessment Area Five Bonds, other than Delinquent Assessment Interest.

"Assessment Principal" shall mean the principal amount of Assessment Area Five Special Assessments received by the District which are pledged to the Assessment Area Five Bonds, other than Delinquent Assessment Principal and Prepayment Principal.

"Assessment Proceedings" shall mean the proceedings of the District with respect to the establishment, levy and collection of the Assessment Area Five Special Assessments, including the Assessment Resolution and any supplemental proceedings undertaken by the District with respect to the Assessment Area Five Special Assessments.

"Authorized Denomination" shall mean, with respect to the Assessment Area Five Bonds, on the date of issuance denominations of $5,000 and any integral multiple thereof; provided, however, if any initial Beneficial Owner (as hereinafter defined) does not purchase at least $100,000 of the Assessment Area Five Bonds at the time of initial delivery of the Assessment Area Five Bonds, such Beneficial Owner must either execute and deliver to the District and the Underwriter on the date of delivery of the Assessment Area Five Bonds the investor letter in the form attached hereto as **Exhibit D** or otherwise establish to the satisfaction of the Underwriter that such Beneficial Owner is an "accredited investor," as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended.

"Bond Depository" shall mean the securities depository existing from time to time under Section 201 hereof.

"Closing Date" shall mean [_____, 20__].

"Collateral Assignment" shall mean the certain rights granted on instruments executed by the Developer in favor of the District whereby certain of the material documents necessary to complete the development of Assessment Area Five are collaterally assigned to the District as security for the Developer's obligation to pay the Assessment Area Five Special Assessments imposed against lands within Assessment Area Five owned by the Developer from time to time.

"Completion Agreement" shall mean the Agreement between the District and the Developer regarding the completion of certain improvements for the Assessment Area Five Project dated as of the Closing Date.

"Continuing Disclosure Agreement" shall mean that certain Continuing Disclosure Agreement dated as of the Closing Date, among the District, the Developer and a dissemination agent and joined in by the Trustee, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

"Declaration of Consent" shall mean that certain Master Declaration of Consent to Jurisdiction of the Parrish Plantation Community Development District, Imposition of Special Assessments and Imposition of Lien of Record (Future Bonds – Assessment Area Five), by the Developer, dated October 14, 2025, and recorded in the Public Records of Manatee County, Florida.

"Delinquent Assessment Interest" shall mean Assessment Interest deposited with the Trustee after the date on which such Assessment Interest has become due and payable in accordance with applicable law or proceedings of the District.

"Delinquent Assessment Principal" shall mean Assessment Principal deposited with the Trustee after the date on which such Assessment Principal has become due and payable in accordance with applicable law or proceedings of the District.

"Developer" shall mean Mattamy Tampa/Sarasota LLC, a Delaware limited liability company.

"Interest Payment Date" shall mean each May 1 and November 1, commencing November 1, 2026.

"Majority Owners" shall mean the Beneficial Owners of more than fifty percent (50%) of the aggregate principal amount of the Assessment Area Five Bonds then Outstanding.

"Nominee" shall mean the nominee of the Bond Depository, which may be the Bond Depository, as determined from time to time pursuant to this Supplemental Indenture.

"Operation and Maintenance Assessments" shall mean non-ad valorem special assessments levied by the District pursuant to the Act and other applicable law on assessable lands within Assessment Area Five for the operation and maintenance of the Assessment Area Five Project and/or the operations of the District.

"Participating Underwriter" shall have the meaning ascribed to it in the Continuing Disclosure Agreement.

"Prepayment Principal" shall mean the excess amount of Assessment Principal received by the District over the Assessment Principal then due, but shall not include Delinquent Assessment Principal. Prepayment Principal shall not include the proceeds of any refunding bonds.

"Quarterly Redemption Date" shall mean each February 1, May 1, August 1 and November 1.

"Reserve Release Condition #1" with respect to the Assessment Area Five Bonds shall mean collectively (i) all of the outstanding principal portion of the Assessment Area Five Special Assessments has been assigned to lots that have been developed and platted, and (ii) there shall be no Events of Default under the Indenture with respect to the Assessment Area Five Bonds, each as certified by the District Manager. The District shall present the Trustee with the certifications of the District Manager regarding the satisfaction of Reserve Release Condition #1, and the Trustee may rely conclusively upon such certifications and shall have no duty to verify the same.

"Reserve Release Condition #2" with respect to the Assessment Area Five Bonds shall mean collectively (i) all of the outstanding principal portion of the Assessment Area Five Special Assessments has been assigned to homes that have been built and have received a certificate of occupancy, and (ii) there shall be no Events of Default under the Indenture with respect to the Assessment Area Five Bonds, each as certified by the District Manager. The District shall present the Trustee with the certifications of the District Manager regarding the satisfaction of Reserve Release Condition #2, and the Trustee may rely conclusively upon such certifications and shall have no duty to verify the same.

"Reserve Release Conditions" with respect to the Assessment Area Five Bonds shall mean, collectively, Reserve Release Condition #1 and Reserve Release Condition #2.

"Substantially Absorbed" shall mean the date on which at least 75% of the principal portion of the Assessment Area Five Special Assessments have been assigned to residential units that have received certificates of occupancy.

"Term Bonds" shall mean the Assessment Area Five Bonds that mature on one date and that are subject to mandatory redemption from Amortization Installments.

"True-Up Agreement" shall mean the Agreement dated as of the Closing Date, by and between the District and the Developer relating to the true-up of Assessment Area Five Special Assessments.

"Underwriter" shall mean FMSbonds, Inc., the underwriter of the Assessment Area Five Bonds.

ARTICLE II
AUTHORIZATION, ISSUANCE AND PROVISIONS OF ASSESSMENT AREA FIVE BONDS

Section 201. Authorization of Assessment Area Five Bonds; Book-Entry Only Form. No Assessment Area Five Bonds may be issued under this Fifth Supplemental Indenture except in accordance with the provisions of this Article and Articles II and III of the Master Indenture.

The Assessment Area Five Bonds are hereby authorized to be issued in the aggregate principal amount of $[_____] for the purposes enumerated in the recitals hereto. The Assessment Area Five Bonds shall be substantially in the form set forth as **Exhibit A** to this Fifth Supplemental Indenture. The Assessment Area Five Bonds shall be initially issued in the form of

a separate single certificated fully registered Assessment Area Five Bond for each maturity of Assessment Area Five Bonds and shall be numbered consecutively from R-1 and up.

The Assessment Area Five Bonds shall be issued as one fully registered bond for each maturity of Assessment Area Five Bonds and deposited with The Depository Trust Company ("DTC"), New York, New York, which is responsible for establishing and maintaining records of ownership for its participants.

As long as the Assessment Area Five Bonds are held in book-entry-only form, Cede & Co. shall be considered the Registered Owner for all purposes hereof and in the Master Indenture. The Assessment Area Five Bonds shall not be required to be presented for payment. DTC shall be responsible for maintaining a book-entry-only system for recording the ownership interest of its participants ("Direct Participants" also referred to in the Master Indenture as "DTC Participants") and other institutions that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The Direct Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Assessment Area Five Bonds ("Beneficial Owners").

Principal and interest on the Assessment Area Five Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable directly to Cede & Co. in care of DTC. Disbursal of such amounts to Direct Participants shall be the responsibility of DTC. Payments by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners shall be the responsibility of Direct Participants and Indirect Participants and not of DTC, the Trustee or the District.

Individuals may purchase beneficial interests in Authorized Denominations in book-entry-only form, without certificated Assessment Area Five Bonds, through Direct Participants and Indirect Participants.

During the period for which Cede & Co. is Registered Owner of the Assessment Area Five Bonds, any notices to be provided to any Beneficial Owner will be provided to Cede & Co. DTC shall be responsible for notices to Direct Participants and Direct Participants shall be responsible for notices to Indirect Participants, and Direct Participants and Indirect Participants shall be responsible for notices to Beneficial Owners.

The District and the Trustee, if appropriate, shall enter into a blanket letter of representations with DTC providing for such book-entry-only system. Such agreement may be terminated at any time by either DTC or the District in accordance with the procedures of DTC. In the event of such termination, the District shall select another securities depository and in that event, all references herein to DTC or Cede & Co., shall be deemed to be for reference to such successor. If the District does not replace DTC, the Trustee will register and deliver to the Beneficial Owners replacement Assessment Area Five Bonds in the form of fully registered Assessment Area Five Bonds in accordance with the instructions from Cede & Co.

In the event DTC, any successor of DTC or the District, but only in accordance with the procedures of DTC, elects to discontinue the book-entry only system, the Trustee shall deliver

bond certificates in accordance with the instructions from DTC or its successor and after such time Assessment Area Five Bonds may be exchanged for an equal aggregate principal amount of Assessment Area Five Bonds in other Authorized Denominations upon surrender thereof at the designated corporate trust office of the Trustee.

Section 202. Terms of Assessment Area Five Bonds. The Assessment Area Five Bonds shall be issued as Term Bonds as set forth below and shall bear interest at the fixed interest rates per annum and shall mature in the amounts and on the dates set forth below:

$ _____, _____% Term Bond due May 1, 20__

$ _____, _____% Term Bond due May 1, 20__

$ _____, _____% Term Bond due May 1, 20__

$ _____, _____% Term Bond due May 1, 20__

Section 203. Dating; Interest Accrual. Each Assessment Area Five Bond shall be dated as of the Closing Date upon initial issuance. Each Assessment Area Five Bond shall also bear its date of authentication. Each Assessment Area Five Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such Assessment Area Five Bond has been paid, in which event such Assessment Area Five Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the Assessment Area Five Bonds, in which event such Assessment Area Five Bond shall bear interest from its date. Interest on the Assessment Area Five Bonds shall be due and payable on each May 1 and November 1, commencing November 1, 2026, and shall be computed on the basis of a 360-day year of twelve 30-day months.

Section 204. Denominations. The Assessment Area Five Bonds shall be issued in Authorized Denominations.

Section 205. Paying Agent. The District appoints the Trustee as Paying Agent for the Assessment Area Five Bonds.

Section 206. Bond Registrar. The District appoints the Trustee as Bond Registrar for the Assessment Area Five Bonds.

Section 207. Conditions Precedent to Issuance of Assessment Area Five Bonds. In addition to complying with the requirements set forth in Section 3.01 of the Master Indenture in connection with the issuance of the Assessment Area Five Bonds, all the Assessment Area Five Bonds shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee of:

(a) Certified copies of the Assessment Proceedings;

(b) Executed originals of the Master Indenture and this Fifth Supplemental Indenture;

(c) A Bond Counsel opinion addressed to the Trustee or with respect to which the Trustee has received a customary reliance letter substantially to the effect that: (i) the Indenture has been duly authorized and executed by the District and constitutes a valid and binding obligation of the District; (ii) the Assessment Area Five Bonds have been duly authorized, executed and delivered by the District and are valid and binding special obligations of the District, payable solely from the sources provided therefor in the Indenture; (iii) the interest on the Assessment Area Five Bonds is excludable from gross income for federal income tax purposes; and (iv) the Assessment Area Five Bonds and the interest paid thereon are exempt from all taxes imposed by the State of Florida except as to estate taxes and taxes imposed by Chapter 220, Florida Statutes on corporations and other entities, as defined therein.

(d) An opinion of Counsel to the District addressed to the Trustee substantially to the effect that: (i) the District has been duly established and validly exists as a community development district under the Act, (ii) the District has good right and lawful authority under the Act to undertake the Assessment Area Five Project being financed with the proceeds of the Assessment Area Five Bonds, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body having lawful jurisdiction in order to undertake the Assessment Area Five Project, (iii) all proceedings undertaken by the District with respect to the Assessment Area Five Special Assessments have been in accordance with Florida law, (iv) the District has taken all action necessary to levy and impose the Assessment Area Five Special Assessments, and (v) the Assessment Area Five Special Assessments are legal, valid and binding liens upon the property against which such Assessment Area Five Special Assessments are made, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid;

(e) A certificate of a Responsible Officer to the effect that, upon the authentication and delivery of the Assessment Area Five Bonds, the District will not be in default in the performance of the terms and provisions of the Master Indenture or this Fifth Supplemental Indenture;

(f) A certificate or certificates of the District's engineer certifying as to the accuracy of the information set forth in the District engineer's report regarding the Assessment Area Five Project;

(g) A certified copy of the final judgment of validation together with a certificate of no appeal;

(a) Copies of executed investor letters in the form attached hereto as **Exhibit D** if such investor letter is required, as determined by the Underwriter; and

(h) Executed copies of the Arbitrage Certificate, the True-Up Agreement, the Acquisition Agreement, Declaration of Consent, the Completion Agreement, the Continuing Disclosure Agreement and the Collateral Assignment.

Delivery to the Trustee of the net proceeds from the issuance of the Assessment Area Five Bonds shall constitute conclusive proof of the delivery of the items described above to the satisfaction of the District and the Underwriter of the Assessment Area Five Bonds.

Section 208. Continuing Disclosure. The District hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Agreement. Notwithstanding any other provisions of the Indenture, failure of the District to comply with the Continuing Disclosure Agreement shall not be considered an Event of Default; however, the Trustee may and, at the request of any Participating Underwriter (as defined in Rule 15c2-12 of the Securities and Exchange Commission) or the Holders of at least 25% aggregate principal amount of Outstanding Assessment Area Five Bonds, and receipt of indemnity satisfactory to the Trustee shall, or any such Bondholder may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the District to comply with its obligations under this Section.

ARTICLE III
REDEMPTION AND PURCHASE OF ASSESSMENT AREA FIVE BONDS

The Assessment Area Five Bonds are subject to redemption prior to maturity as provided in the form thereof set forth as **Exhibit A** to this Fifth Supplemental Indenture. Notice of redemption shall be given as provided in Section 8.02 of the Master Indenture.

ARTICLE IV
DEPOSIT OF ASSESSMENT AREA FIVE BOND PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401. Establishment of Accounts.

(a) There are hereby established within the Acquisition and Construction Fund held by the Trustee the following accounts:

(i) an Assessment Area Five Acquisition and Construction Account; and

(ii) an Assessment Area Five Costs of Issuance Account;

(b) There are hereby established within the Debt Service Fund held by the Trustee an Assessment Area Five Sinking Fund Account, and an Assessment Area Five Interest Account;

(c) There is hereby established within the Bond Redemption Fund held by the Trustee an Assessment Area Five Prepayment Account and an Assessment Area Five Optional Redemption Account;

(d) There is hereby established within the Debt Service Reserve Fund held by the Trustee an Assessment Area Five Reserve Account, which account shall be held for the benefit of all of the Assessment Area Five Bonds without distinction as to Assessment Area Five Bonds and without privilege or priority of one Assessment Area Five Bonds over another; and

(e) There is hereby established within the Revenue Fund held by the Trustee an Assessment Area Five Revenue Account.

Section 402. Use of Assessment Area Five Bond Proceeds. Following the Trustee's receipt of the items set forth in Section 3.01 of the Master Indenture and Section 207 hereof; the net proceeds of sale of the Assessment Area Five Bonds, $[_____].00 (face amount of Assessment Area Five Bonds, [plus/less an original issue premium/discount of $[_____].00, and] less underwriter's discount of $[_____].00) shall be delivered to the Trustee by the District and be applied as follows:

(a) $[_____], representing the Assessment Area Five Reserve Account Requirement, shall be deposited to the Assessment Area Five Reserve Account;

(b) $[_____], representing costs of issuance relating to the Assessment Area Five Bonds, shall be deposited to the credit of the Assessment Area Five Costs of Issuance Account;

(c) $[_____] shall be deposited to the Assessment Area Five Interest Account and applied to pay interest coming due on the Assessment Area Five Bonds through November 1, 2026; and

(d) $[_____] of the proceeds of the Assessment Area Five Bonds, consisting of the amount remaining after the deposits above, shall be deposited to the credit of the Assessment Area Five Acquisition and Construction Account of the Acquisition and Construction Fund.

Section 403. Assessment Area Five Acquisition and Construction Account.

(a) Amounts on deposit in the Assessment Area Five Acquisition and Construction Account shall be applied to pay the Costs of the Assessment Area Five Project upon presentment to the Trustee of a properly signed requisition in substantially the form of **Exhibit B** hereto. Such moneys shall be applied as set forth in this Section 403 of this Fifth Supplemental Indenture, Section 5.01 of the Master Indenture, and the Acquisition Agreement.

(b) The District shall not declare that the Completion Date of the Assessment Area Five Project has occurred until after the Reserve Release Conditions have been satisfied, and the excess funds shall have been transferred from the Assessment Area Five Reserve Account to the Assessment Area Five Acquisition and Construction Account and been expended or the Consulting Engineer has certified in writing to the District and the Trustee that such amount is in excess of what is needed to complete the Assessment Area Five Project. The Trustee shall have no obligation to inquire if the Reserve Release Conditions shall have occurred and, in the absence of notice from the District, the Trustee may assume that the Reserve Release Conditions have not occurred.

(c) Any balance remaining in the Assessment Area Five Acquisition and Construction Account after the Completion Date of the Assessment Area Five Project and after retaining the amount, if any, of all remaining unpaid Costs of the Assessment Area Five Project set forth in the Engineers' Certificate establishing such Completion Date, shall be deposited in the

Assessment Area Five Prepayment Account in the Bond Redemption Fund and applied to the extraordinary mandatory redemption of the Assessment Area Five Bonds in the manner prescribed in the Assessment Area Five Bonds. At such time as there are no amounts on deposit in the Assessment Area Five Acquisition and Construction Account such account shall be closed. No such transfer to the Assessment Area Five Prepayment Account shall be made if on the date of such proposed transfer the Trustee has actual knowledge that an Event of Default exists until such Event of Default no longer exists or is waived or the Trustee is directed by the Majority Owners to otherwise apply such moneys. Notwithstanding the foregoing, the Assessment Area Five Acquisition and Construction Account shall not be closed until after the Reserve Release Conditions shall have occurred and the excess funds from the Assessment Area Five Reserve Account shall have been transferred to the Assessment Area Five Acquisition and Construction Account and applied in accordance with this Section 403 hereof.

(d) In accordance with the provisions of the Indenture, the Assessment Area Five Bonds are payable solely from the Assessment Area Five Pledged Revenues. The District hereby acknowledges that (i) the Assessment Area Five Pledged Revenues include, without limitation, all amounts on deposit in the Assessment Area Five Acquisition and Construction Account then held by the Trustee, (ii) upon the occurrence of an Event of Default with respect to the Assessment Area Five Bonds, the Assessment Area Five Pledged Revenues may not be used by the District (whether to pay costs of the Assessment Area Five Project or otherwise) without the consent of the Majority Owners and (iii) the Assessment Area Five Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Owners, to pay costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District shall not enter into any binding agreement with respect to the Assessment Area Five Project after the occurrence of an Event of Default unless authorized in writing by the Majority Owners.

During the continuance of an Event of Default specified in Subsections 10.02(a), 10.02(b) or 10.02(g) of the Master Indenture (each, a "Payment Related Default"), disbursements from the Assessment Area Five Acquisition and Construction Account shall be made only with the consent of the Majority Owners, except as provided below. During the continuance of a Payment Related Default, the Majority Owners shall have the right to provide direction to the District to terminate, suspend, or proceed under any contracts for construction of the Assessment Area Five Project entered into prior to the occurrence of such Payment Related Default. The Majority Owners may provide such direction at any time during the continuance of such Payment Related Default and shall not be deemed to have waived their right to do so through inaction or delay and may change such direction from time to time.

(i) Until such time as the Majority Owners provide such direction to the District, disbursements may be made without the consent of the Majority Owners for Costs incurred by the District under construction contracts entered into by the District prior to the occurrence of such Payment Related Default.

(ii) Upon direction by the Majority Owners to proceed under any such contract(s), no consent of the Majority Owners shall be required for disbursements for Costs incurred by the District thereunder until the date of suspension or termination of such contract directed by the Majority Owners described in subparagraph (iii) below.

(iii) Upon direction by the Majority Owners to suspend or terminate such construction contract(s), disbursements for Costs incurred by the District thereunder shall only be made (x) for disbursements for Costs incurred by the District under construction contracts entered into by the District prior to the occurrence of such Payment Related Default and which Costs relate to work performed before the earliest date on which the District is entitled to suspend or terminate such construction contract at the direction of the Majority Owners, or (y) with the consent of the Majority Owners.

Notwithstanding anything to the contrary contained herein, during the continuance of a Payment Related Default, the consent of the Majority Owners shall be required for disbursements for Costs under contracts for the acquisition of Assessment Area Five Project improvements from the Developer or its affiliates.

Section 404. Costs of Issuance Account. There shall be deposited in the Assessment Area Five Costs of Issuance Account $[_____].00 which shall, at the written direction to the Trustee of a Responsible Officer of the District, be used to pay the costs of issuance relating to the Assessment Area Five Bonds. Any amounts on deposit in the Assessment Area Five Costs of Issuance Account one hundred eighty (180) days after the date of initial delivery of the Assessment Area Five Bonds, for which the District has not provided a written direction for payment, shall be transferred over and deposited into the Assessment Area Five Acquisition and Construction Account and used for the purposes permitted therefor and the Assessment Area Five Cost of Issuance Account shall be closed.

Section 405. Assessment Area Five Reserve Account.

(a) Amounts on deposit in the Assessment Area Five Reserve Account, except as provided elsewhere in the Master Indenture or in this Fifth Supplemental Indenture, shall be used only for the purpose of making payments into the Assessment Area Five Interest Account and the Assessment Area Five Sinking Fund Account to pay principal and interest on the Assessment Area Five Bonds when due, without distinction as to Assessment Area Five Bonds and without privilege or priority of one Assessment Area Five Bonds over another, when the moneys on deposit in such Accounts and available therefor are insufficient. Whenever, for any reason, on an Interest Payment Date, principal payment date or mandatory redemption date, the amount in the Assessment Area Five Interest Account or the Assessment Area Five Sinking Fund Account, as the case may be, is insufficient to pay all amounts payable on the Assessment Area Five Bonds therefrom on such payment dates, the Trustee shall, without further instructions, but subject to contrary direction by the Majority Owners of the Assessment Area Five Bonds, transfer the amount of any such deficiency from the Assessment Area Five Reserve Account into the Assessment Area Five Interest Account and the Assessment Area Five Sinking Fund Account, as the case may be, with priority to the Assessment Area Five Interest Account and then to the Assessment Area Five Sinking Fund Account, to be applied to pay the Assessment Area Five Bonds.

(b) The Trustee, on or before the forty-fifth day (or if such day is not a Business Day, on the Business Day next preceding such day) next preceding each Quarterly Redemption Date, after taking into account all payments and transfers made as of such date, shall compute the value of the Assessment Area Five Reserve Account and shall promptly notify the District of the

amount of any deficiency or surplus as of such date in such account. The District shall immediately pay the amount of any deficiency to the Trustee, for deposit in the Assessment Area Five Reserve Account, from Assessment Area Five Special Assessments or other legally available sources of the District pledged to the Assessment Area Five Bonds. Any surplus in the Assessment Area Five Reserve Account shall be deposited into the Assessment Area Five Prepayment Account and applied to the extraordinary mandatory redemption of Assessment Area Five Bonds in accordance with the provisions therefor set forth in the form of the Assessment Area Five Bonds in **Exhibit A** hereto; provided, however, that any surplus resulting from (i) investment earnings, (ii) the occurrence of the Reserve Release Condition, or (iii) optional prepayment of an Assessment Area Five Special Assessment by the owner of a lot or parcel shall in each case be applied as set forth below.

(i) All earnings on investments in the Assessment Area Five Reserve Account shall be deposited to the Assessment Area Five Revenue Account, provided that no deficiency exists in the Assessment Area Five Reserve Account. Notwithstanding the foregoing, prior to the Date of Completion of the Assessment Area Five Project, earnings shall be deposited to the Assessment Area Five Acquisition and Construction Account if a deficiency does not exist. If a deficiency exists in the Assessment Area Five Reserve Account, such earnings shall remain on deposit in the Assessment Area Five Reserve Account until the deficiency is cured. The Assessment Area Five Reserve Account shall consist only of cash and Investment Securities.

(ii) Any excess in the Assessment Area Five Reserve Account as a result of satisfaction of each one of the Reserve Release Conditions shall be deposited into the Assessment Area Five Acquisition and Construction Account. The District, or the District Manager on behalf of the District, shall provide written notice to the Trustee when a Reserve Release Condition has been satisfied, upon which notice the Trustee may conclusively rely.

(iii) In the event that the amount on deposit in the Assessment Area Five Reserve Account exceeds the Assessment Area Five Reserve Account Requirement due to a decrease in the amount of Assessment Area Five Bonds that will be Outstanding as a result of an optional Prepayment or a mandatory true-up payment by the owner of a lot or parcel of land of an Assessment Area Five Special Assessment against such lot or parcel, the amount to be released shall be transferred from the Assessment Area Five Reserve Account to the Assessment Area Five Prepayment Account as a credit against the Prepayment Principal otherwise required to be made by the owner of such lot or parcel.

On any date the District receives notice from the District Manager that a landowner wishes to prepay its Assessment Area Five Special Assessments or is required to make a mandatory true-up payment, the District shall, or shall cause the District Manager on behalf of the District to, calculate the principal amount of such Prepayment, taking into account a credit against the amount of Prepayment Principal due in the amount of the surplus in the Assessment Area Five Reserve Account above the Assessment Area Five Reserve Account Requirement as a result of the proposed Prepayment. Such surplus shall be transferred to the Assessment Area Five Prepayment Account upon such Prepayment. The District Manager, on behalf of the District, shall make such calculation within ten (10) Business

Days after such Prepayment and shall instruct the Trustee in writing to transfer such amount of credit given to the landowner from the Assessment Area Five Reserve Account to be used for the extraordinary mandatory redemption of the Assessment Area Five Bonds in accordance herewith. The Trustee is authorized to make such transfers and has no duty to verify such calculations.

(c) Notwithstanding the foregoing, on the earliest date on which there are sufficient monies on deposit in the Assessment Area Five Reserve Account, taking into account other monies available therefor, to pay and redeem all of the Outstanding Assessment Area Five Bonds, together with accrued interest on such Assessment Area Five Bonds, to the earliest date of redemption, then the Trustee shall transfer to the Assessment Area Five Prepayment Account the amount on deposit in the Assessment Area Five Reserve Account to pay and redeem all of the Outstanding Assessment Area Five Bonds on the earliest such date.

Section 406. Application of Prepayment Principal; Assessment Area Five Prepayment Account. All Prepayment Principal shall upon receipt by the Trustee be deposited to the Assessment Area Five Prepayment Account. At the time the District deposits Prepayment Principal with the Trustee it shall notify the Trustee in writing as to the amount of Prepayment Principal. Amounts on deposit in the Assessment Area Five Prepayment Account shall be applied to the extraordinary mandatory redemption of the Assessment Area Five Bonds in the manner prescribed in the Assessment Area Five Bonds.

The Trustee is not responsible to verify if any payment is Prepayment Principal and may conclusively rely as accurate upon the classification of the District as Prepayment Principal and in the absence of such notification will conclude that such payment is not Prepayment Principal.

Section 407. Tax Covenants and Rebate Account. The District shall comply with the Arbitrage Certificate (including deposits to and payments from the Assessment Area Five Rebate Account hereby established) included as part of the closing transcript for the Assessment Area Five Bonds, as amended and supplemented from time to time in accordance with its terms. Amounts in the Assessment Area Five Rebate Account hereby established shall be directed by the District for investment only in Government Obligations. To the extent any amounts in the Assessment Area Five Rebate Account are not needed to comply with the Arbitrage Certificate, such amounts shall be transferred as directed by the District to any other fund or account created hereunder.

Notwithstanding anything to the contrary contained in the Master Indenture, the District covenants with the holders of the Assessment Area Five Bonds that it shall comply with the requirements of Code necessary to maintain the exclusion of interest on the Assessment Area Five Bonds from gross income for purposes of federal income taxation, including the payment of any amount required to be rebated to the U.S. Treasury pursuant to the Code, and, in particular, that it shall not make or direct the making of any investment or other use of proceeds of such Assessment Area Five Bonds (or amounts deemed to be proceeds under the Code) in any manner which would cause the interest on such Assessment Area Five Bonds to be or become subject to federal income taxation, nor shall it fail to do any act which is necessary to prevent such interest from becoming subject to federal income taxation. The District further covenants that neither the District nor any other person under its control or direction will make any investment or other use of the proceeds

of the Assessment Area Five Bonds (or amounts deemed to be proceeds under the Code) in any manner which would cause the Assessment Area Five Bonds to be "private activity bonds" as that term is defined in Section 141 of the Code (or any successor provision thereto), or "arbitrage bonds" as that term is defined in Section 148 of the Code (or any successor provision thereto) and that it will comply with such sections of the Code throughout the term of the Assessment Area Five Bonds.

Section 408. Establishment of Assessment Area Five Revenue Account in Revenue Fund; Application of Assessment Area Five Accounts and Investment Earnings.

(a) Except as otherwise provided herein, amounts on deposit in the Assessment Area Five Revenue Account shall be applied in accordance with Section 6.03 of the Master Indenture. Except as otherwise provided herein, the Assessment Area Five Special Assessments will be collected as provided in Section 9.04 of the Master Indenture. Following an Event of Default, the Majority Owners may direct the District as to the collection method for the Assessment Area Five Special Assessments provided such method complies with Florida law. The District covenants to assess, levy, and enforce the payment of the Assessment Area Five Special Assessments at times and in amounts as shall be necessary in order to pay, when due, Debt Service Requirements on the Assessment Area Five Bonds and to pay or cause to be paid the proceeds of such Assessment Area Five Special Assessments as received to the Trustee for deposit to the Assessment Area Five Revenue Account.

(b) Upon deposit of the revenues from the Assessment Area Five Special Assessments including the interest thereon with the Trustee, the District shall provide the Trustee a written accounting setting forth the amounts of such Assessment Area Five Special Assessments in the following categories which shall be deposited by the Trustee into the Funds and Accounts established hereunder as follows:

(i) Assessment Interest which shall be deposited into the Assessment Area Five Interest Account;

(ii) Assessment Principal, which shall be deposited into the Assessment Area Five Sinking Fund Account;

(iii) Prepayment Principal which shall be deposited into the Assessment Area Five Prepayment Account;

(iv) Delinquent Assessment Principal shall first be applied to restore the amount of any withdrawal from the Assessment Area Five Reserve Account to pay the principal of Assessment Area Five Bonds, to the extent that less than the Assessment Area Five Reserve Account Requirement is on deposit in the Assessment Area Five Reserve Account, and, the balance, if any, shall be deposited into the Assessment Area Five Sinking Fund Account;

(v) Delinquent Assessment Interest shall first be applied to restore the amount of any withdrawal from the Assessment Area Five Reserve Account to pay the interest of Assessment Area Five Bonds to the extent that less than the Assessment Area Five Reserve Account Requirement is on deposit in an Assessment Area Five Reserve

Account, and, the balance, if any, shall be deposited into the Assessment Area Five Interest Account;

(vi) The balance shall be deposited in the Assessment Area Five Revenue Account.

(c) On each February 1, May 1, August 1 and November 1 (or if such Day is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Assessment Area Five Prepayment Account and, if the balance therein is greater than zero, shall transfer, but only after transferring sufficient amounts as directed by the District from the Assessment Area Five Revenue Account to pay amounts due on the next Interest Payment Date from the Assessment Area Five Revenue Account for deposit into such Prepayment Account, an amount sufficient to increase the amount on deposit therein to the next integral multiple of $5,000, and, shall thereupon give notice and cause the extraordinary mandatory redemption of Assessment Area Five Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in such Prepayment Account in accordance with the provisions for extraordinary redemption of Assessment Area Five Bonds. All interest due in regard to such prepayments shall be paid from the Assessment Area Five Interest Account or, if insufficient amounts are on deposit in the Assessment Area Five Interest Account to pay such interest, then from the Assessment Area Five Revenue Account.

(d) Anything herein or in the Master Indenture to the contrary, on each May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall transfer from amounts on deposit in the Assessment Area Five Revenue Account to the Funds and Accounts designated below, the following amounts in the following order of priority:

FIRST, to the Assessment Area Five Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on all Assessment Area Five Bonds then Outstanding on such May 1 or November 1, less any other amount already on deposit in the Assessment Area Five Interest Account not previously credited;

SECOND, beginning on May 1, 20[27], and no later than the Business Day next preceding each May 1 thereafter while Assessment Area Five Bonds remain Outstanding, to the Assessment Area Five Sinking Fund Account, an amount equal to the Amortization Installment on the Assessment Area Five Bonds due on such May 1 or the principal maturing on such May 1, less any amount on deposit in the Assessment Area Five Sinking Fund Account not previously credited;

THIRD, to the Assessment Area Five Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Assessment Area Five Reserve Account Requirement with respect to the Assessment Area Five Bonds;

FOURTH, notwithstanding the foregoing, at any time the Assessment Area Five Bonds are subject to redemption on a date which is not May 1 or November 1, the Trustee shall be authorized to transfer to the Assessment Area Five Interest Account the amount necessary to pay interest on the Assessment Area Five Bonds subject to redemption on such date; and

FIFTH, the balance shall be retained in the Assessment Area Five Revenue Account.

Anything herein to the contrary notwithstanding, it shall not constitute an Event of Default hereunder if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefor; provided, however, that nothing in this paragraph is meant to change what are otherwise Events of Default as provided for in Article X of the Master Trust Indenture and Section 606 herein.

(e) On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Assessment Area Five Revenue Account to the Assessment Area Five Rebate Account established for the Assessment Area Five Bonds in the Rebate Fund the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Arbitrage Certificate. To the extent insufficient moneys are on deposit in the Assessment Area Five Revenue Account to make the transfer provided for in the immediately preceding sentence the District shall deposit with the Trustee from available moneys of the District the amount of any such insufficiency.

(f) Anything herein or in the Master Indenture to the contrary notwithstanding, amounts on deposit in all of the Funds and Accounts held as security for the Assessment Area Five Bonds shall be invested only in Investment Securities, and further, earnings on investments in the Assessment Area Five Acquisition and Construction Account and the Assessment Area Five Cost of Issuance Account shall be retained as realized, in such Accounts and used for the purpose of such Accounts. Earnings on investments in the Assessment Area Five Revenue Account, Assessment Area Five Sinking Fund Account, the Assessment Area Five Interest Account and the Assessment Area Five Prepayment Account and the Assessment Area Five Optional Redemption Account in the Bond Redemption Fund shall be deposited, as realized, to the credit of the Assessment Area Five Revenue Account and used for the purpose of such Account.

Earnings on investments in the Assessment Area Five Reserve Account shall be disposed of as provided in Section 405 hereof.

ARTICLE V
CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Fifth Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth in the Master Indenture as modified by this Fifth Supplemental Indenture.

Section 502. Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Fifth Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503. Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article XI thereof, all of which shall apply to the actions of the Trustee under this Fifth Supplemental Indenture.

ARTICLE VI
MISCELLANEOUS

Section 601. Confirmation of Master Indenture. As supplemented by this Fifth Supplemental Indenture, the Master Indenture is in all respect ratified and confirmed, and this Fifth Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Fifth Supplemental Indenture and to the Assessment Area Five Bonds issued hereunder. To the extent of any conflicts between the terms and provisions of the Master Indenture and this Fifth Supplemental Indenture the terms and provisions hereof shall control.

Section 602. Additional Covenant Regarding Assessment Area Five Special Assessments. In addition, and not in limitation of, the covenants contained elsewhere in this Fifth Supplemental Indenture and in the Master Indenture, the District covenants to comply with the terms of the proceedings heretofore adopted with respect to the Assessment Area Five Special Assessments, including the assessment methodology, prepared by Inframark, LLC (the "Report"), and to levy the Assessment Area Five Special Assessments and any required true up payments as set forth in the Report, in such manner as will generate funds sufficient to pay the principal of and interest on the Assessment Area Five Bonds, when due. The District also agrees that it shall not amend the Report in any material manner without the written consent of the Majority Owners.

The District shall directly collect the Assessment Area Five Special Assessments in lieu of the Uniform Method with respect to any assessable lands until such time as such lots are platted, or when the timing for using the Uniform Method will not yet allow for using such method, unless the District Manager is directed otherwise by Majority Owners.

Section 603. Limitation on Additional Debt. Other than Bonds issued to refund all or a portion of Outstanding Assessment Area Five Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not, while any Assessment Area Five Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Assessment Area Five Pledged Revenues. In addition, the District covenants not to issue any other Bonds or other debt obligations secured by Special Assessments on assessable lands which are also encumbered by the Assessment Area Five Special Assessments for any capital project unless the Assessment Area Five Special Assessments have been Substantially Absorbed or the Majority Owners have consented in writing to the issuance of such Bonds or other debt obligations; provided, however, that the foregoing covenant shall not preclude the imposition of Special Assessments on property subject to the Assessment Area Five Special Assessments that are necessary for health, safety, and welfare reasons or to remediate a natural disaster, as determined by the District. The District may issue Bonds or other debt obligations secured by Special Assessments on assessable lands not encumbered by the Assessment Area Five Special Assessments without limitation, except as limited by the documents pursuant to which such Bonds or debt are issued. The Trustee and the District may rely on a certificate from the District Manager regarding such status of Substantial Absorption of the Assessment Area Five Special Assessments and in the absence of receipt of such certificate, may assume Substantial Absorption has not occurred.

Section 604. Additional Matters Relating to Delinquent Assessments.

(a) Notwithstanding anything herein or in the Master Indenture to the contrary, the following provisions shall apply with respect to the Assessment Area Five Special Assessments and Assessment Area Five Bonds: If any property shall be offered for sale for the nonpayment of any Assessment Area Five Special Assessments, and no person or persons shall purchase such property for an amount equal to the full amount due on the Assessment Area Five Special Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the District, after receiving the written consent of the Trustee, acting at the direction of the Majority Owners of the Assessment Area Five Bonds Outstanding, specifying whether the District is to take title to the property in its corporate name or in the name of a special purpose entity, may purchase the property for an amount approved by the Majority Owners (principal, interest, penalties and costs, plus attorneys' fees, if any), from any legally available funds of the District and the District shall receive in its corporate name or in the name of a special-purpose entity title to the property for the benefit of the Owners of the Assessment Area Five Bonds, provided that the Trustee shall have the right, acting at the direction of the Majority Owners, but shall not be obligated, to direct the District with respect to any action taken pursuant to this Section. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, shall have the power to and shall lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the Assessment Area Five Revenue Account. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, agrees that it shall, after being provided assurances satisfactory to it of payment of its fees, costs and expenses for doing so, be required to take the measures provided by law for listing for sale of property acquired by it as trustee for the Owners of the Assessment Area Five Bonds within sixty (60) days after the receipt of the request therefore signed by the Trustee, acting at the direction of the Majority Owners of the Assessment Area Five Bonds Outstanding. The District may pay costs associated with any actions taken by the District pursuant to this paragraph from any moneys legally available for such purpose held under the Indenture, provided such action does not adversely impact the tax-exempt status of the interest on the Assessment Area Five Bonds.

(b) Notwithstanding anything to the contrary herein or in the Master Indenture, the District acknowledges and agrees that (i) upon failure of any property owner to pay when due any installment of Assessment Area Five Special Assessments that are billed directly by the District, that the entire Assessment Area Five Special Assessments levied on the property for which such installment of Assessment Area Five Special Assessments is due and unpaid, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and, with the written consent of the Trustee, acting at the direction of the Majority Owners of the Assessment Area Five Bonds Outstanding, the District shall promptly, but in any event within ninety (90) days of the receipt of such consent, cause to be brought the necessary legal proceedings for the foreclosure of liens of the delinquent Assessment Area Five Special Assessments, including interest and penalties and (ii) the foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by law in suits to foreclose mortgages.

Section 605. Additional Matters Relating to Assessment Area Five Special Assessments and Assessment Proceedings. The District covenants and agrees that upon the occurrence and continuance of an Event of Default with respect to the Assessment Area Five Bonds, it will take

such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of delinquent Assessment Area Five Special Assessments that are directly billed and collected by the District, as well as delinquent direct billed Operation and Maintenance Assessments, and the provisions for the foreclosure of liens of delinquent Assessment Area Five Special Assessments that are directly billed and collected by the District, as well as delinquent direct billed Operation and Maintenance Assessments, all in a manner consistent with the Master Indenture and this Fifth Supplemental Indenture. All Assessment Area Five Special Assessments that are billed and collected directly by the District shall be due and payable no later than thirty (30) days prior to each Interest Payment Date and shall become delinquent thereafter.

Section 606. Additional Matters Relating to Events of Default.

With respect to the Assessment Area Five Bonds, section 10.02 of the Master Indenture shall be deemed amended to add the following as additional Events of Default, notwithstanding anything to the contrary in the Master Indenture:

"(g) If at any time the amount in the Assessment Area Five Reserve Account is less than the Assessment Area Five Reserve Account Requirement as a result of the Trustee withdrawing an amount therefrom to pay debt service on the Assessment Area Five Bonds and such amount has not been restored within thirty (30) days of such withdrawal; and

(h) More than fifteen percent (15%) of the Operation and Maintenance Assessments that are directly billed by the District and levied by the District on tax parcels subject to the Assessment Area Five Special Assessments are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due."

Section 607. Provisions relating to Bankruptcy or Insolvency of Landowner.

(a) The provisions of this Section 607 shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel subject to at least three percent (3%) of the Assessment Area Five Special Assessments pledged to the Assessment Area Five Bonds Outstanding (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding").

(b) The District acknowledges and agrees that, although the Assessment Area Five Bonds were issued by the District, the Owners of the Assessment Area Five Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer:

(i) the District hereby agrees that it shall seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners of the Assessment Area Five Bonds Outstanding, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceedings or in any action related to a Proceeding that affects, either directly or indirectly, the Assessment Area Five Special

Assessments relating to the Outstanding Assessment Area Five Bonds or any rights of the Trustee under the Indenture (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners of the Assessment Area Five Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within thirty (30) days following receipt by the Trustee of the written request for consent);

(ii) the District hereby agrees that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Assessment Area Five Special Assessments relating to the Assessment Area Five Bonds Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee;

(iii) the District hereby agrees that it shall seek the written consent of the Trustee prior to filing and voting in any such Proceeding (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners of the Assessment Area Five Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within thirty (30) days following receipt by the Trustee of the written request for consent);

(iv) the Trustee shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the Assessment Area Five Special Assessments relating to the Assessment Area Five Bonds Outstanding would have the right to pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute and/or defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the Assessment Area Five Special Assessments relating the Assessment Area Five Bonds Outstanding, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and

(v) The District shall not challenge the validity or amount of any claim submitted in good faith in such Proceeding by the Trustee or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee in such Proceedings or take any other action in such Proceedings, which is adverse to Trustee's enforcement or the District's claim and rights with respect to the Assessment Area Five Special Assessments relating to the Assessment Area Five Bonds Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District agrees that the Trustee shall have the right (i) to

file a proof of claim with respect to the Assessment Area Five Special Assessments pledged to the Assessment Area Five Bonds Outstanding, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

(c) Notwithstanding the provisions of the immediately preceding paragraphs, nothing in this Section shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for Operation and Maintenance Assessments, and the District shall be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the District in pursuance of its claim for Operation and Maintenance Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the Assessment Area Five Special Assessments relating to the Assessment Area Five Bonds Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in clause (b)(iv) or (b)(v) above.

Section 608. Third Party Beneficiaries. This Fifth Supplemental Indenture shall inure solely to the benefit of the District, the Trustee and the Holders from time to time of the Assessment Area Five Bonds, and shall create no rights in any other person or entity.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT has caused these presents to be signed in its name and on its behalf by its Chairman, and its official seal to be hereunto affixed and attested by its Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused these presents to be signed in its name and on its behalf by its duly authorized signatory.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

[SEAL]

By:_____
Chairman, Board of Supervisors

ATTEST:

By:_____
Secretary

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By:_____
Vice President

EXHIBIT A

No. 2026R-1 **$_____**

UNITED STATES OF AMERICA
STATE OF FLORIDA
MANATEE COUNTY, FLORIDA
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BOND, SERIES 2026
(ASSESSMENT AREA FIVE PROJECT)

Interest Rate	Maturity Date	Dated Date	CUSIP
____%	May 1, _____	[_____], 2026	701830___

Registered Owner: CEDE & CO.

Principal Amount: _____ MILLION _____ HUNDRED _____ THOUSAND AND NO/100 DOLLARS

THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT HAS ESTABLISHED A BOOK ENTRY SYSTEM OF REGISTRATION FOR THIS ASSESSMENT AREA FIVE BOND. EXCEPT AS SPECIFICALLY PROVIDED OTHERWISE IN THE INDENTURE, CEDE & CO., AS NOMINEE OF THE DEPOSITORY TRUST COMPANY, A NEW YORK CORPORATION ("DTC"), WILL BE THE REGISTERED OWNER AND WILL HOLD THIS ASSESSMENT AREA FIVE BOND ON BEHALF OF EACH BENEFICIAL OWNER HEREOF. BY ACCEPTANCE OF A CONFIRMATION OF PURCHASE, DELIVERY OR TRANSFER, EACH BENEFICIAL OWNER OF THIS ASSESSMENT AREA FIVE BOND SHALL BE DEEMED TO HAVE AGREED TO SUCH ARRANGEMENT. CEDE & CO., AS REGISTERED OWNER OF THIS ASSESSMENT AREA FIVE BOND, MAY BE TREATED AS THE OWNER OF IT FOR ALL PURPOSES.

UNLESS THIS ASSESSMENT AREA FIVE BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF DTC TO THE TRUSTEE FOR REGISTRATION OF TRANSFER, EXCHANGE, OR PAYMENT, WITH RESPECT TO ANY ASSESSMENT AREA FIVE BOND REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC, ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a community development district duly created and existing pursuant to Chapter 190, Florida Statutes (the "District"), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the Registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Assessment Area Five Bond shall have been called for redemption in

whole or in part and payment of the Redemption Price (as defined in the Indenture mentioned hereinafter) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the Outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for, or if no interest has been paid, from the Dated Date shown above, on May 1 and November 1 of each year (each, an "Interest Payment Date"), commencing on November 1, 2026, until payment of said principal sum has been made or provided for, at the rate per annum set forth above. Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (as hereinafter defined), be paid to the Registered Owner hereof at the close of business on the regular record date for such interest, which shall be the first (1st) day of the calendar month next preceding such Interest Payment Date; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) and/or (b) of Section 10.02 of the Master Indenture, the payment of interest and principal or Redemption Price shall be made by the Paying Agent (hereinafter defined) to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the Registered Owner of this Assessment Area Five Bond. Any payment of principal, or Redemption Price or interest shall be made only in accordance with standard DTC practices. Interest on this Bond will be computed on the basis of a 360-day year of twelve 30 day months.

This Bond is one of a duly authorized issue of bonds of the District designated "Special Assessment Revenue Bonds, Series 2026" (Assessment Area Five Project) (the "Assessment Area Five Bonds") issuable under and governed by the terms of a Master Trust Indenture, dated as of February 1, 2021 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association as trustee (the "Trustee"), as supplemented by a Fifth Supplemental Trust Indenture, dated as of [_____] 1, 2026 (the "Supplemental Indenture"), between the District and the Trustee (the Master Indenture as supplemented by the Supplemental Indenture is hereafter referred to as the "Indenture"). The Assessment Area Five Bonds are issued in an aggregate principal amount of $[_____] for the purposes of (i) financing the Cost of acquiring, constructing and equipping certain assessable improvements (the "Assessment Area Five Project"); (ii) paying certain costs associated with the issuance of the Assessment Area Five Bonds; (iii) paying a portion of the interest accruing on the Assessment Area Five Bonds and (iv) making a deposit into the Assessment Area Five Reserve Account for the benefit of all of the Assessment Area Five Bonds.

NEITHER THE ASSESSMENT AREA FIVE BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THE ASSESSMENT AREA FIVE BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER

HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE ASSESSMENT AREA FIVE BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE ASSESSMENT AREA FIVE BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE ASSESSMENT AREA FIVE PLEDGED REVENUES PLEDGED TO THE ASSESSMENT AREA FIVE BONDS, ALL AS PROVIDED HEREIN AND IN THE INDENTURE.

This Assessment Area Five Bond is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, as amended, and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the designated office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of Assessment Area Five Bonds, the collection, receipt and disposition of revenues and the funds charged with and pledged to the payment of the principal, and Redemption Price of, and the interest on, the Assessment Area Five Bonds, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of the Assessment Area Five Pledged Revenues (as defined in the Indenture), the terms and conditions under which the Assessment Area Five Bonds are or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the Registered Owners and Beneficial Owners of the Assessment Area Five Bonds, and, by the acceptance of this Assessment Area Five Bond, the Registered Owner and Beneficial Owners hereof assent to all of the provisions of the Indenture. Terms not otherwise defined herein shall have the meaning ascribed to them in the Indenture. The Assessment Area Five Bonds are equally and ratably secured by the Assessment Area Five Pledged Revenues, without preference or priority of one Assessment Area Five Bonds over another.

The Assessment Area Five Bonds are issuable only as registered bonds without coupons in current interest form in denominations of $5,000 or any integral multiple thereof (an "Authorized Denomination"). This Assessment Area Five Bond is transferable by the Registered Owner hereof or his duly authorized attorney at the designated corporate trust office of the Trustee as Bond Registrar (the "Bond Registrar"), upon surrender of this Assessment Area Five Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Assessment Area Five Bond or Assessment Area Five Bonds, in the same aggregate principal amount and of the same maturity as the Assessment Area Five Bond or Assessment Area Five Bonds transferred, will be issued to the transferee. At the designated corporate trust office of the Bond Registrar in the manner and subject to the limitations and conditions provided in the Indenture and without cost, except for any tax or other governmental charge, Assessment Area Five Bonds may be exchanged for an equal aggregate principal amount of Assessment Area Five Bonds of the same maturity, in Authorized Denominations and bearing interest at the same rate or rates.

The District has established a book-entry system of registration for the Assessment Area Five Bonds. Except as specifically provided otherwise in the Indenture, an agent will hold this Assessment Area Five Bond on behalf of the Beneficial Owner hereof. By acceptance of a confirmation of purchase, delivery or transfer, the Beneficial Owner of this Assessment Area Five Bond shall be deemed to have agreed to such arrangement.

Optional Redemption

The Assessment Area Five Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after [_____] 1, 20[__] at the Redemption Price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

Mandatory Redemption

The Assessment Area Five Bonds maturing May 1, 20[__] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment	Year	Amortization Installment
		*	

* Final maturity

The Assessment Area Five Bonds maturing May 1, 20[__] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment	Year	Amortization Installment
		*	

* Final maturity

The Assessment Area Five Bonds maturing May 1, 20[__] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment	Year	Amortization Installment

*

* Final maturity

Any Assessment Area Five Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Assessment Area Five Bonds.

Upon redemption or purchase of the Assessment Area Five Bonds (other than redemption in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so that debt service on the Assessment Area Five Bonds is amortized in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Assessment Area Five Bonds.

Extraordinary Mandatory Redemption

The Assessment Area Five Bonds are subject to extraordinary mandatory redemption prior to scheduled maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part on a pro rata basis calculated by the District determined by the ratio of the Outstanding principal amount of each maturity of the Assessment Area Five Bonds treating for such purposes each Amortization Installment as a maturity divided by the aggregate principal amount of Outstanding Assessment Area Five Bonds and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the Quarterly Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(i) On or after Completion Date of the Assessment Area Five Project by application of moneys transferred from the Assessment Area Five Acquisition and Construction Account to the Assessment Area Five Prepayment Account in accordance with the terms of the Indenture; or

(ii) Amounts are deposited into the Assessment Area Five Prepayment Account from the prepayment of Assessment Area Five Special Assessments and from amounts deposited into the Assessment Area Five Prepayment Account from any other sources; or

(iii) When the amount on deposit in the Assessment Area Five Reserve Account, together with other moneys available therefor are sufficient to pay and redeem all the Assessment Area Five Bonds then Outstanding as provided in the Supplemental Indenture.

If less than all of the Assessment Area Five Bonds of a maturity subject to redemption shall be called for redemption, the particular Assessment Area Five Bonds or portions of such Assessment Area Five Bonds of that maturity to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of each redemption of Assessment Area Five Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of Assessment Area Five Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Assessment Area Five Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Assessment Area Five Bonds or such portions thereof on such date, interest on such Assessment Area Five Bonds or such portions thereof so called for redemption shall cease to accrue, such Assessment Area Five Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Assessment Area Five Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent.

The Owner of this Assessment Area Five Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Assessment Area Five Bond which remain unclaimed for three (3) years after the date when such Assessment Area Five Bond has become due and payable, either at its stated maturity date or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for three (3) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Assessment Area Five Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Indenture) sufficient to pay the principal or Redemption Price of any

Assessment Area Five Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Assessment Area Five Bonds as to the Assessment Area Five Pledged Revenues shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Assessment Area Five Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Assessment Area Five Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Assessment Area Five Bond and the execution of the Indenture, have happened, exist and have been performed as so required. This Assessment Area Five Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Parrish Plantation Community Development District has caused this Assessment Area Five Bond to bear the signature the Chairman of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of its Secretary.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

(SEAL)

By: _____
Chairman, Board of Supervisors

ATTEST:

By: _____
Secretary

CERTIFICATE OF AUTHENTICATION

This Assessment Area Five Bond is one of the Bonds of the Series designated herein, described in the within-mentioned Indenture.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Registrar

By:_____
Vice President

_____
Date of Authentication

CERTIFICATE OF VALIDATION

This Assessment Area Five Bond is one of a Series of Bonds which were validated by judgments of the Circuit Court in and for Manatee County, Florida, rendered on February 3, 2020, and June 27, 2023.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

By: _____
Chairman, Board of Supervisors

[FORM OF ABBREVIATIONS FOR ASSESSMENT AREA FIVE BONDS]

The following abbreviations, when used in the inscription on the face of the within Assessment Area Five Bonds, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenant by the entireties

JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANS MIN ACT - _____ Custodian _____ under Uniform Transfers to Minors Act _____ (State)

Additional abbreviations may also be used
though not in the above list.

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Assessment Area Five Bonds and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney to transfer the said Assessment Area Five Bonds on the books of the District, with full power of substitution in the premises.

Date:_____

Social Security Number of Employer

Identification Number of Transferee:

Signature guaranteed:

_____

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within Assessment Area Five Bonds in every particular without alteration or any change whatever.

_____

NOTICE: Signatures (s) must be guaranteed by guarantor institution participating in the Securities Transfer Agents Medallion Program or such other guaranteed program acceptable to the Trustee.

EXHIBIT B

FORM OF REQUISITION

ASSESSMENT AREA FIVE ACQUISITION AND CONSTRUCTION ACCOUNT

Parrish Plantation Community Development District
Manatee County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(ASSESSMENT AREA FIVE PROJECT)

The undersigned, a Responsible Officer of the Parrish Plantation 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 February 1, 2021, as supplemented by that certain Fifth Supplemental Trust Indenture dated as of [_____] 1, 2026 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

(A) Requisition Number;

(B) Name of Payee;

(C) Amount Payable;

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

(E) Account from which disbursement to be made: Assessment Area Five Acquisition and Construction Account

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 Account referenced in "E" above;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Five Project;

4. each disbursement represents a Cost of the Assessment Area Five Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

By:_____
Responsible Officer

Date:_____

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area Five Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area Five Project improvements being acquired from the proceeds of the Assessment Area Five Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area Five Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area Five Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area Five Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

_____

District Engineer

EXHIBIT C

DESCRIPTION OF ASSESSMENT AREA FIVE PROJECT

Assessment Area Five Project Description	Cost
Earthwork	$ 1,013,691.32
Stormwater	2,076,378.58
Roadways & Paving	2,387,881.40
Potable Water	1,396,951.95
Reclaimed Water	982,401.50
Sanitary Sewer	1,508,245.62
Dry Utilities	573,000.00
Landscape/Hardscape	1,146,000.00
Permit & Impact Fees	74,492.98
Professional Services	668,325.40
Contingency	549,471.03
Total	**$12,376,839.78**

All as further described in the Master Report Phases III & IV (Assessment Areas #4 and #5) dated January 2024 prepared by Clearview Land Design, P.L.

EXHIBIT D
FORM OF INVESTOR LETTER

[Date]

Parrish Plantation Community Development District
c/o Inframark LLC
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

FMSbonds, Inc.
20660 W. Dixie Highway
North Miami Beach, FL 33180

Re: $_____ Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project)

Ladies and Gentlemen:

The undersigned is authorized to sign this letter [on behalf of Name of Non-Individual Investor], as the beneficial owner (the "Investor") of $_____ of the above-referenced Bonds [state maturing on, bearing interest at the rate of ___% per annum and CUSIP #] (herein, the "Investor Bonds").

In connection with the purchase of the Investor Bonds by the Investor, the Investor hereby makes the following representations upon which you may rely:

1. The Investor has authority to purchase the Investor Bonds and to execute this letter, any other instruments and documents required to be executed by the Investor in connection with the purchase of the Investor Bonds.

2. The Investor is an "accredited investor" as described in Rule 501 under Regulation D of the Securities Act of 1933, as amended (the "Securities Act"), and therefore, has sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal and other tax-exempt obligations including those which are not rated or credit-enhanced, to be able to evaluate the risks and merits of the investment represented by the Bonds. Please check the appropriate box below to indicate the type of accredited investor:

❑ a bank, insurance company, registered investment company, business development company, or small business investment company;

❑ an employee benefit plan, within the meaning of the Employee Retirement Income Security Act, if a bank, insurance company, or registered investment adviser makes the investment decisions, or if the plan has total assets in excess of $5 million;

❑ a charitable organization, corporation, or partnership with assets exceeding $5 million;

❑ a business in which all the equity owners are "accredited investors;"

❑ a natural person who has individual net worth, or joint net worth with the person's spouse, that exceeds $1 million at the time of the purchase, excluding the value of the primary residence of such person except that mortgage indebtedness on the primary residence shall not be included as a liability;

❑ a natural person with income exceeding $200,000 in each of the two most recent years or joint income with a spouse exceeding $300,000 for those years and a reasonable expectation of the same income level in the current year; or

❑ a trust with total assets in excess of $5,000,000, not formed for the specific purpose of acquiring the Investor Bonds whose purchase is directed by a sophisticated person.

3. The Investor has been supplied with an (electronic) copy of the Preliminary Limited Offering Memorandum dated [_____], 2026 of the District and relating to the Bonds (the "Offering Document") and has reviewed the Offering Document and represents that such Offering Document has provided full and meaningful disclosure in order to make an informed decision to invest in the Investor Bonds.

Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Indenture.

Very truly yours,

[Name], [Type of Entity]

By: _____
Name: _____
Title: _____
Date: _____

Or

_____
[Name], an Individual

EXHIBIT B

FORM OF CONTRACT OF PURCHASE

DRAFT-1
GrayRobinson, P.A.
July 9, 2026

$[_____]
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
(MANATEE COUNTY, FLORIDA)

SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(ASSESSMENT AREA FIVE PROJECT)

BOND PURCHASE CONTRACT

[_____], 2026

Board of Supervisors
Parrish Plantation Community Development District
Manatee County, Florida

Board of Supervisors:

FMSbonds, Inc. (the "Underwriter") offers to enter into this Bond Purchase Contract (the "Purchase Contract") with Parrish Plantation Community Development District (the "District"). The District is located entirely within an unincorporated area of Manatee County, Florida (the "County"). This offer of the Underwriter shall, unless accepted by the District, acting through its Board of Supervisors (the "Board"), expire at 10:00 p.m. prevailing time within the jurisdiction of the District on the date hereof, unless previously withdrawn or extended in writing by the Underwriter. This Purchase Contract shall be binding upon the District and the Underwriter upon execution and delivery. Any capitalized word not defined herein shall have the meaning ascribed thereto in the Preliminary Limited Offering Memorandum or the Indenture (each as hereinafter defined), as applicable. In conformance with Section 218.385, Florida Statutes, as amended, the Underwriter hereby delivers to the District the Disclosure and Truth-In-Bonding Statement attached hereto as Exhibit A.

1. Purchase and Sale. Upon the terms and conditions and upon the basis of the representations, warranties and agreements set forth herein, the Underwriter hereby agrees to purchase from the District and the District hereby agrees to sell and deliver to the Underwriter, all (but not less than all) of its $[_____] aggregate principal amount of Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds"). The Assessment Area Five Bonds shall be dated their date of delivery and shall mature on the dates, shall bear interest at the rates, and shall be subject to redemption prior to maturity, all as provided in the Limited Offering Memorandum (hereinafter defined) and in Exhibit B attached hereto. The purchase price for the Assessment Area Five Bonds shall be $[_____].00 (representing the $[_____].00 aggregate principal amount of the Assessment Area Five Bonds, [plus/less original issue premium/discount of $[_____].00 and] less an underwriter's discount of $[_____].00). Such payment and delivery and the other actions contemplated hereby to take place at the time of such payment and delivery are hereinafter referred to as the "Closing"

2. The Assessment Area Five Bonds. The Assessment Area Five Bonds are to be issued by the District, a local unit of special-purpose government of the State of Florida (the "State") created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "Act"), the Florida Constitution, and other applicable provisions of law, and Ordinance No. 19-33 of the Board of County Commissioners of Manatee County, Florida, enacted on October 8, 2019 and effective as of October 17, 2019, as amended by Ordinance No. 21-32, effective as of August 31, 2021 (together, the "Ordinance"). The Assessment Area Five Bonds are being issued pursuant to the Act and secured pursuant to the provisions of a Master Trust Indenture, dated as of February 1, 2021 (the "Master Indenture"), as

supplemented by a Fifth Supplemental Trust Indenture, dated as of [_____] 1, 2026 (the "Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), each by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), and Resolution Nos. 2020-21, 2023-05 and 2026-[__] adopted by the Board on October 18, 2019, March 7, 2023 and [_____], 2026, respectively (collectively, the "Bond Resolution"). The Assessment Area Five Special Assessments comprising the Assessment Area Five Pledged Revenues have been levied by the District on certain lands within the District specially benefited by the Assessment Area Five Project pursuant to Resolution Nos. 2024-01, 2024-02 adopted by the Board on February 15, 2025 and February 15, 2024, and Resolution No. 2024-04 adopted by the Board on March 21, 2024 (collectively, the "Assessment Resolutions").

Proceeds of the Assessment Area Five Bonds will be used to provide funds to (a) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Five Project, (b) pay certain costs associated with the issuance of the Assessment Area Five Bonds, (c) pay a portion of the interest accruing on the Assessment Area Five Bonds and (d) fund the Assessment Area Five Reserve Account.

3. Limited Offering; Establishment of Issue Price. It shall be a condition to the District's obligation to sell and to deliver the Assessment Area Five Bonds to the Underwriter, and to the Underwriter's obligation to purchase, accept delivery of and pay for the Assessment Area Five Bonds, that the entire principal amount of the Assessment Area Five Bonds be issued, sold and delivered by the District and purchased, accepted and paid for by the Underwriter at the Closing and that the District and the Underwriter receive the opinions, documents and certificates described in Section 8(c) hereof.

The Underwriter agrees to assist the District in establishing the issue price of the Assessment Area Five Bonds and shall execute and deliver to the District at Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, in form reasonably satisfactory to Bond Counsel, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the District and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Assessment Area Five Bonds.

Except as otherwise set forth in Exhibit B attached hereto, the District will treat the first price at which 10% of each maturity of the Assessment Area Five Bonds (the "10% test") is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Contract, the Underwriter shall report to the District the price or prices at which the Underwriter has sold to the public each maturity of the Assessment Area Five Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Assessment Area Five Bonds, the Underwriter agrees to promptly report to the District the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date (hereinafter defined) has occurred, until either (a) the Underwriter has sold all Bonds of that maturity, or (b) the 10% test has been satisfied as to the Assessment Area Five Bonds of that maturity, provided that, the Underwriter's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the District or Bond Counsel. For purposes of this section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Assessment Area Five Bonds.

The Underwriter confirms that it has offered the Assessment Area Five Bonds to accredited investors constituting the public on or before the date of this Purchase Contract at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in Exhibit B attached hereto, except as otherwise set forth therein. Exhibit B also sets forth, as of the date of this Purchase Contract, the maturities, if any, of the Assessment Area Five Bonds for which the 10% test has not been satisfied and for which the District and the Underwriter agree that the restrictions set forth in the next

sentence shall apply, which will allow the District to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Assessment Area Five Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(a) the close of the fifth (5th) business day after the sale date; or

(b) the date on which the Underwriter has sold at least 10% of that maturity of the Assessment Area Five Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter will advise the District promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Assessment Area Five Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter confirms that

(a) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Assessment Area Five Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable,

(1) (A) to report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allotted to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as to the Assessment Area Five Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter, and (B) to comply with the hold the offering-price rule, if applicable, if and for so long as directed by the Underwriter,

(2) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Assessment Area Five Bonds to the public (as such term being used is defined below), and

(3) to acknowledge that, unless otherwise advised by the dealer, or broker-dealer, the Underwriter shall assume that each order submitted by the underwriter, dealer or broker-dealer is a sale to the public.

(b) any selling group agreement relating to the initial sale of the Assessment Area Five Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Assessment Area Five Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Assessment Area Five Bonds of that maturity, provided that the reporting obligation after the

Closing Date may be at reasonable periodic intervals or otherwise upon the request of the Underwriter, or such underwriter or dealer, and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

The Underwriter acknowledges that sales of any Assessment Area Five Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(a) "public" means any person other than an underwriter or a related party;

(b) "underwriter" means (i) any person that agrees pursuant to a written contract with the District (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Assessment Area Five Bonds to the public and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) to participate in the initial sale of the Assessment Area Five Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Assessment Area Five Bonds to the public);

(c) a purchaser of any of the Assessment Area Five Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profit interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

(d) "sale date" means the date of execution of this Purchase Contract by all parties.

4. **Use of Documents**. Prior to the date hereof, the District has caused to be prepared and provided to the Underwriter the Preliminary Limited Offering Memorandum, dated August 24, 2022 (the "Preliminary Limited Offering Memorandum") of the District relating to the Assessment Area Five Bonds that the District has deemed final as of its date, except for certain permitted omissions (the "Permitted Omissions"), as contemplated by Rule 15c2-12 of the Securities and Exchange Commission ("Rule 15c2-12") in connection with the limited offering of the Assessment Area Five Bonds. The Underwriter has reviewed the Preliminary Limited Offering Memorandum prior to the execution of this Purchase Contract. The District hereby ratifies and approves the use of the Preliminary Limited Offering Memorandum by the Underwriter. The District shall deliver, or cause to be delivered, at its expense, to the Underwriter within seven (7) business days after the date hereof but not later than the Closing Date and in sufficient time to accompany any confirmation that requests payment from any customer such number of copies of the final Limited Offering Memorandum (the "Limited Offering Memorandum" and, together with the Preliminary Limited Offering Memorandum, the "Limited Offering Memoranda") as the Underwriter shall reasonably request to comply with the requirements of Rule 15c2-12 and all applicable rules of the Municipal Securities Rulemaking Board (the "MSRB"). The Underwriter agrees to file the Limited Offering Memorandum with the MSRB not later than two (2) business days after the Closing Date. The Underwriter agrees that it will not confirm the sale of any Assessment Area Five Bonds unless a final written confirmation of sale is accompanied or preceded by the delivery of a copy of the Limited Offering Memorandum. The District

hereby authorizes the use by the Underwriter of the Limited Offering Memoranda with respect to the Assessment Area Five Bonds.

5. Definitions. For purposes hereof, (a) this Purchase Contract, the Indenture, the Continuing Disclosure Agreement, dated as of the Closing Date, by and among the District, Mattamy Tampa/Sarasota LLC, a Delaware limited liability company (the "Developer") and Inframark, LLC, as dissemination agent (the "Dissemination Agent"), in substantially the form attached to the Preliminary Limited Offering Memorandum as Appendix E thereto (the "Disclosure Agreement") and the DTC Blanket Issuer Letter of Representations entered into by the District, are referred to herein collectively as the "Financing Documents" and (b) [the Development Acquisition Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer dated as of the Closing Date (the "Acquisition Agreement"), the Funding and Completion Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer, dated as of the Closing Date (the "Completion Agreement"), the Collateral Assignment and Assumption of Development Rights Relating to the Assessment Area Five Project (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer, dated as of the Closing Date (the "Collateral Assignment"), the Agreement to Convey or Dedicate (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer dated as of the Closing Date (the "Conveyance Agreement"), the True-Up Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer dated as of the Closing Date (the "True-Up Agreement"), and the Declaration of Consent to Jurisdiction of the Parrish Plantation Community Development District, Imposition of Special Assessments, and Imposition of Lien of Record (Assessment Area Five Bonds – Assessment Area Five) by the Developer dated as of the Closing Date (the "Declaration of Consent"), are collectively referred to herein as the "Ancillary Agreements."]

6. Representations, Warranties and Agreements. The District hereby represents, warrants and agrees as follows:

(a) The Board is the governing body of the District and the District is and will be on the Closing Date duly organized and validly existing as a unit of special-purpose government created pursuant to the Constitution and laws of the State, including, without limitation, the Act;

(b) The District has full legal right, power and authority to (1) adopt the Bond Resolution and the Assessment Resolutions, (2) enter into the Financing Documents and Ancillary Agreements, (3) sell, issue and deliver the Assessment Area Five Bonds to the Underwriter as provided herein, (4) apply the proceeds of the sale of the Assessment Area Five Bonds for the purposes described in the Preliminary Limited Offering Memorandum, (5) acknowledge the use of the Limited Offering Memoranda and authorize the execution of the Limited Offering Memorandum, and (6) carry out and consummate the transactions contemplated by the Assessment Area Five Bonds, the Bond Resolution, the Assessment Resolutions, the Financing Documents, the Ancillary Agreements, and the Limited Offering Memoranda. The District has complied, and on the Closing Date will be in compliance in all material respects, with the terms of the Act and with the obligations on its part contained in the Bond Resolution, the Assessment Resolutions, the Financing Documents, the Ancillary Agreements and the Assessment Area Five Bonds;

(c) At meetings of the Board that were duly called and noticed and at which a quorum was present and acting throughout, the Board duly adopted the Bond Resolution and the Assessment Resolutions, and the same are in full force and effect and have not been supplemented, amended, modified or repealed, except as set forth therein. By all necessary official Board action, the District has (1) duly authorized and approved the use and delivery of the Preliminary Limited Offering Memorandum and the execution and delivery of the Financing Documents, the Ancillary

Agreements, the Assessment Area Five Bonds and the Limited Offering Memorandum, and (2) duly authorized and approved the performance by the District of the obligations on its part contained in the Financing Documents, the Ancillary Agreements and the Assessment Area Five Bonds and the consummation by it of all other transactions contemplated by this Purchase Contract and the Preliminary Limited Offering Memorandum in connection with the issuance of the Assessment Area Five Bonds. Upon execution and delivery by the District and the Trustee (and assuming the due authorization, execution and delivery by the Trustee), the Indenture will constitute a legal, valid and binding obligation of the District, enforceable in accordance with its terms, subject only to applicable bankruptcy, insolvency, and similar laws affecting creditors' rights and subject, as to enforceability, to general principles of equity (regardless of whether enforcement is sought in a proceeding in equity or at law). Upon execution by the District and the other parties thereto (and assuming the due authorization, execution and delivery of such agreements by the other parties thereto), the Financing Documents and the Ancillary Agreements will constitute the legal, valid and binding obligations of the District, enforceable in accordance with their respective terms, subject only to applicable bankruptcy, insolvency and similar laws affecting creditors' rights and subject, as to enforceability, to general principles of equity (regardless of whether enforcement is sought in a proceeding in equity or at law);

(d) Except as may be expressly disclosed in the Preliminary Limited Offering Memorandum, the District is not in material breach of or material default under any applicable provision of the Act or any applicable constitutional provision or statute or, to the best of its knowledge, administrative regulation of the State or the United States of America or any applicable judgment or decree, or any loan agreement, indenture, bond, note, resolution, agreement, or other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of its knowledge, no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or material event of default under any such instrument, and the execution and delivery of the Assessment Area Five Bonds, the Financing Documents, the Ancillary Agreements, and when available, the Limited Offering Memorandum, and the adoption of the Bond Resolution and the Assessment Resolutions, and compliance with the provisions on the District's part contained therein, will not conflict with or constitute a material breach of or material default under any applicable constitutional provision or law or, to the best of its knowledge, any administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement, or other instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, nor will any such execution, delivery, adoption, or compliance result in the creation or imposition of any lien, charge, or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the District or under the terms of any such law, regulation or instrument, except as provided by the Assessment Resolutions, the Assessment Area Five Bonds and the Indenture. To the best of its knowledge, no event has occurred which, with the lapse of time or the giving of notice, or both, would constitute an event of default (as therein defined) under the Assessment Area Five Bonds, the Financing Documents or the Ancillary Agreements;

(e) All authorizations, approvals, licenses, permits, consents and orders of any governmental authority, legislative body, board, agency or commission having jurisdiction of the matters which (1) are required for the due authorization by the District, or (2) would constitute a condition precedent to, or the absence of which would materially adversely affect, the due performance by the District of its obligations to issue the Assessment Area Five Bonds, or under the Assessment Area Five Bonds, the Bond Resolution, the Assessment Resolutions, the Financing Documents or the Ancillary Agreements, have been duly obtained, except for such approvals, consents and orders as may be required under the Blue Sky or securities laws of any state in

connection with the offering and sale of the Assessment Area Five Bonds as to which no representation is made;

(f) The descriptions of the Assessment Area Five Bonds, the Financing Documents and the Assessment Area Five Project to the extent referred to in the Preliminary Limited Offering Memorandum, conform or, with respect to the Limited Offering Memorandum will conform, in all material respects to the Assessment Area Five Bonds, the Financing Documents and the Assessment Area Five Project, respectively;

(g) The Assessment Area Five Bonds, when issued, executed and delivered in accordance with the Indenture and when sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the District, entitled to the benefits of the Indenture and upon such issuance, execution and delivery of the Assessment Area Five Bonds, the Indenture will provide, for the benefit of the holders from time to time of the Assessment Area Five Bonds, a legally valid and binding pledge of and first lien on the Assessment Area Five Pledged Revenues. On the Closing Date, all conditions precedent to the issuance of the Assessment Area Five Bonds set forth in the Indenture will have been complied with or fulfilled;

(h) As of the date hereof, there is no claim, action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body, pending or, to its best knowledge, threatened against the District (1) contesting the organization, existence or powers of the District or the titles of the respective officers of the Board to their respective offices, (2) affecting or seeking to prohibit, restrain or enjoin the sale, issuance or delivery of the Assessment Area Five Bonds or the application of the proceeds of the sale thereof for the purposes described in the Preliminary Limited Offering Memorandum or the collection of the Assessment Area Five Special Assessments or the pledge of and lien on the Assessment Area Five Pledged Revenues, pursuant to the Indenture, (3) contesting or affecting specifically as to the District the validity or enforceability of the Act or any action of the District in any respect relating to the authorization for the issuance of the Assessment Area Five Bonds, or the authorization of the Assessment Area Five Project, the Bond Resolution, the Assessment Resolutions, the Financing Documents and the Ancillary Agreements, or the application of the proceeds of the Assessment Area Five Bonds for the purposes set forth in the Preliminary Limited Offering Memorandum, (4) contesting the federal tax status of the Assessment Area Five Bonds, or (5) contesting the completeness or accuracy of the Preliminary Limited Offering Memorandum (other than Permitted Omissions) or any supplement or amendment thereto;

(i) To the extent applicable, the District will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter as the Underwriter may reasonably request in order to (1) qualify the Assessment Area Five Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate and (2) determine the eligibility of the Assessment Area Five Bonds for investment under the laws of such states and other jurisdictions, and the District will use its best efforts to continue such qualifications in effect so long as required for the initial limited offering and distribution of the Assessment Area Five Bonds; provided, however, that the District shall not be required to execute a general or special consent to service of process or to qualify to do business in connection with any such qualification or determination in any jurisdiction or register as a broker/dealer;

(j) As of its date (unless an event occurs of the nature described in paragraph (l) of this Section 6) and at all times subsequent thereto, up to and including the Closing Date, the statements and information contained in the Preliminary Limited Offering Memorandum (other

than Permitted Omissions) and in the Limited Offering Memorandum are and will be accurate in all material respects for the purposes for which their use is authorized and do not and will not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading; provided, however, that no representation is made concerning information contained in the Limited Offering Memoranda under the captions "DESCRIPTION OF THE ASSESSMENT AREA FIVE BONDS – Book-Entry Only System," "THE DISTRICT – The District Manager and Other Consultants," "THE DEVELOPMENT," "THE DEVELOPER," "TAX MATTERS," "SUITABILITY FOR INVESTMENT," "LITIGATION – The Developer," and "UNDERWRITING;"

(k) If the Limited Offering Memorandum is supplemented or amended pursuant to subsection (l) of this Section 6, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such paragraph) at all times subsequent thereto up to and including the Closing Date, the Limited Offering Memorandum as so supplemented or amended will not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading; provided, however, that no representation is made concerning information contained in the Limited Offering Memorandum under the captions "DESCRIPTION OF THE ASSESSMENT AREA FIVE BONDS – Book-Entry Only System," "THE DISTRICT – The District Manager and Other Consultants," "THE DEVELOPMENT," "THE DEVELOPER," "TAX MATTERS," "SUITABILITY FOR INVESTMENT," "LITIGATION – The Developer," and "UNDERWRITING;"

(l) If between the date of this Purchase Contract and the earlier of (1) ninety (90) days from the end of the "Underwriting Period" as defined in Rule 15c2-12, or (2) the time when the Limited Offering Memorandum is available to any person from the MSRB's Electronic Municipal Market Access system (but in no event less than twenty-five (25) days following the end of the Underwriting Period), any event shall occur, of which the District has actual knowledge, which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading, the District shall notify the Underwriter thereof and, if in the opinion of the Underwriter such event requires the preparation and publication of a supplement or amendment to the Limited Offering Memorandum, the District will at its expense supplement or amend the Limited Offering Memorandum in a form and in a manner approved by the Underwriter. The end of the Underwriting Period shall be the next business day after the Closing Date;

(m) Since its inception, there has been no material adverse change in the properties, businesses, results of operations, prospects, management or financial or other condition of the District, except as disclosed in the Preliminary Limited Offering Memorandum, and the District has not incurred liabilities that would materially adversely affect its ability to discharge its obligations under the Bond Resolution, the Assessment Resolutions, the Assessment Area Five Bonds, the Financing Documents or the Ancillary Agreements, direct or contingent, other than as set forth in or contemplated by the Preliminary Limited Offering Memorandum;

(n) Except as may be expressly disclosed in the Preliminary Limited Offering Memorandum, the District has not and is not now in default in the payment of the principal of or the interest on any governmental security issued or guaranteed by it after December 31, 1975, which would require the disclosure pursuant to Section 517.051, Florida Statutes or Rule 69W-400.003 of the Florida Department of Financial Services;

(o) Except as may be expressly disclosed in the Preliminary Limited Offering Memorandum, the District has never failed to comply with any continuing disclosure obligations undertaken by the District in accordance with the continuing disclosure requirements of Rule 15c2-12;

(p) The District has not been notified of any listing or the proposed listing of the District by the Internal Revenue Service as an issuer whose arbitrage certifications may not be relied upon;

(q) Any certificate signed by any official of the District and delivered to the Underwriter will be deemed to be a representation by the District to the Underwriter as to the statements made therein; and

(r) From the date of this Purchase Contract through the Closing Date, the District will not issue any Assessment Area Five Bonds, notes or other obligations payable from the Assessment Area Five Pledged Revenues.

7. **Closing**. At 10:00 a.m. prevailing time on [_____], 2026 (the "Closing Date"), or at such later time as may be mutually agreed upon by the District and the Underwriter, the District will, subject to the terms and conditions hereof, deliver the Assessment Area Five Bonds to the Underwriter in definitive book-entry form, duly executed and authenticated, together with the other documents hereinafter mentioned and, subject to the terms and conditions hereof, the Underwriter will accept such delivery and pay the purchase price of the Assessment Area Five Bonds as set forth in Section 1 hereof, in federal or other immediately available funds to the order of the District. Delivery of the Assessment Area Five Bonds as aforesaid shall be made pursuant to the FAST system of delivery of The Depository Trust Company, New York, New York, or at such other place as may be mutually agreed upon by the District and the Underwriter. The Assessment Area Five Bonds shall be typewritten, shall be prepared and delivered as fully registered bonds in book-entry form, with one bond for each maturity, registered in the name of Cede & Co. and shall be made available to the Underwriter at least one (1) business day before the Closing Date for purposes of inspection, unless otherwise agreed by the District and the Underwriter.

8. **Closing Conditions**. The Underwriter has entered into this Purchase Contract in reliance upon the representations, warranties and agreements of the District contained herein, and in reliance upon the representations, warranties and agreements to be contained in the documents and instruments to be delivered on the Closing Date and upon the performance by the District of its obligations hereunder, both as of the date hereof and as of the Closing Date. Accordingly, the Underwriter's obligations under this Purchase Contract are conditioned upon the performance by the District of its obligations to be performed hereunder and under such documents and instruments at or prior to the Closing Date, and are also subject to the following additional conditions:

(a) The representations and warranties of the District contained herein shall be true, complete and correct, on the date hereof and on and as of the Closing Date, as if made on the Closing Date;

(b) At the time of the Closing, the Bond Resolution, the Assessment Resolutions, the Assessment Area Five Bonds, the Financing Documents and the Ancillary Agreements shall each be in full force and effect in accordance with their respective terms and the Bond Resolution, the Assessment Resolutions, the Indenture and the Limited Offering Memorandum shall not have been supplemented, amended, modified or repealed, except in any such case as may have been agreed to by the Underwriter;

(c) At or prior to the Closing Date, the Underwriter and the District shall have received each of the following:

(1) the Limited Offering Memorandum and each supplement or amendment, if any, thereto, executed on behalf of the District by the Chairman of the Board or such other authorized member of the Board;

(2) a copy of each of the Bond Resolution and the Assessment Resolutions certified by the Secretary or an Assistant Secretary of the Board under seal as having been duly adopted by the Board and as being in full force and effect;

(3) executed copies of each of the Financing Documents and Ancillary Agreements;

(4) specimen Bonds;

(5) an opinion, dated as of the Closing Date and addressed to the District, of GrayRobinson, P.A., Bond Counsel, in substantially the form attached to the Preliminary Limited Offering Memorandum as Appendix B, together with a letter of such counsel, dated as of the Closing Date and addressed to the Underwriter and the Trustee, to the effect that the foregoing opinion addressed to the District may be relied upon by the Underwriter and the Trustee to the same extent as if such opinion were addressed to them;

(6) a supplemental opinion, dated as of the Closing Date and addressed to the Underwriter, of Bond Counsel, substantially in the form attached hereto as Exhibit C;

(7) an opinion, dated as of the Closing Date and addressed to the District and the Underwriter, of GrayRobinson, P.A., Disclosure Counsel, substantially in the form attached hereto as Exhibit D;

(8) an opinion, dated as of the Closing Date and addressed to the District, the Trustee, Bond Counsel, the Underwriter and counsel to the Underwriter, of Straley Robin Vericker P.A., counsel to the District, substantially in the form attached hereto as Exhibit E;

(9) an opinion, dated as of the Closing Date and addressed to the Underwriter, the District and the Trustee, of counsel to the Trustee, in form and substance acceptable to Bond Counsel, Underwriter, counsel to the Underwriter, and the District;

(10) an opinion, dated as of the Closing Date and addressed to the District, the Trustee, Bond Counsel, the Underwriter and counsel to the Underwriter, of Kilinski | Van Wyk PLLC; counsel to the Developer, substantially in the form attached hereto as Exhibit F;

(11) a customary authorization and incumbency certificate, dated as of the Closing Date, signed by authorized officers of the Trustee;

(12) a certificate of the Developer, dated as of the Closing Date, substantially in the form attached hereto as Exhibit G;

(13) a copy of the Ordinance;

(14) a certificate, dated as of the Closing Date, signed by the Chairman or Vice Chairman and the Secretary or an Assistant Secretary of the Board, setting forth that (i) each of the representations of the District contained herein was true and accurate in all material respects on the date when made, has been true and accurate in all material respects at all times since, and continues to be true and accurate in all material respects on the Closing Date as if made on such date, (ii) the District has performed all obligations to be performed hereunder as of the Closing Date, (iii) except as may be disclosed in the Limited Offering Memorandum, the District has never been in default as to principal or interest with respect to any obligation issued or guaranteed by the District, (iv) the District agrees to take all reasonable action necessary to use the Uniform Method or the direct collection method, as the case may be, as the means of collecting the Assessment Area Five Special Assessments as described in the Indenture, and (v) the Limited Offering Memoranda (other than Permitted Omissions with respect to the Preliminary Limited Offering Memorandum and other than the information under the captions "DESCRIPTION OF THE ASSESSMENT AREA FIVE BONDS – Book-Entry Only System," "THE DISTRICT – The District Manager and Other Consultants," "THE DEVELOPMENT," "THE DEVELOPER," "TAX MATTERS," "SUITABILITY FOR INVESTMENT," "LITIGATION – The Developer," and "UNDERWRITING," as to which no view need be expressed) as of their date, and as of the Closing Date, does not contain any untrue statement of a material fact or omit to state a material fact which should be included therein for the purposes for which the Limited Offering Memoranda are to be used, or which is necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading;

(15) a customary signature and no litigation certificate, dated as of the Closing Date, signed on behalf of the District by the Chairman or Vice Chairman and Secretary or an Assistant Secretary of the Board;

(16) evidence of compliance by the District with the requirements of Section 189.051, Florida Statutes and Section 215.84, Florida Statutes;

(17) executed copy of the District's certification as to arbitrage and other matters relative to the tax status of the Assessment Area Five Bonds under Section 148 of the Internal Revenue Code of 1986, as amended;

(18) executed copy of Internal Revenue Service Form 8038-G relating to the Assessment Area Five Bonds;

(19) a copy of the Master Report Phases III & IV (Assessment Areas #4 and #5) dated January 2024 prepared by the District Engineer;

(20) a certificate of the District Engineer, dated as of the Closing Date, substantially in the form attached hereto as Exhibit H;

(21) copies of the Master Assessment Methodology Report Assessment Areas III, IV and V, dated February 14, 2024 and the [Final Fifth Supplemental Methodology Report Assessment Area Five], dated on or about the date hereof, relating to the Assessment Area Five Bonds;

(22) a certificate of the District Manager, Methodology Consultant and Dissemination Agent, dated as of the Closing Date, substantially in the form attached hereto as Exhibit I;

(23) a certificate of the District whereby the District deemed the Preliminary Limited Offering Memorandum final for purposes of Rule 15c2-12 as of the date of the Preliminary Limited Offering Memorandum except for Permitted Omissions;

(24) acknowledgments in recordable form by any mortgage holder on lands within Assessment Area Five, if any, as to the superior lien of the corresponding Assessment Area Five Bonds, in form and substance acceptable to the Underwriter and counsel to the Underwriter;

(25) to the extent required under the Supplemental Indenture, an investor letter from each initial beneficial owner of the Assessment Area Five Bonds in form and substance satisfactory to the District and the Underwriter;

(26) such additional documents as may be required by the Indenture to be delivered as a condition precedent to the issuance of the Assessment Area Five Bonds;

(27) executed copy of the Final Judgments of the Circuit Court in and for Manatee County, Florida rendered on February 3, 2020 and June 27, 2023, validating the Assessment Area Five Bonds and appropriate certificates of no-appeal;

(28) executed copy of the Declaration of Consent to Jurisdiction of the District, Imposition of Special Assessments, and Imposition of Lien of Record (Series 2026 Bonds – Assessment Area Five) by the Developer; and

(29) such additional legal opinions, certificates, instruments and other documents as the Underwriter, counsel to the Underwriter or Bond Counsel may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the District's representations and warranties contained herein and of the statements and information contained in the Limited Offering Memoranda and the due performance or satisfaction by the District and the Developer on or prior to the Closing of all the agreements then to be performed and conditions then to be satisfied by each.

If the District shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, to accept delivery of and to pay for the Assessment Area Five Bonds contained in this Purchase Contract (unless waived by the Underwriter in its sole discretion), or if the obligations of the Underwriter to purchase, to accept delivery of and to pay for the Assessment Area Five Bonds shall be terminated for any reason permitted by this Purchase Contract, this Purchase Contract shall terminate and neither the Underwriter nor the District shall be under any further obligation hereunder, except that the respective obligations of the District and the Underwriter set forth in Section 10 hereof shall continue in full force and effect.

9. Termination. The Underwriter shall have the right to terminate its obligations under this Purchase Contract to purchase, to accept delivery of and to pay for the Assessment Area Five Bonds by notifying the District in writing of its election to do so if, after the execution hereof and prior to the Closing (a) legislation shall have been introduced in or enacted by the Congress of the United States or enacted by the State, or legislation pending in the Congress of the United States shall have been amended, or legislation shall have been recommended to the Congress of the United States or otherwise endorsed for passage (by

press release, other form of notice or otherwise) by the President of the United States, the Treasury Department of the United States, the Internal Revenue Service or the Chairperson or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, or legislation shall have been proposed for consideration by either such committee, by any member thereof, or legislation shall have been favorably reported for passage to either House of Congress of the United States by a committee of such House to which such legislation has been referred for consideration, or a decision shall have been rendered by a court of the United States or the State, including the Tax Court of the United States, or a ruling shall have been made or a regulation shall have been proposed or made or a press release or other form of notice shall have been issued by the Treasury Department of the United States, the Internal Revenue Service or other federal or State authority, with respect to federal or State taxation upon revenues or other income of the general character to be derived by the District or by any similar body, or upon interest on obligations of the general character of the Assessment Area Five Bonds, which may have the purpose or effect, directly or indirectly, of materially and adversely affecting the tax status of the District, its property or income, its securities (including the Assessment Area Five Bonds) or the interest thereon, or any tax exemption granted or authorized by the State or, which in the reasonable opinion of the Underwriter, materially and adversely affects the market for the Assessment Area Five Bonds, or the market price generally of obligations of the general character of the Assessment Area Five Bonds, (b) the District or the Developer have, without the prior written consent of the Underwriter, offered or issued any Assessment Area Five Bonds, notes or other obligations for borrowed money, or incurred any material liabilities, direct or contingent, or there has been an adverse change of a material nature in the financial position, results of operations or condition, financial or otherwise, of the District or the Developer, other than in the ordinary course of its business, (c) any event shall have occurred or shall exist which, in the reasonable opinion of the Underwriter, would or might cause the information contained in the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading, or (d) the District fails to adopt the Assessment Resolutions or fails to perform any action to be performed by it in connection with the levy of the Assessment Area Five Special Assessments.

10. Expenses.

(a) The District agrees to pay, and the Underwriter shall not be obligated to pay, any expenses incident to the performance of the District's obligations hereunder, including, but not limited to (1) the cost of the preparation and distribution of the Indenture, (2) the cost of the preparation of the Limited Offering Memoranda and any supplements thereto, together with a reasonable number of copies which the Underwriter may request, (3) the cost of registering the Assessment Area Five Bonds in the name of Cede & Co., as nominee of DTC, which will act as securities depository for such Bonds, (4) the fees and disbursements of counsel to the District, the District Manager, the Dissemination Agent, Bond Counsel, Disclosure Counsel, counsel to the Underwriter, the Methodology Consultant, the District Engineer, and any other experts or consultants retained by the District, and (5) the cost of recording in the Official Records of the County any Financing Documents, Ancillary Agreements or other documents or certificates that are required to be recorded pursuant to the terms of this Purchase Contract. It is anticipated that such expenses shall be paid from the proceeds of the Assessment Area Five Bonds. The District shall record all documents required to be provided in recordable form hereunder within one (1) business day after the Closing Date, which obligation shall survive the Closing. The District's obligations under this Section 10(a) shall survive any termination of the Purchase Contract pursuant to either Section 8 or 9 hereof.

(b) The Underwriter agrees to pay all advertising expenses in connection with the Assessment Area Five Bonds, if any.

11. **No Advisory or Fiduciary Role.** The District acknowledges and agrees that (a) the purchase and sale of the Assessment Area Five Bonds pursuant to this Purchase Contract is an arm's-length commercial transaction between the District and the Underwriter, (b) in connection with such transaction and with the discussions, undertakings and procedures leading up to such transaction, the Underwriter is and has been acting solely as a principal and not as an advisor (including, without limitation, a Municipal Advisor, as such term is defined in Section 975(e) of the Dodd-Frank Wall Street Reform and Consumer Protection Act), agent or fiduciary of the District, (c) the Underwriter has not assumed any advisory or fiduciary responsibility in favor of the District with respect to the offering of the Assessment Area Five Bonds or the discussions, undertakings and procedures leading thereto (whether or not the Underwriter, or any affiliate of the Underwriter, has advised or is currently advising or providing other services to the District on other matters) or any other obligation to the District except the obligations expressly set forth in this Purchase Contract, (d) the Underwriter has financial and other interests that differ from those of the District and (e) the District has consulted with its own legal and financial advisors to the extent it deemed appropriate in connection with the offering of the Assessment Area Five Bonds. In addition, the District acknowledges receipt from the Underwriter of disclosures under Rule G-17 of the MSRB.

12. **Notices**. Any notice or other communication to be given to the District under this Purchase Contract may be given by delivering the same in writing to the District Manager at Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and any notice or other communication to be given to the Underwriter under this Purchase Contract may be given by delivering the same in writing to FMSbonds, Inc., 20660 W. Dixie Highway, North Miami Beach, Florida 33180, Attention: Jon Kessler.

13. **Parties in Interest; Survival of Representations**. This Purchase Contract is made solely for the benefit of the District and the Underwriter (including the successors or assigns of the Underwriter) and no other person shall acquire or have any right hereunder or by virtue hereof. All of the District's representations, warranties and agreements contained in this Purchase Contract shall remain operative and in full force and effect, regardless of (a) any investigations made by or on behalf of the Underwriter or (b) delivery of and payment for the Assessment Area Five Bonds pursuant to this Purchase Contract.

14. **Effectiveness**. This Purchase Contract shall become effective upon the execution by the appropriate officials of the District and shall be valid and enforceable at the time of such acceptance. To the extent of any conflict between the provisions of this Purchase Contract and any prior contract between the parties hereto, the provisions of this Purchase Contract shall govern.

15. **Headings**. The headings of the sections of this Purchase Contract are inserted for convenience only and shall not be deemed to be a part hereof.

16. **Amendment**. No modification, alteration or amendment to this Purchase Contract shall be binding upon any party until such modification, alteration or amendment is reduced to writing and executed by all parties hereto.

17. **Governing Law**. This Purchase Contract shall be governed and construed in accordance with the laws of the State.

18. **Counterparts; Facsimile**. This Purchase Contract may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were signatures upon the same instrument. Facsimile and pdf signatures shall be deemed originals.

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Very truly yours,

FMSBONDS, INC.

By: _____
Theodore A. Swinarski,
Senior Vice President – Municipal Trading

Accepted and agreed to this
___ day of _____, 2026.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

By: _____
Blake Murphy,
Chairman, Board of Supervisors

EXHIBIT A

DISCLOSURE AND TRUTH-IN-BONDING STATEMENT

[_____], 2026

Parrish Plantation Community Development District
Manatee County, Florida

Re: $[_____] Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds")

Dear Board Members:

Pursuant to Section 218.385, Florida Statutes, and with respect to the issuance of the above captioned Bonds, FMSbonds, Inc. (the "Underwriter"), having purchased the Assessment Area Five Bonds pursuant to a Bond Purchase Contract, dated [_____], 2026 (the "Purchase Contract"), between the Underwriter and Parrish Plantation Community Development District (the "District"), furnishes the following information in connection with the limited public offering and sale of the Assessment Area Five Bonds:

1. The total underwriting discount paid to the Underwriter pursuant to the Purchase Contract is approximately $[____] per $1,000.00 or $[_____].00.

2. The names, addresses and estimated amounts of compensation of any person who is not regularly employed by, or not a partner or officer of, the Underwriter, bank, banker, or financial consultant or advisor and who enters into an understanding with either the District or the Underwriter, or both, for any paid or promised compensation or valuable consideration directly, expressly or impliedly, to act solely as an intermediary between the District and the Underwriter for the purposes of influencing any transaction in the purchase of the Assessment Area Five Bonds are: None.

3. The nature and estimated amounts of expenses to be incurred by the Underwriter in connection with the issuance of the Assessment Area Five Bonds are set forth in Schedule I attached hereto.

4. The management fee charged by the Underwriter is: $0.

5. Any other fee, bonus or other compensation estimated to be paid by the Underwriter in connection with the Assessment Area Five Bonds to any person not regularly employed or retained by the Underwriter is as follows: None. Nabors, Giblin & Nickerson, P.A., has been retained as counsel to the Underwriter and will be compensated by the District.

6. The address of the Underwriter is:

FMSbonds, Inc.
20660 W. Dixie Highway
North Miami Beach, Florida 33180

7. Pursuant to the provisions of Sections 218.385(2) and (3), Florida Statutes, as amended, the following truth-in-bonding statements are made with respect to the Series 2024 Bonds.

The District is proposing to issue $[_____] aggregate principal amount of the Assessment Area Five Bonds to provide funds to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Five Project; (ii) pay certain costs associated with the issuance of the Assessment Area Five Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Five Bonds; and (iv) fund the Assessment Area Five Reserve Account as provided in the Indenture. This debt or obligation is expected to be repaid over a period of approximately [_____] (__) years [_____] (__) months and [_____] (__) days. [There shall be no more than thirty (30) principal installments.] At a net interest cost of approximately [_____]%, total interest paid over the life of the Assessment Area Five Bonds will be [_____].00.

The source of repayment for the Assessment Area Five Bonds is the Assessment Area Five Special Assessments imposed and collected by the District and other Assessment Area Five Pledged Revenues. Based solely upon the assumptions set forth in the paragraph above, the issuance of the Assessment Area Five Bonds will result in approximately $[_____].00 (representing average annual debt service on the Assessment Area Five Bonds) of the District's special assessment revenues not being available to the District on an annual basis to finance other services of the District; provided however, that in the event that the Assessment Area Five Bonds were not issued, the District would not be entitled to impose and collect the Assessment Area Five Special Assessments in the amount of the principal of and interest to be paid on the Assessment Area Five Bonds.

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Sincerely,

By:_____
Theodore A. Swinarski,
Senior Vice President - Municipal Trading

SCHEDULE I

Expense	Amount
DALCOMP	$[_____]
Clearance	
CUSIP	
DTC	
FINRA/SIPC	
MSRB	
Electronic Orders	
TOTAL:	$[_____]

EXHIBIT B

TERMS OF BONDS

1. **Purchase Price:** $[_____].00 (representing the $[_____].00 aggregate principal amount of the Assessment Area Five Bonds, [plus/less original issue premium/discount of $[_____].00 and] less an underwriter's discount of $[_____].00)

2. **Principal Amounts, Maturities, Interest Rates, Yields, and Prices:**

Series 2026 Bonds				
Amount	Maturity Date	Rate	Yield	Price

_____

[*Yield calculated to the first optional call date of _____, 20__.]

The Underwriter has offered the Series 2026 Bonds to the public on or before the date of this Purchase Contract at the initial offering prices set forth herein and has sold at least 10% of each maturity of the Series 2026 Bonds to the public at a price that is no higher than such initial offering prices[, except for the following maturities: _____].

3. **Redemption Provisions:**

Optional Redemption

The Assessment Area Five Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after [____] 1, 20[__] at the Redemption Price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

Mandatory Sinking Fund Redemption

The Assessment Area Five Bonds maturing [_____] 1, 20[__], are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

May 1 of the Year	**Amortization Installment**	**May 1 of the Year**	**Amortization Installment**
		*	

* Final maturity

The Assessment Area Five Bonds maturing [_____] 1, 20[__], are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable

Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment
		*	

* Final maturity

The Assessment Area Five Bonds maturing [_____] 1, 20[__], are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment
		*	

* Final maturity

Any Assessment Area Five Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Bonds.

Upon redemption or purchase of the Assessment Area Five Bonds (other than redemption in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so that debt service on the Assessment Area Five Bonds is amortized in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Assessment Area Five Bonds.

Extraordinary Mandatory Redemption

The Assessment Area Five Bonds are subject to extraordinary mandatory redemption prior to scheduled maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part on a pro rata basis calculated by the District determined by the ratio of the Outstanding principal amount of each maturity of the Assessment Area Five Bonds treating for such purposes each Amortization Installment as a maturity divided by the aggregate principal amount of Outstanding Bonds and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the Quarterly Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(i) on or after Completion Date of the Assessment Area Five Project by application of moneys transferred from the Assessment Area Five Acquisition and Construction Account to the Assessment Area Five Prepayment Account in accordance with the terms of the Indenture; or

(ii) amounts are deposited into the Assessment Area Five Prepayment Account from the prepayment of Assessment Area Five Special Assessments and from amounts deposited into the Assessment Area Five Prepayment Account from any other sources; or

(iii) when the amount on deposit in the Assessment Area Five Reserve Account, together with other moneys available therefor are sufficient to pay and redeem all the Assessment Area Five Bonds then Outstanding as provided in the Supplemental Indenture.

If less than all of the Assessment Area Five Bonds of a maturity subject to redemption shall be called for redemption, the particular Bonds or portions of such Bonds of that maturity to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

EXHIBIT C

FORM OF BOND COUNSEL'S SUPPLEMENTAL OPINION

[_____], 2026

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds, Inc.
North Miami Beach, Florida

Re: $[_____] Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project)

Ladies and Gentlemen:

We have acted as Bond Counsel to the Parrish Plantation Community Development District (the "District"), a community development district established and existing pursuant to Chapter 190 of the Florida Statutes, as amended (the "Act"), in connection with the issuance by the District of its $[_____] original aggregate principal amount of Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds"). The Assessment Area Five Bonds are secured pursuant to that certain Master Trust Indenture, dated February 1, 2021, as supplemented by that certain Fifth Supplemental Trust Indenture, dated as of [_____] 1, 2026, each by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank Trust Company, National Association, as trustee (the "Trustee").

In connection with the rendering of this opinion, we have reviewed records of the acts taken by the District in connection with the authorization, sale and issuance of the Assessment Area Five Bonds, were present at various meetings and participated in various discussions in connection therewith and have reviewed such other documents, records and other instruments as we deem necessary to deliver this opinion.

The District has entered into a Bond Purchase Contract dated [_____], 2026 (the "Purchase Contract"), for the purchase of the Assessment Area Five Bonds. Capitalized words used but not defined herein shall have the meanings ascribed thereto in the Purchase Contract.

Based upon the foregoing, we are of the opinion that:

1. The sale of the Assessment Area Five Bonds by the District is not subject to the registration requirements of the Securities Act of 1933, as amended (the "Securities Act"), pursuant to the exemption provided in Section 3(a)(2) of the Securities Act.

2. The Indenture is exempt from qualification pursuant to the Trust Indenture Act of 1939, as amended.

3. The information in the Limited Offering Memorandum under the captions "INTRODUCTION," "DESCRIPTION OF THE ASSESSMENT AREA FIVE BONDS" (other than the subheading "Book-Entry Only System"), "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS" and "APPENDIX A: COPY OF THE MASTER INDENTURE AND PROPOSED FORM OF FIFTH SUPPLEMENTAL INDENTURE," insofar as such statements constitute descriptions of the Assessment Area Five Bonds or the Indenture, are accurate as to the matters

set forth or documents described therein, and the information under the captions "TAX MATTERS" and "AGREEMENT BY THE STATE," insofar as such information purports to describe or summarize certain provisions of the laws of the State of Florida and the provisions of the Internal Revenue Code of 1986, as amended, are accurate.

This letter is furnished by us as Bond Counsel. No attorney-client relationship has existed or exists between our firm and FMSbonds, Inc. (the "Underwriter") in connection with the Assessment Area Five Bonds or by virtue of this letter. This letter is delivered to the Underwriter solely for its benefit as Underwriter and may not be used, circulated, quoted or otherwise referred to or relied upon by the Underwriter for any other purpose or by any other person other than the addressee hereto. This letter is not intended to, and may not be, relied upon by holders of the Assessment Area Five Bonds.

Very truly yours,

EXHIBIT D

FORM OF DISCLOSURE COUNSEL OPINION

[_____], 2026

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds, Inc.
North Miami Beach, Florida

Re: $[_____] Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project)

Ladies and Gentlemen:

We have acted as Disclosure Counsel to the Parrish Plantation Community Development District (the "District"), a community development district established and existing pursuant to Chapter 190 of the Florida Statutes, as amended (the "Act"), in connection with the issuance by the District of its $[_____] original aggregate principal amount of Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds"). The Assessment Area Five Bonds were sold pursuant to a Bond Purchase Contract dated [_____], 2026 (the "Purchase Contract") between the District and FMSbonds, Inc. (the "Underwriter"). Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Purchase Contract.

In this capacity we have examined the constitution and laws of the State of Florida, particularly, the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and other applicable provisions of law (collectively, the "Act"), the Bond Resolution and Assessment Resolutions adopted by the Board of Supervisors of the District, and that certain Master Trust Indenture dated as of February 1, 2021 (the "Master Indenture"), as supplemented by a Fifth Supplemental Trust Indenture dated as of [_____] 1, 2026 (the "Fifth Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), each by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank Trust Company, National Association, as trustee (the "Trustee").

To the extent that the opinions expressed herein relate to or are dependent upon the determination that the proceedings and actions relating to the authorization, issuance and sale of the Assessment Area Five Bonds are lawful and valid under the Act, the validity of the formation of the District and the pledge of revenues, that the Assessment Area Five Bonds, the Bond Resolution, the Assessment Resolutions and the Indenture are valid and legally binding obligations and that the interest on the Assessment Area Five Bonds is excluded from federal income taxation and to certain other matters relating to the District, we understand that you are relying upon the separate opinions and reliance letter(s), as applicable, to you on the date hereof of GrayRobinson, P.A., in its role as Bond Counsel, and Straley Robin Vericker P.A., as District Counsel, as applicable.

In rendering these opinions, we have made such investigations and have examined such documents as we have deemed relevant and necessary in connection with the opinions expressed herein. In our examination, we have assumed the genuineness of signatures on all documents and instruments, the

authenticity of documents submitted as originals and the conformity to originals of documents submitted as copies.

Based on the foregoing we are of the opinion that:

1. The Assessment Area Five Bonds are exempt from registration under the Securities Act of 1933, as amended.

2. The Indenture does not need to be qualified under the Trust Indenture Act of 1939, as amended.

We are not passing upon and do not assume any responsibility for the accuracy, completeness or fairness of any of the statements in the District's Limited Offering Memorandum and make no representation that we have independently verified the accuracy, completeness or fairness of any such statements. We have, however, acted as your counsel in the preparation of the Limited Offering Memorandum, generally reviewed and discussed the statements contained therein with certain officials of the District, District Counsel, representatives of Inframark, LLC, as District Manager, Methodology Consultant and Dissemination Agent to the District, representatives of Clearview Land Design, P.L., as District Engineer to the District, representatives of Mattamy Tampa/Sarasota LLC, as the Developer and its counsel, and representatives of the Underwriter and its counsel. In the course of such preparation, review and discussions, no facts have come to our attention which would lead us to believe that the Limited Offering Memorandum (except for the financial and statistical data and forecasts, numbers, estimates, assumptions and expressions of opinion, and information concerning The Depository Trust Company and the book-entry system for the Assessment Area Five Bonds which we expressly exclude from the scope of this sentence) contained as of its date or contains as of the date hereof any untrue statement of a material fact or omits to state any material fact to make the statements made therein, in light of the circumstances under which they were made, not misleading.

In rendering the opinions set forth above, it is understood that we have not undertaken to independently verify information contained or derived from various United States, State of Florida or Manatee County, Florida publications and websites and presented in the Limited Offering Memorandum. In rendering the foregoing opinions, we have assumed the accuracy and truthfulness of all public records and of all certifications, documents and other proceedings examined by us that have been executed or certified by public officials acting within the scope of their official capacities and have not verified the accuracy or truthfulness thereof. We have also assumed the genuineness of the signatures appearing upon such public records, certifications, documents and proceedings.

The opinions and statements expressed herein are based solely on the laws of the State of Florida and of the United States of America. Accordingly, we express no opinion nor make any statement regarding the effect or application of the laws of any other state or jurisdiction.

This letter is furnished by us as Disclosure Counsel. No attorney-client relationship has existed or exists between our firm and FMSbonds, Inc. (the "Underwriter") in connection with the Assessment Area Five Bonds or by virtue of this letter. These opinions are furnished by us solely for the benefit of the addressees only and may not be relied upon by any other person or entity. We disclaim any obligation to supplement this letter to reflect any facts or circumstances that may hereafter come to our attention or any changes in the law that may hereafter occur. This letter is not intended to, and may not be, relied upon by holders of the Assessment Area Five Bonds.

Very truly yours,

EXHIBIT E

FORM OF DISTRICT COUNSEL OPINION

[_____], 2026

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds, Inc.
North Miami Beach, Florida

U.S. Bank Trust Company, National Association
Orlando, Florida

GrayRobinson, P.A.
Tampa, Florida

Nabors, Giblin & Nickerson, P.A.
Tampa, Florida

Re: $[_____] Parrish Plantation Community Development District (Manatee County, Florida) Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project)

Ladies and Gentlemen:

We serve as counsel to the Parrish Plantation Community Development District (the "**District**"), a community development district established pursuant to the laws of the State of Florida (the "**State**"), particularly Chapter 190, Florida Statutes, as amended (the "**Act**"), in connection with the authorization, issuance, and sale by the District of its above referenced bonds (the "**Assessment Area Five Bonds**"). The Assessment Area Five Bonds are being issued to acquire and construct a portion of the public improvements described in the Report of District Engineer dated December 2020, as supplemented by the First Supplemental District Engineer's Report (Assessment Area Five Project) dated September 2021 (the "**Assessment Area Five Project**"). Unless otherwise expressly defined herein, capitalized terms used herein have the respective meanings assigned to them in the Bond Purchase Contract between the District and FMSbonds, Inc. dated [_____], 2026 (the "**Bond Purchase Contract**").

In our capacity as counsel to the District, we have examined such documents and have made such examination of law as we have deemed necessary or appropriate in rendering the opinions set forth below. We have also attended various meetings of the District and have participated in conferences from time to time with representatives of the District, the District Manager, the District assessment consultant, the Underwriter, Bond Counsel, counsel for the Underwriter, the Developer, counsel for the Developer, and the District Engineer relative to the Limited Offering Memoranda (as defined herein) and the related documents described as follows:

the Bond Purchase Contract, the Indenture, the DTC Letter of Representations, and the Continuing Disclosure Agreement (collectively, the "**Financing Documents**"); the Development Acquisition Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between Mattamy Tampa/Sarasota LLC, a Delaware limited liability company ("**Developer**") and the District dated as of the Closing Date (the "**Acquisition Agreement**"), the Funding and Completion Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the

Developer dated as of the Closing Date (the "**Completion Agreement**"), the Collateral Assignment and Assumption of Development Rights Relating to the Assessment Area Five Project (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer dated as of the Closing Date (the "**Collateral Assignment**"), the Agreement to Convey or Dedicate (Assessment Area Five Bonds – Assessment Area Five) by and between the District, and the Developer dated as of the Closing Date (the "**Conveyance Agreement**"), the True-Up Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer dated as of the Closing Date (the "**True-Up Agreement**"); Resolution Nos. 2020-21, 2023-05 and 2026-[__] adopted by the Board of Supervisors of the District (the "**Board**") on October 18, 2019 March 7, 2023 and [_____], 2026, respectively (collectively, the "**Bond Resolutions**"); and Resolution Nos. 2024-01, 2024-02, and 2024-04 adopted by the Board on February 15, 2024, February 15, 2024, and March 21, 2024, respectively (collectively, the "**Assessment Resolutions**").

Based on the foregoing, we are of the opinion that:

1. The District has been established and validly exists as a community development district, independent local unit of special purpose government and political subdivision under applicable Florida law.

2. The Financing Documents, the Acquisition Agreement, the Conveyance Agreement, the Completion Agreement, the Collateral Assignment, the Conveyance Agreement, the True-Up Agreement and the use of the uniform method for the collection of non-ad valorem assessments pursuant to Section 197.3632, Florida Statutes, as amended, and the Assessment Area Five Bonds have been duly authorized, executed, and delivered by the District.

3. Assuming due execution by the other party(ies) thereto, if applicable, the Financing Documents, the Acquisition Agreement, the Conveyance Agreement, the Completion Agreement, the Collateral Assignment, the True-Up Agreement, the Assessment Area Five Bonds, the Bond Resolutions, and the Assessment Resolutions constitute legal, valid and binding obligations of the District, enforceable in accordance with their respective terms, except to the extent that the enforceability of the rights and remedies set forth therein may be limited by bankruptcy, insolvency, and similar laws affecting creditors' rights generally and general principles of equity.

4. There is no litigation or other proceeding now pending of which the District or its registered agent has received notice or service of process, or to our best knowledge, threatened against the District: (a) contesting the existence or powers of the Board or the titles of the respective officers of the Board to their respective offices; (b) affecting or seeking to prohibit, restrain or enjoin the sale, issuance or delivery of the Assessment Area Five Bonds or the application of the proceeds of the sale thereof for the purposes described in the Limited Offering Memoranda or the collection of Assessment Area Five Special Assessments or the pledge of and lien on the Assessment Area Five Pledged Revenues pursuant to the Indenture; (c) contesting or affecting specifically as to the District the validity or enforceability of the Act or any action of the District relating to authorization for the issuance of the Assessment Area Five Bonds or the authorization of the Assessment Area Five Project, the Bond Resolutions, the Assessment Resolutions, the Financing Documents, the Acquisition Agreement, the Conveyance Agreement, the Acquisition Agreement, the Completion Agreement, the Collateral Assignment, the Conveyance Agreement, the True-Up Agreement, or the application of the proceeds of the Assessment Area Five Bonds for the purposes set forth in the Limited Offering Memoranda; (d) specifically contesting the federal or state tax status of the Assessment Area Five Bonds; or (e) contesting the completeness or accuracy of the Limited

Offering Memoranda (except for permitted omissions with respect to the Preliminary Limited Offering Memorandum as defined herein) or any supplement or amendment thereto.

5. The District has duly authorized and delivered the Preliminary Limited Offering Memorandum dated [_____], 2026 (the "**Preliminary Limited Offering Memorandum**"), and duly authorized, executed and delivered the Limited Offering Memorandum dated [_____], 2026 (the "**Limited Offering Memorandum**" and, together with the Preliminary Limited Offering Memorandum, collectively, the "**Limited Offering Memoranda**").

6. Based upon our representation of the District as its Counsel and our limited participation in the preparation of the Limited Offering Memoranda, we have no reason to believe that the statements and information contained in the Limited Offering Memoranda under the captions (including all subcaptions thereunder unless hereinafter excluded) "INTRODUCTION," "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS," "ENFORCEMENT OF ASSESSMENT COLLECTIONS," "THE DISTRICT" (excluding the subcaption "The District Manager and Other Consultants"), "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS," "AGREEMENT BY THE STATE," "LITIGATION – The District," "DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS," "CONTINUING DISCLOSURE," "VALIDATION," and "AUTHORIZATION AND APPROVAL" are not true and accurate and as of their respective dates did not, and as of the date of Closing do not, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

7. The District is not, in any manner material to the issuance of the Assessment Area Five Bonds, in breach of or default under any applicable provision of the Act or constitutional provision, statute, or administrative regulation of the State or the United States, or to the best of our knowledge, any applicable judgment or decree, any loan agreement, indenture, bond, note, resolution, agreement, or any other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of our knowledge, no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or event of default by the District under any such instrument; provided, however, that no opinion is expressed as to compliance with any state or federal tax laws or with any state "Blue Sky" or other securities laws, as may be applicable.

8. The execution and delivery of the Assessment Area Five Bonds, the Financing Documents, the Acquisition Agreement, the Conveyance Agreement, the Acquisition Agreement, the Completion Agreement, the Collateral Assignment, the True-Up Agreement, each of which the District is a party, and the adoption of the Bond Resolutions and the Assessment Resolutions and compliance with the provisions on the District's part contained therein will not conflict with or constitute a breach of or default under any applicable constitutional provision or law, or to the best of our knowledge, under any administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, nor will any such execution, delivery, adoption or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the District or under the terms of any such law, regulation or instrument, except as expressly provided by the Assessment Area Five Bonds and the Indenture. To the best of our knowledge after due inquiry, the District has taken no action which, with the lapse of time or the giving of notice, or both would constitute a material default or event of default by the District under the Assessment

Area Five Bonds, the Financing Documents, the Acquisition Agreement, the Completion Agreement, the Collateral Assignment, the Conveyance Agreement, or the True-Up Agreement.

9. To the best of our knowledge after investigation, all consents, permits or licenses, and all notices to or filings with governmental authorities necessary for the consummation by the District of the transactions described in the Limited Offering Memoranda and contemplated by the Indenture required to be obtained or made, have been obtained or made or there is no reason to believe they will not be obtained or made when required, provided that no opinion is expressed as to the applicability of or compliance with tax laws, state "Blue Sky" laws or other securities laws.

10. The District has the right and authority under the Act and other state law to adopt the Bond Resolutions and the Assessment Resolutions, to issue the Assessment Area Five Bonds, to undertake the Assessment Area Five Project, to levy the Assessment Area Five Special Assessments that will secure the Assessment Area Five Bonds, and has duly adopted the Bond Resolutions and the Assessment Resolutions.

11. All proceedings undertaken by the District with respect to the Assessment Area Five Special Assessments securing the Assessment Area Five Bonds, including adoption of the Assessment Resolutions, were undertaken in accordance with Florida law, and the District has taken all necessary action as of the date hereof to levy and impose the Assessment Area Five Special Assessments. The Assessment Area Five Special Assessments constitute legal, valid, binding and enforceable first liens upon the property against which such Assessment Area Five Special Assessments are assessed, co-equal with the lien of all state, county, district and municipal taxes and assessments, and superior in dignity to all other liens, titles and claims, until paid (except for federal liens, titles, and claims).

12. The Assessment Area Five Bonds have been validated by a final judgment of the Circuit Court in and for Manatee County, Florida, of which no timely appeal was filed.

13. The District has the full power and authority to own and operate the Assessment Area Five Project.

14. All conditions prescribed in the Indenture and the Bond Purchase Contract to be performed by the District as precedent to the issuance of the Assessment Area Five Bonds have been fulfilled.

Very truly yours,

EXHIBIT F

FORM OF OPINION OF COUNSEL TO DEVELOPER

[_____], 2026

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds, Inc.
North Miami Beach, Florida

U.S. Bank Trust Company, National Association
Orlando, Florida

GrayRobinson, P.A.
Tampa, Florida

Nabors, Giblin & Nickerson, P.A.
Tampa, Florida

Re: $[_____] Parrish Plantation Community Development District (Manatee County, Florida) Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds")

Ladies and Gentlemen:

I am counsel to Mattamy Tampa/Sarasota LLC, a Delaware limited liability company (the "Developer"), which is the owner of certain land described as "Assessment Area Five" located in the District and in Manatee County, Florida and commonly referred to as Crosswinds Point and Crosswinds Ranch, as such lands are described in the Limited Offering Memoranda (as hereinafter defined). This opinion is rendered at the request of the Developer in connection with the issuance by the Parrish Plantation Community Development District (the "District") of the Assessment Area Five Bonds as described in the District's Preliminary Limited Offering Memorandum dated [_____], 2026 and the District's final Limited Offering Memorandum, dated [_____], 2026, including the appendices attached thereto (collectively, the "Limiting Offering Memoranda"). Capitalized terms not defined herein shall have the meaning set forth in the Limited Offering Memoranda.

It is my understanding that the Assessment Area Five Bonds are being issued to provide funds to (i) finance the cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Five Project; (ii) pay certain costs associated with the issuance of the Assessment Area Five Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Five Bonds; and (iv) fund the Assessment Area Five Reserve Account (all as defined in the Limited Offering Memoranda).

In my capacity as counsel to the Developer, I have examined copies identified to my satisfaction as being true copies of the Limiting Offering Memoranda, the Continuing Disclosure Agreement to be dated as of [_____], 2026, by and among the District, the Developer, and Inframark, LLC as dissemination agent (the "Continuing Disclosure Agreement"), [the Development Acquisition Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer dated as of the Closing Date (the "Acquisition Agreement"), the Funding and Completion Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer, dated as of the Closing

Date (the "Completion Agreement"), the Collateral Assignment and Assumption of Development Rights Relating to the Assessment Area Five Project (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer, dated as of the Closing Date (the "Collateral Assignment"), the Agreement to Convey or Dedicate (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer dated as of the Closing Date (the "Conveyance Agreement"), the True-Up Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer dated as of the Closing Date (the "True-Up Agreement"), and the Declaration of Consent to Jurisdiction of the Parrish Plantation Community Development District, Imposition of Special Assessments, and Imposition of Lien of Record (Assessment Area Five Bonds – Assessment Area Five) by the Developer dated as of the Closing Date (the "Declaration of Consent"), and the Certificate of Developer dated as of the Closing Date (the "Certificate of Landowner") (collectively, the "Documents") and have made such examination as I have deemed necessary or appropriate in rendering this opinion. In connection with the forgoing, I also have reviewed and examined the Articles of Organization and Operating Agreement of the Developer, as well as certificates of good standing for the Developer issued by the State of Delaware on February 19, 2024 and by the State of Florida on December 11, 2013 (collectively, the "Organizational Documents").

In rendering this opinion, I have assumed, without having made any independent investigation of the facts, the genuineness of all signatures (other than those of the Developer) and the authenticity of all documents submitted to me as originals and the conformity to original documents of all documents submitted to me as certified, conformed or photostatic copies, and the legal capacity of all natural persons. In connection with this opinion, I have further examined such other documents as I have deemed necessary to render this opinion and am relying on the District's and other parties' approval and correctness of the findings, covenants and agreements of the District set forth in the proceedings relating to the Assessment Area Five Bonds and the Documents, without undertaking to verify such representations by independent investigation.

In basing the opinions set forth in this opinion on "my knowledge," the words "my knowledge" signify that, in the course of my representation of the Developer, no facts have come to my attention that would give me actual knowledge or actual notice that any such opinions or other matters are not accurate. Except as otherwise stated in this opinion, I have undertaken no investigation or verification of such matters.

Based on the forgoing, I am of the opinion that:

1. The Developer is a limited liability company organized and existing under the laws of the State of Delaware and authorized to transact business in the State of Florida.

2. The Developer has the power to conduct its business and to undertake the development of the lands in Assessment Area Five within the District as described in the Limited Offering Memoranda and to enter into the Documents.

3. The Documents have been duly authorized, executed and delivered by the Developer and are in full force and effect. Assuming the due authorization, execution and delivery of such instruments by the other parties thereto and their authority to perform such instruments, the Documents constitute legal, valid and binding obligations of the Developer, enforceable in accordance with their respective terms.

4. Nothing has come to my attention that would lead me to believe the information contained in the Limited Offering Memoranda under the captions "CAPITAL IMPROVEMENT PROGRAM AND THE ASSESSMENT AREA FIVE PROJECT," "THE DEVELOPMENT," "THE DEVELOPER," "BONDOWNERS' RISKS" (as it relates to the Developer, and non-specific Bondholder risks), "LITIGATION – The Developer" and "CONTINUING DISCLOSURE" (as it relates to the Developer only)

does not accurately and fairly present the information purported to be shown or contains any untrue statement of a material fact or omits to state any material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading as of the dates of the Limited Offering Memoranda or as of the date hereof.

5. The execution, delivery and performance of the Documents by the Developer do not violate (i) the Organizational Documents of the Developer, (ii) to my knowledge, any agreement, instrument or Federal or Florida law, rule or regulation known to me to which the Developer is a party or by which its assets are or may be bound, or (iii) to my knowledge, any judgment, decree or order of any administrative tribunal, which judgment, decree, or order is binding on the Developer or its assets.

6. Nothing has come to my attention that would lead me to believe that the Developer is not in compliance in all material respects with all provisions of applicable law in all material matters relating to such entity as described in the Limited Offering Memoranda. Except as otherwise described in the Limited Offering Memoranda, (a) I have no knowledge that the Developer has not received all government permits, consents and licenses required in connection with the construction of the Assessment Area Five Project and completion of the development of Assessment Area Five as described in the Limited Offering Memoranda; (b) I have no knowledge of any default of any zoning condition, land use permit or development agreement which would adversely affect the Developer's ability to construct the Assessment Area Five Project or complete the development of Assessment Area Five as described in the Limited Offering Memoranda and all appendices thereto; and (c) I have no knowledge and am not otherwise aware of any reason to believe that any permits, consents and licenses required to construct the Assessment Area Five Project or complete the development of Assessment Area Five as described in the Limited Offering Memoranda will not be obtained in due course as required by the Developer.

7. To the best of my knowledge after due inquiry, the levy of the Assessment Area Five Special Assessments on the applicable lands within the District will not conflict with or constitute a breach of or default under any agreement, indenture or other instrument to which the Developer is a party or to which the Developer or any of its property or assets are subject.

8. To the best of my knowledge after due inquiry, there is no litigation pending which would prevent or prohibit the development of either the Assessment Area Five Project or the lands in Assessment Area Five within the District in accordance with the descriptions thereof in the Limited Offering Memoranda and the Engineer's Report annexed thereto or which may result in any material adverse change in the business, properties, assets or financial condition of the Developer.

9. To the best of my knowledge after due inquiry, the Developer has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. To the best of my knowledge after due inquiry, the Developer has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

10. To the best of my knowledge after due inquiry, the Developer is not in default under any mortgage, trust indenture, lease or other instrument to which it or any of its assets are subject, which default would have a material adverse effect on the Assessment Area Five Bonds or the development of either the Assessment Area Five Project or the lands in Assessment Area Five within the District.

This opinion is given as of the date hereof, and I disclaim any obligation to update this opinion letter for events occurring after the date of this opinion letter. The foregoing opinion applies only with

respect to the laws of the State of Florida and the federal laws of the United States of America and I express no opinion with respect to the laws of any other jurisdiction. Nothing herein shall be construed as an opinion regarding the possible applicability of state securities or "blue sky" laws, as to which no opinion is expressed. This letter is for the benefit of and may be relied upon solely by the addressees and this opinion may not be relied upon in any manner, nor used, by any other persons or entities.

My opinion as to enforceability of any document is subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws relating to or affecting creditor's rights generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), and to the exercise of judicial discretion in appropriate cases.

Yours truly,

Kilinski | Van Wyk PLLC

EXHIBIT G

FORM OF CERTIFICATE OF DEVELOPER

MATTAMY TAMPA/SARASOTA LLC, a Delaware limited liability company ("Mattamy"), **DOES HEREBY CERTIFY** that:

1. MATTAMY TAMPA/SARASOTA LLC, a Delaware limited liability company (the "Developer"), DOES HEREBY CERTIFY that:

2. This Certificate of Developer is furnished pursuant to Section 8(c)(12) of the Bond Purchase Contract dated [_____], 2026 (the "Purchase Contract") between the Parrish Plantation Community Development District (the "District") and FMSbonds, Inc. (the "Underwriter") relating to the sale by the District of its $[_____] Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds"). Capitalized terms used, but not defined, herein shall have the meaning assigned thereto in the Purchase Contract.

3. The Developer is a limited liability company organized and existing under the laws of the State of Delaware and is authorized to do business in the State of Florida.

4. Representatives of the Developer have provided information to the District to be used in connection with the offering by the District of the Assessment Area Five Bonds, pursuant to a Preliminary Limited Offering Memorandum dated [_____], 2026, and a Limited Offering Memorandum, dated [_____], 2026, including the appendices attached thereto (collectively, the "Limited Offering Memoranda").

5. Each of the Financing Agreements and the Ancillary Agreements to which the Developer is a party constitutes a valid and binding obligation of the Developer, enforceable against the Developer in accordance with its terms.

6. The Developer has reviewed and approved the statements contained in the Limited Offering Memoranda under the captions "CAPITAL IMPROVEMENT PROGRAM AND THE ASSESSMENT AREA FIVE PROJECT," "THE DEVELOPMENT" (as it relates to the Developer), "THE DEVELOPER," "BONDOWNERS' RISKS" (as it relates to the Developer and non-specific Bondholder risks), "LITIGATION – Developer" and "CONTINUING DISCLOSURE" (as it relates to the Developer only) and warrants and represents that such statements did not as of their respective dates, and do not as of the date hereof, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading. In addition, the Developer is not aware of any other information in the Limited Offering Memoranda that contains an untrue statement of a material fact or omits to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

7. The Developer represents and warrants that it has complied with and will continue to comply with Chapter 190.048, Florida Statutes, as amended.

8. As of the date hereof, there has been no material adverse change in the business, properties, assets or financial condition of the Developer which has not been disclosed in the Limited Offering Memoranda.

9. The Developer hereby represents that it owns all of the assessable lands in Assessment Area Five that will be subject to the Assessment Area Five Special Assessments and hereby consents to the levy of the Assessment Area Five Special Assessments on the lands in the District owned by the Developer. The levy of the Assessment Area Five Special Assessments on the lands in Assessment Area Five will not conflict with or constitute a breach of or default under any agreement, mortgage, lien or other instrument to which the Developer is a party or to which its property or assets are subject.

10. The Developer has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. The Developer has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

11. The Developer acknowledges that the Assessment Area Five Bonds have the debt service requirements set forth in the Limited Offering Memorandum and that the Assessment Area Five Special Assessments will be levied by the District at times, and in amounts sufficient, to enable the District to pay debt service on the Assessment Area Five Bonds when due.

12. The Developer is not in default under any other resolution, ordinance, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Developer is subject or by which the Developer or its properties are or may be bound, which would have a material adverse effect on the consummation of the transactions contemplated by the Financing Documents, Ancillary Agreements or on the development of Assessment Area Five and the Developer is current in the payment of all ad valorem, federal and state taxes associated with Assessment Area Five.

13. Except as otherwise disclosed in the Limited Offering Memoranda, there is no action, suit or proceedings at law or in equity by or before any court or public board or body pending or, solely to the best of our knowledge, threatened against the Developer (or any basis therefor) (a) seeking to restrain or enjoin the execution or delivery of the Financing Documents and/or the Ancillary Agreements to which the Developer is a party, (b) contesting or affecting the validity or enforceability of the Financing Documents and/or the Ancillary Agreements, or any and all such other agreements or documents as may be required to be executed, or the transactions contemplated thereunder, (c) contesting or affecting the establishment or existence of the Developer, or of the Developer's business, assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Developer, or (d) that would have a material and adverse effect upon the ability of the Developer to (i) complete the development of lands within Assessment Area Five of the District as described in the Limited Offering Memoranda, (ii) pay the Assessment Area Five Special Assessments, or (iii) perform its various obligations as described in the Limited Offering Memoranda.

14. To the best of our knowledge after due inquiry, the Developer is in compliance in all material respects with all provisions of applicable law in all material matters relating to the development of Assessment Area Five as described in the Limited Offering Memoranda, including applying for all necessary permits.

15. The Developer acknowledges that it will have no rights under Chapter 170, Florida Statutes, as amended, to prepay, without interest, the Assessment Area Five Special Assessments imposed on lands in Assessment Area Five of the District owned by the Developer within thirty (30) days following completion of the Assessment Area Five Project and acceptance thereof by the District.

16. The Developer is not in default of any obligations to pay special assessments and the Developer is not insolvent.

17. The Developer has entered into prior continuing disclosure obligations in connection with SEC Rule 15c2-12, and the information presented in the Limited Offering Memoranda under the heading "CONTINUING DISCLOSURE" (at it relates to the Developer only) accurately reflects the continuing disclosure history of the Developer.

Dated: [_____], 2026.

MATTAMY TAMPA/SARASOTA LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

EXHIBIT H

FORM OF CERTIFICATE OF DISTRICT ENGINEER

[_____], 2026

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds Inc.
North Miami Beach, Florida

U.S. Bank Trust Company, National Association
Orlando, Florida

GrayRobinson, P.A.
Tampa, Florida

Nabors, Giblin & Nickerson, P.A.
Tampa, Florida

Re: $[_____] Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Bonds")

Ladies and Gentlemen:

The undersigned representative of **CLEARVIEW LAND DESIGN, P.L.** (the "Engineer"), **DOES HEREBY CERTIFY** that:

1. This certificate is furnished pursuant to Section 8(c)(20) of the Bond Purchase Contract, dated [_____], 2026 (the "Purchase Contract"), between Parrish Plantation Community Development District (the "District") and FMSbonds, Inc., relating to the sale by the District of the above captioned Bonds. Capitalized terms used, but not defined, herein shall have the meaning assigned thereto in the Purchase Contract or the Preliminary Limited Offering Memorandum dated [_____], 2026 (the "Preliminary Limited Offering Memorandum") and the Limited Offering Memorandum dated [_____], 2026 (the "Limited Offering Memorandum" and, together with the Preliminary Limited Offering Memorandum, the "Limited Offering Memoranda"), as applicable.

2. The Engineer has been retained by the District as consulting engineers.

3. The plans and specifications for the Assessment Area Five Project (as described in the Limited Offering Memoranda) were approved by all regulatory bodies required to approve them. All environmental and other regulatory permits or approvals required in connection with the construction of the Assessment Area Five Project were obtained.

4. The Engineer prepared the Master Report Phases III & IV (Assessment Areas #4 and #5), dated January 2024 (the "Report"). The Report was prepared in accordance with generally accepted engineering principles. The Report is included as "APPENDIX C: ENGINEER'S REPORT" to the Limited Offering Memoranda and a description of the Report and certain other information relating to the Assessment Area Five Project is included in the Limited Offering Memoranda under the captions "CAPITAL IMPROVEMENT PROGRAM AND THE ASSESSMENT AREA FIVE PROJECT" and

"THE DEVELOPMENT." The Report and said information are true and complete in all material respects, contain no untrue statement of a material fact, and do not omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

5. The Engineer hereby consents to the inclusion of the Report as "APPENDIX C: ENGINEER'S REPORT" to the Limited Offering Memoranda and to the references to the Engineer in the Limited Offering Memoranda.

6. The Assessment Area Five Project improvements are or will be constructed in sound workmanlike manner and in accordance with industry standards.

7. The price being paid by the District to the Developer for acquisition of the improvements included within the Assessment Area Five Project does not exceed the lesser of the cost of the applicable improvement or the fair market value of the assets acquired by the District.

8. To the best of our knowledge, after due inquiry, the Developer is in compliance in all material respects with all provisions of applicable law in all material matters relating to the Developer, and Assessment Area Five as described in the Limited Offering Memoranda. Except as otherwise described in the Limited Offering Memoranda, (a) all government permits required in connection with the construction of Assessment Area Five as described in the Limited Offering Memoranda have been received, (b) we are not aware of any default of any zoning condition, land use permit or development agreement which would adversely affect the ability to complete development of Assessment Area Five as described in the Limited Offering Memoranda and all appendices thereto, and (c) we have no actual knowledge and are not otherwise aware of any reason to believe that any permits, consents and licenses required to complete Assessment Area Five as described in the Limited Offering Memoranda will not be obtained in due course as required by the Developer, or any other person or entity, necessary for the development of Assessment Area Five as described in the Limited Offering Memoranda and all appendices thereto.

9. There is adequate water and sewer service capacity to serve Assessment Area Five within the District.

CLEARVIEW LAND DESIGN, P.L.

By: _____
Name: _____
Title: _____

EXHIBIT I

**FORM OF CERTIFICATE OF DISTRICT MANAGER,
METHODOLOGY CONSULTANT AND DISSEMINATION AGENT**

[_____], 2026

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds Inc.
North Miami Beach, Florida

U.S. Bank Trust Company, National Association
Orlando, Florida

GrayRobinson, P.A.
Tampa, Florida

Nabors, Giblin & Nickerson, P.A.
Tampa, Florida

Re: $[_____] Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Bonds")

Ladies and Gentlemen:

The undersigned representative of Inframark, LLC ("Inframark"), **DOES HEREBY CERTIFY**:

1. This certificate is furnished pursuant to Section 8(c)(22) of the Bond Purchase Contract dated [_____], 2026 (the "Purchase Contract"), by and between Parrish Plantation Community Development District (the "District") and FMSbonds, Inc., with respect to the above captioned Bonds. Capitalized terms used but not defined herein shall have the meaning assigned thereto in the Purchase Contract or the Preliminary Limited Offering Memorandum dated [_____], 2026 (the "Preliminary Limited Offering Memorandum") and the Limited Offering Memorandum dated [_____], 2026 (the "Limited Offering Memorandum" and, together with the Preliminary Limited Offering Memorandum, the "Limited Offering Memoranda") relating to the Assessment Area Five Bonds, as applicable.

2. Inframark has acted as district manager and methodology consultant to the District in connection with the sale and issuance by the District of the Assessment Area Five Bonds and has participated in the preparation of the Limited Offering Memoranda.

3. In connection with the issuance of the Assessment Area Five Bonds, we have been retained by the District to prepare the Master Assessment Methodology Report, Assessment Areas III, IV and V dated February 15, 2024 (the "Master Assessment Methodology Report"), which has been supplemented with respect to the Assessment Area Five Special Assessments by the [Final Fifth Supplemental Methodology Report Assessment Area Five] dated [_____], 2026, including the special assessment tax roll included as part thereof (the "Supplemental Assessment Methodology Report" and, collectively with the Master Assessment Methodology Report, the "Assessment Report"), which Assessment Report has been included as an appendix to the Limited Offering Memoranda. We hereby consent to the use of such Assessment Report in the Limited Offering Memoranda and consent to the references to us therein.

4. As District Manager, nothing has come to our attention that would lead us to believe that the Limited Offering Memoranda, as they relate to the District, the Assessment Area Five Project, or any information provided by us, and the Assessment Report, as of their date and as of this date, contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.

5. The information set forth in the Limited Offering Memoranda under the captions "INTRODUCTION," "THE DISTRICT," "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS," "LITIGATION – The District," "CONTINGENT FEES," "EXPERTS," "FINANCIAL INFORMATION," "DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS," "CONTINUING DISCLOSURE," "MISCELLANEOUS" and "AUTHORIZATION AND APPROVAL" and in "APPENDIX D: ASSESSMENT METHODOLOGY" and in "APPENDIX F: FINANCIAL STATEMENTS" did not as of the respective dates of the Limited Offering Memoranda and does not as of the date hereof contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

6. To the best of our knowledge, there has been no change which would materially adversely affect the assumptions made or the conclusions reached in the Assessment Report and the considerations and assumptions used in compiling the Assessment Report are reasonable. The Assessment Report and the assessment methodology set forth therein were prepared in accordance with all applicable provisions of Florida law.

7. As District Manager and Registered Agent for the District, we are not aware of any litigation pending or, to the best of our knowledge, threatened against the District restraining or enjoining the issuance, sale, execution or delivery of the Assessment Area Five Bonds, or in any way contesting or affecting the validity of the Assessment Area Five Bonds or any proceedings of the District taken with respect to the issuance or sale thereof, or the pledge or application of any moneys or security provided for the payment of the Assessment Area Five Bonds, or the existence or powers of the District.

8. The Assessment Area Five Special Assessments, as initially levied, and as may be reallocated from time to time as permitted by resolutions adopted by the District with respect to the Assessment Area Five Special Assessments, are sufficient to enable the District to pay the debt service on the Assessment Area Five Bonds through the final maturity thereof.

9. Inframark has agreed to serve as dissemination agent for the District with respect to the Assessment Area Five Bonds and to undertake the obligations of the dissemination agent as set forth in the Continuing Disclosure Agreement dated [_____], 2026 by and among the District, Mattamy Tampa/Sarasota LLC, and Inframark as dissemination agent. Inframark, as dissemination agent, is aware of the continuing disclosure requirements set forth in the Continuing Disclosure Agreement and Rule 15c2-12, promulgated under the Securities Exchange Act of 1934 (the "Rule") and has policies and procedures in place to ensure its compliance with its obligations under the Continuing Disclosure Agreement and the Rule. Infamark agrees to comply with the District's continuing disclosure undertakings entered into pursuant to the Rule at all times in the future.

INFRAMARK, LLC

By: _____
Name: _____
Title: _____

EXHIBIT C

FORM OF PRELIMINARY LIMITED OFFERING MEMORANDUM

This Preliminary Limited Offering Memorandum and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Limited Offering Memorandum constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Assessment Area Five Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration, qualification or exemption under the securities laws of such jurisdiction. The District has deemed this Preliminary Limited Offering Memorandum "final," except for permitted omissions, within the contemplation of Rule 15c2-12 promulgated by the Securities and Exchange Commission.

DRAFT-2
GrayRobinson, P.A.
July 13, 2026

PRELIMINARY LIMITED OFFERING MEMORANDUM DATED [_____], 2026

NEW ISSUE - BOOK-ENTRY ONLY
LIMITED OFFERING

NOT RATED

In the opinion of GrayRobinson, P.A., Bond Counsel, under existing law and assuming compliance with the tax covenants described herein, and the accuracy of certain representations and certifications made by the District described herein, interest on the Assessment Area Five Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"). Bond Counsel is also of the opinion that such interest is not treated as a preference item in calculating the alternative minimum tax imposed under the Code. However, interest on the Assessment Area Five Bonds will be taken into account in computing the alternative minimum tax imposed on certain corporations under the Code to the extent that such interest is included in the "adjusted financial statement income" of such corporations. In the opinion of Bond Counsel, interest on the Assessment Area Five Bonds will not be subject to taxation under the laws of the State of Florida, except estate taxes and taxes under Chapter 220, Florida Statutes, as amended, on interest, income or profits on debt obligations owned by corporations as defined therein. See "TAX MATTERS" herein regarding certain other tax considerations.

$5,160,000*
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
(MANATEE COUNTY, FLORIDA)
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(ASSESSMENT AREA FIVE PROJECT)

Dated: Date of Delivery **Due: As set forth herein.**

The Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds") are being issued by the Parrish Plantation Community Development District (the "District" or "Issuer") only in fully registered form, without coupons, in denominations of $5,000 and any integral multiple thereof.

The Assessment Area Five Bonds will bear interest at the fixed rates set forth below, calculated on the basis of a 360-day year comprised of twelve 30 day months, payable semi-annually on each May 1 and November 1, commencing November 1, 2026. The Assessment Area Five Bonds, when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company ("DTC"). Purchases of beneficial interests in the Assessment Area Five Bonds will be made only in book-entry form. Accordingly, principal of and interest on the Assessment Area Five Bonds will be paid from sources provided below by U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank Trust Company, National Association, as trustee (the "Trustee") directly to DTC as the registered owner thereof. Disbursements of such payments to the DTC Participants (as hereinafter defined) is the responsibility of DTC and disbursements of such payments to the beneficial owners is the responsibility of the DTC Participants and the Indirect Participants (as hereinafter defined), as more fully described herein. Any purchaser of a beneficial interest in an Assessment Area Five Bond must maintain an account with a broker or dealer who is, or acts through, a DTC Participant to receive payment of the principal of and interest on such Assessment Area Five Bond. See "DESCRIPTION OF THE ASSESSMENT AREA FIVE BONDS - Book-Entry Only System" herein.

Proceeds of the Assessment Area Five Bonds will be used to provide funds to (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Five Project (defined herein); (ii) pay certain costs associated with the issuance of the Assessment Area Five Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Five Bonds; and (iv) fund the Assessment Area Five Reserve Account as herein provided. See "THE CAPITAL IMPROVEMENT PROGRAM AND THE ASSESSMENT AREA FIVE PROJECT" and "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The District is a local unit of special purpose government of the State of Florida, created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance No. 19-33 of the Board of County Commissioners of Manatee County, Florida (the "County"), enacted on October 10, 2019 and effective as of October 17, 2019, as amended by Ordinance No. 21-32, effective as of August 31, 2021 (collectively, the "Ordinance"). The District was created for the purpose of delivering certain community development services and facilities for the benefit of District Lands (as hereinafter defined) and has previously determined to undertake, in one or more stages, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of certain District Lands. The Assessment Area Five Bonds are being issued by the District pursuant to the Act, Resolutions No. 2020-21 and No. 2026-[__] adopted by the Board of Supervisors of the District (the "Board") on October 18, 2019 and October 21, 2021, respectively (collectively, the "Bond Resolution"), and a Master Trust Indenture, dated as of February 1, 2021 (the "Master Indenture"), as supplemented by a Fifth Supplemental Trust Indenture dated as of [_____] 1, 2026 (the "Fifth Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), each by and between the District and the Trustee. Capitalized terms not defined herein shall have the meanings assigned to them in the Indenture. The Assessment Area Five Bonds are equally and ratably secured by the Assessment Area Five Pledged Revenues, without preference or priority of one Assessment Area Five Bond over another. The Assessment Area Five Pledged Revenues consists of all right, title and interest of the District in, to and under, subject to the terms and conditions of the Master Indenture, the revenues derived by the District from the Assessment Area Five Special Assessments levied and imposed pursuant to the Assessment Proceedings (as hereinafter defined) as the same may be amended from time to time and all amounts in the Funds and Accounts (except for the Assessment Area Five Rebate Account and the Assessment Area Five Cost of Issuance Account) established under the Fifth Supplemental Indenture (collectively, the "Assessment Area Five Pledged Revenues"). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS" herein.

The Assessment Area Five Bonds are subject to optional, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts and at the redemption prices as more fully described herein. See "DESCRIPTION OF THE ASSESSMENT AREA FIVE BONDS – Redemption Provisions" herein.

NEITHER THE ASSESSMENT AREA FIVE BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THE ASSESSMENT AREA FIVE BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE ASSESSMENT AREA FIVE BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE ASSESSMENT AREA FIVE BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE ASSESSMENT AREA FIVE PLEDGED REVENUES PLEDGED TO THE ASSESSMENT AREA FIVE BONDS, ALL AS PROVIDED IN THE ASSESSMENT AREA FIVE BONDS AND IN THE INDENTURE.

The Assessment Area Five Bonds involve a degree of risk (see "BONDOWNERS' RISKS" herein) and are not suitable for all investors (see "SUITABILITY FOR INVESTMENT" herein). The Underwriter named below is limiting this offering to "accredited investors" within the meaning of Chapter 517, Florida Statutes, and the rules of the Florida Department of Financial Services promulgated thereunder. The limitation of the initial offering to accredited investors does not denote restrictions on transfer in any secondary market for the Assessment Area Five Bonds. The Assessment Area Five Bonds are not credit enhanced or rated and no application has been made for a rating with respect to the Assessment Area Five Bonds.

This cover page contains information for quick reference only. It is not a summary of the Assessment Area Five Bonds. Investors must read the entire Limited Offering Memorandum to obtain information essential to the making of an informed investment decision.

MATURITY SCHEDULE

$_____ – ___% Assessment Area Five Term Bond due May 1, 20__, Yield _____%, Price _____ CUSIP # _____**
$_____ – ___% Assessment Area Five Term Bond due May 1, 20__, Yield _____%, Price _____ CUSIP # _____**
$_____ – ___% Assessment Area Five Term Bond due May 1, 20__, Yield _____%, Price _____ CUSIP # _____**

The initial sale of the Assessment Area Five Bonds is subject to certain conditions precedent, including, without limitation, receipt of the opinion of GrayRobinson, P.A., Tampa, Florida, Bond Counsel, as to the validity of the Assessment Area Five Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Straley Robin Vericker P.A., Tampa, Florida, as District Counsel, and GrayRobinson, P.A., Tampa, Florida, as Disclosure Counsel. Certain legal matters will be passed upon for the Developer (as defined herein) by its counsel, Kilinski | Van Wyk PLLC, Tallahassee, Florida. The Underwriter is represented by Nabors, Giblin & Nickerson, P.A., Tampa, Florida. It is expected that the Assessment Area Five Bonds will be delivered in book-entry form through the facilities of DTC on or about _____, 2026.

FMSbonds, Inc.

Dated: _____, 2026

_____
* Preliminary, subject to change.
**The District is not responsible for the CUSIP numbers, nor is any representation made as to their correctness. The CUSIP numbers are included solely for the convenience of the readers of this Limited Offering Memorandum.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS

Blake Murphy,* Chairperson
Allison Martin,* Vice-Chairperson
John Suskauer, Assistant Secretary
Austin Cooper,* Assistant Secretary
Mike Lewallen,* Assistant Secretary

* Employee of, or affiliated with, the [Developer]

DISTRICT MANAGER/METHODOLOGY CONSULTANT

Inframark, LLC
Tampa, Florida

DISTRICT COUNSEL

Straley Robin Vericker P.A.
Tampa, Florida

BOND COUNSEL AND DISCLOSURE COUNSEL

GrayRobinson, P.A.
Tampa, Florida

DISTRICT ENGINEER

Clearview Land Design, P.L.
Tampa, Florida

NO DEALER, BROKER, SALESPERSON OR OTHER PERSON HAS BEEN AUTHORIZED BY THE DISTRICT TO GIVE ANY INFORMATION OR TO MAKE ANY REPRESENTATIONS, OTHER THAN THOSE CONTAINED IN THIS LIMITED OFFERING MEMORANDUM, AND, IF GIVEN OR MADE, SUCH OTHER INFORMATION OR REPRESENTATIONS MUST NOT BE RELIED UPON AS HAVING BEEN AUTHORIZED BY THE DISTRICT. THIS LIMITED OFFERING MEMORANDUM DOES NOT CONSTITUTE AN OFFER TO SELL OR THE SOLICITATION OF AN OFFER TO BUY ANY OF THE ASSESSMENT AREA FIVE BONDS, AND THERE SHALL BE NO OFFER, SOLICITATION, OR SALE OF THE ASSESSMENT AREA FIVE BONDS BY ANY PERSON IN ANY JURISDICTION IN WHICH IT IS UNLAWFUL FOR SUCH PERSON TO MAKE SUCH OFFER, SOLICITATION OR SALE.

THE INFORMATION SET FORTH HEREIN HAS BEEN OBTAINED FROM THE DEVELOPER (AS SUCH TERM IS HEREINAFTER DEFINED), THE DISTRICT, PUBLIC DOCUMENTS, RECORDS AND OTHER SOURCES, WHICH SOURCES ARE BELIEVED TO BE RELIABLE BUT WHICH INFORMATION IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS BY, AND IS NOT TO BE CONSTRUED AS A REPRESENTATION OF, THE UNDERWRITER NAMED ON THE COVER PAGE OF THIS LIMITED OFFERING MEMORANDUM.

THE UNDERWRITER HAS REVIEWED THE INFORMATION IN THIS LIMITED OFFERING MEMORANDUM IN ACCORDANCE WITH, AND AS PART OF, ITS RESPONSIBILITIES TO INVESTORS UNDER THE FEDERAL SECURITIES LAWS AS APPLIED TO THE FACTS AND CIRCUMSTANCES OF THIS TRANSACTION, BUT THE UNDERWRITER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

THE INFORMATION AND EXPRESSIONS OF OPINION HEREIN CONTAINED ARE SUBJECT TO CHANGE WITHOUT NOTICE, AND NEITHER THE DELIVERY OF THIS LIMITED OFFERING MEMORANDUM NOR ANY SALE MADE HEREUNDER SHALL, UNDER ANY CIRCUMSTANCES, CREATE ANY IMPLICATION THAT THERE HAS BEEN NO CHANGE IN THE AFFAIRS OF THE DISTRICT OR THE DEVELOPER OR IN THE STATUS OF THE DEVELOPMENT, ASSESSMENT AREA FIVE OR THE ASSESSMENT AREA FIVE PROJECT (AS SUCH TERMS ARE HEREINAFTER DEFINED) SINCE THE DATE HEREOF.

THE ASSESSMENT AREA FIVE BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, NOR HAS THE INDENTURE BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED, IN RELIANCE UPON CERTAIN EXEMPTIONS SET FORTH IN SUCH ACTS. THE REGISTRATION, QUALIFICATION OR EXEMPTION OF THE ASSESSMENT AREA FIVE BONDS IN ACCORDANCE WITH THE APPLICABLE SECURITIES LAW PROVISIONS OF ANY JURISDICTIONS WHEREIN THESE SECURITIES HAVE BEEN OR WILL BE REGISTERED, QUALIFIED OR EXEMPTED SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THE DISTRICT, THE COUNTY, THE STATE, NOR ANY OTHER POLITICAL SUBDIVISIONS THEREOF HAVE GUARANTEED OR PASSED UPON THE MERITS OF THE ASSESSMENT AREA FIVE BONDS, UPON THE PROBABILITY OF ANY EARNINGS

THEREON OR UPON THE ACCURACY OR ADEQUACY OF THIS LIMITED OFFERING MEMORANDUM.

"FORWARD-LOOKING STATEMENTS" ARE USED IN THIS DOCUMENT BY USING FORWARD LOOKING WORDS SUCH AS "MAY," "WILL," "SHOULD," "INTENDS," "EXPECTS," "BELIEVES," "ANTICIPATES," "ESTIMATES," OR OTHERS. THE READER IS CAUTIONED THAT FORWARD-LOOKING STATEMENTS ARE SUBJECT TO A VARIETY OF UNCERTAINTIES THAT COULD CAUSE ACTUAL RESULTS TO DIFFER FROM THE PROJECTED RESULTS. THOSE RISKS AND UNCERTAINTIES INCLUDE GENERAL ECONOMIC AND BUSINESS CONDITIONS, CONDITIONS IN THE FINANCIAL MARKETS AND REAL ESTATE MARKET, THE DISTRICT'S COLLECTION OF ASSESSMENT AREA FIVE SPECIAL ASSESSMENTS, AND VARIOUS OTHER FACTORS WHICH MAY BE BEYOND THE DISTRICT'S AND THE DEVELOPER'S CONTROL. BECAUSE THE DISTRICT AND THE DEVELOPER CANNOT PREDICT ALL FACTORS THAT MAY AFFECT FUTURE DECISIONS, ACTIONS, EVENTS, OR FINANCIAL CIRCUMSTANCES, WHAT ACTUALLY HAPPENS MAY BE DIFFERENT FROM WHAT IS INCLUDED IN FORWARD-LOOKING STATEMENTS.

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE DISTRICT AND THE DEVELOPER DO NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN ANY OF ITS EXPECTATIONS OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR, OTHER THAN AS DESCRIBED UNDER "CONTINUING DISCLOSURE" HEREIN.

THIS LIMITED OFFERING MEMORANDUM IS BEING PROVIDED TO PROSPECTIVE PURCHASERS IN ELECTRONIC FORMAT ON THE FOLLOWING WEBSITES: WWW.MUNIOS.COM AND WWW.EMMA.MSRB.ORG. THIS LIMITED OFFERING MEMORANDUM MAY BE RELIED UPON ONLY IF IT IS PRINTED IN ITS ENTIRETY DIRECTLY FROM EITHER OF SUCH WEBSITES.

THIS PRELIMINARY LIMITED OFFERING MEMORANDUM IS IN A FORM DEEMED FINAL BY THE DISTRICT FOR PURPOSES OF RULE 15C2-12 UNDER THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, EXCEPT FOR CERTAIN INFORMATION PERMITTED TO BE OMITTED PURSUANT TO RULE 15C2-12(B)(1).

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$5,160,000*
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
(MANATEE COUNTY, FLORIDA)
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(ASSESSMENT AREA FIVE PROJECT)

INTRODUCTION

The purpose of this Limited Offering Memorandum is to set forth certain information in connection with the offering for sale by the Parrish Plantation Community Development District (the "District" or "Issuer") of its $5,160,000* Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds").

THE ASSESSMENT AREA FIVE BONDS ARE NOT A SUITABLE INVESTMENT FOR ALL INVESTORS. PURSUANT TO APPLICABLE STATE LAW, THE UNDERWRITER IS LIMITING THIS INITIAL OFFERING OF THE ASSESSMENT AREA FIVE BONDS TO ONLY ACCREDITED INVESTORS WITHIN THE MEANING OF CHAPTER 517, FLORIDA STATUTES, AND THE RULES OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES. THE LIMITATION OF THE INITIAL OFFERING TO ACCREDITED INVESTORS DOES NOT DENOTE RESTRICTIONS ON TRANSFER IN ANY SECONDARY MARKET FOR THE ASSESSMENT AREA FIVE BONDS. POTENTIAL INVESTORS ARE SOLELY RESPONSIBLE FOR EVALUATING THE MERITS AND RISKS OF AN INVESTMENT IN THE ASSESSMENT AREA FIVE BONDS. SEE "BONDOWNERS' RISKS" AND "SUITABILITY FOR INVESTMENT" HEREIN.

The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance No. 19-33 of the Board of County Commissioners of Manatee County, Florida (the "County"), enacted on October 10, 2019 and effective as of October 17, 2019 (the "Establishment Ordinance"). The District's boundaries were expanded pursuant to Ordinance No. 21-32, effective as of August 31, 2021 (the "Amending Ordinance" and, together with the Establishment Ordinance, the "Ordinance"). The District was created for the purpose of delivering certain community development services and facilities for the benefit of the District Lands (as hereinafter defined) and has previously determined to undertake, in one or more stages, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of the District Lands. The Act authorizes the District to issue bonds for the purpose of, among others, financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and wastewater management, bridges or culverts, public roads, streetlights and other basic infrastructure projects within or without the boundaries of the District as provided in the Act.

The District is located entirely within an unincorporated area of southeastern Manatee County. The District originally included approximately 199 acres of land (the "Original District Lands"). The District was expanded by approximately 593 acres (the "Expansion Lands") pursuant to the Amending Ordinance and now contains approximately 792 acres (the "District Lands"). The District Lands are being developed as two single-family residential communities known as "Crosswind Point" and "Crosswind Ranch" (collectively, the "Development"), which is expected to contain approximately 1,630 single-family units at build out. Assessment Area Five is located in Crosswind Ranch.

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* Preliminary, subject to change.

The District previously issued its Assessment Area One Bonds in order to finance a portion of the public infrastructure improvements associated with Assessment Area One (the "Assessment Area One Project"). Assessment Area One contains 472 platted and developed lots. The District previously issued its Assessment Area Two Bonds in order to finance a portion of the public infrastructure improvements associated with Assessment Area Two (the "Assessment Area Two Project"). Assessment Area Two contains 125 platted and developed lots. The District previously issued its Assessment Area Three Bonds in order to finance a portion of the public infrastructure improvements associated with Assessment Area Three (the "Assessment Area Three Project"). Assessment Area Three contains approximately 250 acres of land, which are planned for 319 single-family homes at buildout, with 166 lots having been developed and platted as of March 31, 2026. The District previously issued its Assessment Area Four Bonds in order to finance a portion of the public infrastructure improvements associated with Assessment Area Four (the "Assessment Area Four Project"). Assessment Area Four contains 259 platted and developed lots. See "THE DEVELOPMENT – Update on Prior Phases" herein for more information.

Proceeds of the Assessment Area Five Bonds will be used to provide funds to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Five Project (defined herein); (ii) pay certain costs associated with the issuance of the Assessment Area Five Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Five Bonds; and (iv) fund the Assessment Area Five Reserve Account as herein provided. See "CAPITAL IMPROVEMENT PROGRAM AND THE ASSESSMENT AREA FIVE PROJECT" and "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The Assessment Area Five Bonds will be secured by the Assessment Area Five Special Assessments (as defined herein) which will be levied on the approximately 113.73 acres of land planned for 369 single-family and townhome units. As lots are platted, the Assessment Area Five Special Assessments will be assigned to the 369 lots planned for Assessment Area Five on a first-platted, first-assigned basis as set forth in the Assessment Methodology (as defined herein). See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" for more information regarding allocation of the Assessment Area Five Special Assessments. Mattamy Tampa/Sarasota LLC, a Delaware limited liability company (the "Developer") is the [primary] owner of the land in Assessment Area Five and is serving as land developer and homebuilder for Assessment Area Five. See "THE DEVELOPER" herein for more information.

The Assessment Area Five Bonds are being issued by the District pursuant to the Act, Resolutions No. 2020-21, 2023-05 and No. 2026-[__] adopted by the Board of Supervisors of the District (the "Board") on October 18, 2019, March 7, 2023 and [_____], 2026, respectively (collectively, the "Bond Resolution"), and a Master Trust Indenture, dated as of February 1, 2021 (the "Master Indenture"), as supplemented by a Fifth Supplemental Trust Indenture, dated as of [_____] 1, 2026 (the "Fifth Supplemental Indenture," and together with the Master Indenture, the "Indenture"), each by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"). All capitalized terms used in this Limited Offering Memorandum that are defined in the Indenture and not defined herein shall have the respective meanings set forth in the Indenture. See "APPENDIX A: COPY OF THE MASTER INDENTURE AND PROPOSED FORM OF FIFTH SUPPLEMENTAL INDENTURE" hereto.

The Assessment Area Five Bonds are equally and ratably secured by the Assessment Area Five Pledged Revenues, without preference or priority of one Assessment Area Five Bond over another. The Assessment Area Five Pledged Revenues consists of all right, title and interest of the District in, to and under, subject to the terms and conditions of the Master Indenture, the revenues derived by the District from the Assessment Area Five Special Assessments levied and imposed pursuant to the Assessment Proceedings (as hereinafter defined) as the same may be amended from time to time and all amounts in the Funds and Accounts (except for the Assessment Area Five Rebate Account and the Assessment Area Five Cost of

Issuance Account) established under the Fifth Supplemental Indenture (collectively, the "Assessment Area Five Pledged Revenues"). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS."

There follows in this Limited Offering Memorandum a brief description of the District and the Developer, the Development, Assessment Area Five, the Assessment Area Five Project and summaries of certain terms of the Assessment Area Five Bonds, the Indenture and certain provisions of the Act. All references herein to the Indenture and the Act are qualified in their entirety by reference to such documents and statute, and all references to the Assessment Area Five Bonds are qualified by reference to the definitive form thereof and the information with respect thereto contained in the Indenture. A copy of the Master Indenture and proposed form of the Fifth Supplemental Indenture appear in APPENDIX A hereto.

This Limited Offering Memorandum speaks only as of its date and the information contained herein is subject to change.

DESCRIPTION OF THE ASSESSMENT AREA FIVE BONDS

General Description

The Assessment Area Five Bonds are issuable only as fully registered bonds, without coupons, in the denominations of $5,000 and any integral multiple thereof (an "Authorized Denomination"). The Assessment Area Five Bonds will initially be offered only to "accredited investors" within the meaning of Chapter 517, Florida Statutes, as amended, and the rules of the Florida Department of Financial Services promulgated thereunder; provided, however, the limitation of the initial offering to accredited investors does not denote restrictions on transfers in any secondary market for the Assessment Area Five Bonds. See "SUITABILITY FOR INVESTMENT" herein.

The Assessment Area Five Bonds shall be dated as of the date of initial delivery. Each Assessment Area Five Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such Assessment Area Five Bond has been paid, in which event such Assessment Area Five Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the Assessment Area Five Bonds, in which event such Assessment Area Five Bond shall bear interest from its date. Interest on the Assessment Area Five Bonds shall be due and payable on each May 1 and November 1 of each year, commencing November 1, 2026 and shall be computed on the basis of a 360-day year of twelve 30-day months.

The Assessment Area Five Bonds shall be initially issued in the form of a separate single certificated fully registered Assessment Area Five Bond for each maturity thereof. Upon initial issuance, the ownership of each such Assessment Area Five Bond shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), the initial Bond Depository. Except as provided in the Indenture, all of the Outstanding Assessment Area Five Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as nominee of DTC. See "– Book-Entry Only System."

U.S. Bank Trust Company, National Association is initially serving as the Trustee, Registrar and Paying Agent for the Assessment Area Five Bonds.

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Redemption Provisions

Optional Redemption

The Assessment Area Five Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after [_____] 1, 20__ at the Redemption Price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

Mandatory Sinking Fund Redemption

The Assessment Area Five Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Fifth Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment
*	

_____
*Maturity

The Assessment Area Five Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Fifth Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment
*	

_____
*Maturity

The Assessment Area Five Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Fifth Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment
*	

*Maturity

Any Assessment Area Five Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Assessment Area Five Bonds.

Upon redemption or purchase of the Assessment Area Five Bonds (other than redemption in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so that debt service on the Assessment Area Five Bonds is amortized in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Assessment Area Five Bonds.

Extraordinary Mandatory Redemption

The Assessment Area Five Bonds are subject to extraordinary mandatory redemption prior to scheduled maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part on a pro rata basis calculated by the District determined by the ratio of the Outstanding principal amount of each maturity of the Assessment Area Five Bonds treating for such purposes each Amortization Installment as a maturity divided by the aggregate principal amount of Outstanding Assessment Area Five Bonds and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the Quarterly Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(i) On or after Completion Date of the Assessment Area Five Project by application of moneys transferred from the Assessment Area Five Acquisition and Construction Account to the Assessment Area Five Prepayment Account in accordance with the terms of the Indenture; or

(ii) Amounts are deposited into the Assessment Area Five Prepayment Account from the prepayment of Assessment Area Five Special Assessments and from amounts deposited into the Assessment Area Five Prepayment Account from any other sources; or

(iii) When the amount on deposit in the Assessment Area Five Reserve Account, together with other moneys available therefor are sufficient to pay and redeem all the Assessment Area Five Bonds then Outstanding as provided in the Fifth Supplemental Indenture.

If less than all of the Assessment Area Five Bonds of a maturity subject to redemption shall be called for redemption, the particular Assessment Area Five Bonds or portions of such Assessment Area Five Bonds of that maturity to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of Redemption

Notice of each redemption of Assessment Area Five Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of Assessment Area Five Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Assessment Area Five Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Assessment Area Five Bonds or such portions thereof on such date, interest on such Assessment Area Five Bonds or such portions thereof so called for redemption shall cease to accrue, such Assessment Area Five Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Assessment Area Five Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent.

If at the time of mailing the notice of an optional redemption, the District shall not have deposited with the Trustee or Paying Agent moneys sufficient to redeem all the Assessment Area Five Bonds called for redemption, such notice shall state that the redemption is conditional and is subject to the deposit of the redemption moneys with the Trustee or Paying Agent, as the case may be, not later than the redemption or purchase date, and such notice shall be of no effect unless such moneys are so deposited. Reference is hereby specifically made to "APPENDIX A: COPY OF THE MASTER INDENTURE AND PROPOSED FORM OF FIFTH SUPPLEMENTAL INDENTURE" for additional details concerning the redemption of Assessment Area Five Bonds.

Purchase of Assessment Area Five Bonds

At the written direction of the District, the Trustee shall apply moneys from time to time available in the Assessment Area Five Fund Sinking Account to the purchase of Assessment Area Five Bonds, at prices not higher than the principal amount thereof, in lieu of redemption as aforesaid, provided that firm purchase commitments can be made before the notice of redemption would otherwise be required to be given. In the event of purchases at less than the principal amount thereof, the difference between the amount in the Assessment Area Five Sinking Fund representing the principal amount of the Assessment Area Five Bonds so purchased and the purchase price thereof (exclusive of accrued interest) shall be transferred to the Assessment Area Five Interest Account of the Debt Service Fund.

Book-Entry Only System

The information in this caption concerning DTC and DTC's book-entry system has been obtained from DTC, and neither the District nor the Underwriter make any representation or warranty or take any responsibility for the accuracy or completeness of such information.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Assessment Area Five Bonds. The Assessment Area Five Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Assessment Area Five Bond certificate will be issued for each maturity of the Assessment Area Five Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law,

a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Assessment Area Five Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Assessment Area Five Bonds on DTC's records. The ownership interest of each actual purchaser of each Assessment Area Five Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Assessment Area Five Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Assessment Area Five Bonds, except in the event that use of the book-entry system for the Assessment Area Five Bonds is discontinued.

To facilitate subsequent transfers, all Assessment Area Five Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Assessment Area Five Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Assessment Area Five Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Assessment Area Five Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Assessment Area Five Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Assessment Area Five Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Assessment Area Five Bond documents. For example, Beneficial Owners of Assessment Area Five Bonds may wish to ascertain that the nominee holding the Assessment Area Five Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to

provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Assessment Area Five Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such Assessment Area Five Bonds to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Assessment Area Five Bonds unless authorized by a Direct Participant in accordance with DTC's MMI procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Assessment Area Five Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions,* and interest payments on the Assessment Area Five Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Paying Agent on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC nor its nominee, the Trustee, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District and/or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Assessment Area Five Bonds at any time by giving reasonable notice to the District or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, Assessment Area Five Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry only transfers through DTC (or a successor securities depository). In that event, Assessment Area Five Bond certificates will be printed and delivered to DTC.

SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS

General

NEITHER THE ASSESSMENT AREA FIVE BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THE ASSESSMENT AREA FIVE BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM

* Not applicable to the Assessment Area Five Bonds.

TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE ASSESSMENT AREA FIVE BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE ASSESSMENT AREA FIVE BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE ASSESSMENT AREA FIVE PLEDGED REVENUES PLEDGED TO THE ASSESSMENT AREA FIVE BONDS, ALL AS PROVIDED IN THE ASSESSMENT AREA FIVE BONDS AND IN THE INDENTURE.

The Assessment Area Five Bonds are equally and ratably secured by the Assessment Area Five Pledged Revenues, without preference or priority of one Assessment Area Five Bond over another. The Assessment Area Five Pledged Revenues consists of all right, title and interest of the District in, to and under, subject to the terms and conditions of the Master Indenture, the revenues derived by the District from the Assessment Area Five Special Assessments levied and imposed pursuant to the Assessment Proceedings (as hereinafter defined) as the same may be amended from time to time and the Funds and Accounts (except for the Assessment Area Five Rebate Account and the Assessment Area Five Cost of Issuance Account) established under the Fifth Supplemental Indenture. The "Assessment Area Five Special Assessments" are the Special Assessments levied against properties within the District specifically benefitted by the Assessment Area Five Project, as described in the Assessment Proceedings (as hereinafter defined). The Assessment Area Five Bonds are not secured by assessments on any other District Lands.

"Special Assessments" as defined in the Master Indenture means (a) the net proceeds derived from the levy and collection of "special assessments," as provided for in Sections 190.011(14) and 190.022 of the Act against District Lands that are subject to assessment as a result of a particular Project or any portion thereof, and (b) the net proceeds derived from the levy and collection of "benefit special assessments," as provided for in Section 190.021(2) of the Act, against the lands within the District that are subject to assessment as a result of a particular Project or any portion thereof, and in the case of both "special assessments" and "benefit special assessments," including the interest and penalties on such assessments, pursuant to all applicable provisions of the Act and Chapter 170, Florida Statutes, and Chapter 197, Florida Statutes (and any successor statutes thereto), including, without limitation, any amount received from any foreclosure proceeding for the enforcement of collection of such assessments or from the issuance and sale of tax certificates with respect to such assessments, less (to the extent applicable) the fees and costs of collection thereof payable to the Tax Collector and less certain administrative costs payable to the Property Appraiser pursuant to the Property Appraiser and Tax Collector Agreement. "Special Assessments" shall not include "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance special assessments" levied and collected by the District under Section 190.021(3) of the Act. The Assessment Area Five Special Assessments do not include any "benefit special assessments". "Assessment Proceedings" shall mean the proceedings of the District with respect to the establishment, levy and collection of the Assessment Area Five Special Assessments, including the Assessment Resolution and any supplemental proceedings undertaken by the District with respect to the Assessment Area Five Special Assessments.

Non-ad valorem assessments are not based on millage and are not taxes, but can become a lien against the homestead as permitted in Section 4, Article X of the Florida State Constitution. The Assessment Area Five Special Assessments will constitute a lien against the land as to which the Assessment Area Five Special Assessments are imposed. See "ENFORCEMENT OF ASSESSMENT COLLECTIONS" herein.

Covenant to Levy the Assessment Area Five Special Assessments

The District will covenant in the Indenture to comply with the terms of the proceedings heretofore adopted with respect to the Assessment Area Five Special Assessments, including the Assessment

Methodology (defined herein), and to levy Assessment Area Five Special Assessments and any required true-up payments set forth in the Assessment Methodology, in such manner as will generate funds sufficient to pay the principal of and interest on the Assessment Area Five Bonds when due. The District will further agree that it shall not amend the Assessment Methodology in any material manner without the written consent of the Majority Owners.

If any Assessment Area Five Special Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the District shall be satisfied that any such Assessment Area Five Special Assessment is so irregular or defective that the same cannot be enforced or collected, or if the District shall have omitted to make such Assessment Area Five Special Assessment when it might have done so, the District has additionally covenanted to either (i) take all necessary steps to cause a new Assessment Area Five Special Assessment to be made for the whole or any part of such improvement or against any property benefited by such improvement, or (ii) in its sole discretion, make up the amount of such Assessment Area Five Special Assessment from legally available moneys, which moneys shall be deposited into the Assessment Area Five Revenue Account. See "BONDOWNERS' RISKS" herein. In case any such subsequent Assessment Area Five Special Assessment shall also be annulled, the District shall obtain and make other Assessment Area Five Special Assessments until a valid Assessment Area Five Special Assessment shall be made.

Prepayment of Assessment Area Five Special Assessments

Pursuant to the Assessment Proceedings, an owner of property subject to the Assessment Area Five Special Assessments may pay the principal balance of such Assessment Area Five Special Assessments, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding November 1 or May 1, which is at least 45 days after the date of payment. If such prepayment shall occur within 45 days of the next Redemption Date, accrued interest shall be calculated to the next succeeding Redemption Date.

Pursuant to the Act, an owner of property subject to the levy of Assessment Area Five Special Assessments may pay the entire balance of the Assessment Area Five Special Assessments remaining due, without interest, within thirty (30) days after the Assessment Area Five Project has been completed and the Board has adopted a resolution accepting the Assessment Area Five Project pursuant to Chapter 170.09, Florida Statutes. The Developer has covenanted to waive this right in connection with the lands the Developer owns in the Assessment Area Five in connection with the issuance of the Assessment Area Five Bonds, which declaration has been recorded in the public records of the County.

Any prepayment of Assessment Area Five Special Assessments is to be applied to the extraordinary mandatory redemption of Assessment Area Five Bonds, as indicated under "DESCRIPTION OF THE Assessment Area Five Bonds – Redemption Provisions – Extraordinary Mandatory Redemption." The prepayment of Assessment Area Five Special Assessments does not entitle the owner of the property to a discount for early payment.

Additional Obligations

Other than Bonds issued to refund a portion of Outstanding Assessment Area Five Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not, while any Assessment Area Five Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Assessment Area Five Pledged Revenues. In addition, the District will covenant not to issue any other Bonds or other debt obligations secured by Special Assessments on assessable lands which are also encumbered by the Assessment Area Five Special Assessments for any capital project unless the Assessment Area Five Special Assessments have been Substantially Absorbed or the Majority Owners have

consented in writing to the issuance of such Bonds or other debt obligations; provided, however, that the foregoing shall not preclude the imposition of Special Assessments on property subject to the Assessment Area Five Special Assessments which as determined by the District, are necessary for health, safety and welfare reasons or to remediate a natural disaster, as determined by the District. "Substantially Absorbed" shall mean the date on which at least seventy-five percent (75%) of the principal portion of the Assessment Area Five Special Assessments have been assigned to residential units that have received certificates of occupancy. The District may issue Bonds or other debt obligations secured by Special Assessments on assessable lands not encumbered by the Assessment Area Five Special Assessments without limitation except as limited by the documents pursuant to which such Bonds or debt are issued. The Trustee and the District may rely on a certificate from the District Manager regarding such status of Substantial Absorption of the Assessment Area Five Special Assessments and in the absence of receipt of such certificate, may assume Substantial Absorption has not occurred.

Except as set forth above, the District and/or other public entities may impose taxes or other special assessments on the same properties encumbered by the Assessment Area Five Special Assessments without the consent of the Owners of the Assessment Area Five Bonds. Additionally, the District expects to impose certain non-ad valorem special assessments called maintenance assessments, which are of equal dignity with the Assessment Area Five Special Assessments, on the same lands upon which the Assessment Area Five Special Assessments are imposed, to fund the maintenance and operation of the District. See "THE DEVELOPMENT – Taxes, Fees and Assessments" and "BONDOWNERS' RISKS" herein.

Covenant Against Sale or Encumbrance

In the Master Indenture, the District will covenant that (a) except for those improvements comprising any Project that are to be conveyed by the District to the County, the State Department of Transportation or another governmental entity and (b) except as otherwise permitted in the Indenture, it will not sell, lease or otherwise dispose of or encumber any Project or any part thereof, including the Assessment Area Five Project. See "APPENDIX A: COPY OF THE MASTER INDENTURE AND PROPOSED FORM OF FIFTH SUPPLEMENTAL INDENTURE" herein for more information.

Assessment Area Five Acquisition and Construction Account

The Fifth Supplemental Indenture establishes a separate account within the Acquisition and Construction Fund designated as the "Assessment Area Five Acquisition and Construction Account." Amounts on deposit in the Assessment Area Five Acquisition and Construction Account shall be applied to pay the Costs of the Assessment Area Five Project upon presentment to the Trustee of a properly signed requisition in substantially the form attached to the Fifth Supplemental Indenture. Such moneys shall be applied as set forth in the Indenture and the Acquisition Agreement.

The District shall not declare that the Completion Date of the Assessment Area Five Project has occurred until after the Reserve Release Conditions (as defined herein) have been satisfied, and the excess funds shall have been transferred from the Assessment Area Five Reserve Account to the Assessment Area Five Acquisition and Construction Account and been expended or the Consulting Engineer has certified in writing to the District and the Trustee that such amount is in excess of what is needed to complete the Assessment Area Five Project. The Trustee shall have no obligation to inquire if the Reserve Release Conditions have occurred and, in the absence of notice from the District, the Trustee may assume that the Reserve Release Conditions have not occurred.

Any balance remaining in the Assessment Area Five Acquisition and Construction Account after the Completion Date of the Assessment Area Five Project and after retaining the amount, if any, of all remaining unpaid Costs of the Assessment Area Five Project set forth in the Engineers' Certificate

establishing such Completion Date, shall be deposited in the Assessment Area Five Prepayment Account in the Bond Redemption Fund and applied to the extraordinary mandatory redemption of the Assessment Area Five Bonds in the manner prescribed in the Assessment Area Five Bonds. At such time as there are no amounts on deposit in the Assessment Area Five Acquisition and Construction Account such account shall be closed. No such transfer to the Assessment Area Five Prepayment Account shall be made if on the date of such proposed transfer the Trustee has actual knowledge that an Event of Default exists until such Event of Default no longer exists or is waived or the Trustee is directed by the Majority Owners to otherwise apply such moneys. Notwithstanding the foregoing, the Assessment Area Five Acquisition and Construction Account shall not be closed until after the Reserve Release Conditions shall have occurred and the excess funds from the Assessment Area Five Reserve Account shall have been transferred to the Assessment Area Five Acquisition and Construction Account and applied in accordance with the provisions of the Fifth Supplemental Indenture.

In accordance with the provisions of the Indenture, the Assessment Area Five Bonds are payable solely from the Assessment Area Five Pledged Revenues. The District will acknowledge that (i) the Assessment Area Five Pledged Revenues include, without limitation, all amounts on deposit in the Assessment Area Five Acquisition and Construction Account then held by the Trustee, (ii) upon the occurrence of an Event of Default with respect to the Assessment Area Five Bonds, the Assessment Area Five Pledged Revenues may not be used by the District (whether to pay costs of the Assessment Area Five Project or otherwise) without the consent of the Majority Owners and (iii) the Assessment Area Five Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Owners, to pay costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District shall not enter into any binding agreement with respect to the Assessment Area Five Project after the occurrence of an Event of Default unless authorized in writing by the Majority Owners.

During the continuance of an Event of Default specified in Subsections 10.02(a) or 10.02(b) of the Master Indenture (a "Payment Related Default"), disbursements from the Assessment Area Five Acquisition and Construction Account shall be made only with the consent of the Majority Owners, except as provided below. During the continuance of a Payment Related Default, the Majority Owners shall have the right to provide direction to the District to terminate, suspend, or proceed under any contracts for construction of the Assessment Area Five Project entered into prior to the occurrence of such Payment Related Default. The Majority Owners may provide such direction at any time during the continuance of such Payment Related Default and shall not be deemed to have waived their right to do so through inaction or delay and may change such direction from time to time.

(i) Until such time as the Majority Owners provide such direction to the District, disbursements may be made without the consent of the Majority Owners for Costs incurred by the District under construction contracts entered into by the District prior to the occurrence of such Payment Related Default.

(ii) Upon direction by the Majority Owners to proceed under any such contract(s), no consent of the Majority Owners shall be required for disbursements for Costs incurred by the District thereunder until the date of suspension or termination of such contract directed by the Majority Owners described in subparagraph (iii) below.

(iii) Upon direction by the Majority Owners to suspend or terminate such construction contract(s), disbursements for Costs incurred by the District thereunder shall only be made (x) for disbursements for Costs incurred by the District under construction contracts entered into by the District prior to the occurrence of such Payment Related Default and which Costs relate to work performed before the earliest date on which the District is entitled to suspend or terminate such construction contract at the direction of the Majority Owners, or (y) with the consent of the Majority Owners.

Notwithstanding anything to the contrary contained herein, during the continuance of a Payment Related Default, the consent of the Majority Owners shall be required for disbursements for Costs under contracts for the acquisition of Assessment Area Five Project improvements from the Developer or its affiliates.

Assessment Area Five Reserve Account

The Indenture establishes an Assessment Area Five Reserve Account within the Debt Service Reserve Fund for the Assessment Area Five Bonds. The Assessment Area Five Reserve Account will, at the time of delivery of the Assessment Area Five Bonds, be funded from a portion of the proceeds of the Assessment Area Five Bonds in the amount of the Assessment Area Five Reserve Account Requirement. The "Assessment Area Five Reserve Account Requirement" or "Reserve Requirement" shall mean (i) initially, an amount equal to fifty percent (50%) of maximum annual debt service on the Assessment Area Five Bonds; (ii) upon the occurrence of Reserve Release Condition #1, twenty-five percent (25%) of the maximum annual debt service on the Assessment Area Five Bonds; and (iii) upon the occurrence of Reserve Release Condition #2, ten percent (10%) of the maximum annual debt service on the Assessment Area Five Bonds. Upon satisfaction of each one of the Reserve Release Conditions, such resulting excess amount shall be released from the Assessment Area Five Reserve Account and transferred to the Assessment Area Five Acquisition and Construction Account in accordance with the provisions of the Fifth Supplemental Indenture. For the purpose of calculating the Assessment Area Five Reserve Requirement, fifty percent (50%) of maximum annual debt service, twenty-five percent (25%) of maximum annual debt service, or ten percent (10%) of maximum annual debt service, as the case may be, shall be calculated as of the date of the original issuance and delivery and recalculated in connection with each extraordinary mandatory redemption of the Assessment Area Five Bonds from Assessment Area Five Prepayment Principal as set forth herein (but not upon the optional or mandatory sinking fund redemption thereof) and such excess amount shall be released from the Assessment Area Five Reserve Account and, other than as provided in the immediately preceding sentence, transferred to the Assessment Area Five Prepayment Account in accordance with the provisions of the Fifth Supplemental Indenture. The Assessment Area Five Reserve Account Requirement shall be equal to $_____.

"Reserve Release Condition #1" with respect to the Assessment Area Five Bonds shall mean collectively (i) all of the outstanding principal portion of the Assessment Area Five Special Assessments has been assigned to lots that have been developed and platted, and (ii) there shall be no Events of Default under the Indenture with respect to the Assessment Area Five Bonds, each as certified by the District Manager. The District shall present the Trustee with the certifications of the District Manager regarding the satisfaction of Reserve Release Condition #1, and the Trustee may rely conclusively upon such certifications and shall have no duty to verify the same.

"Reserve Release Condition #2" with respect to the Assessment Area Five Bonds shall mean collectively (i) all of the outstanding principal portion of the Assessment Area Five Special Assessments has been assigned to homes that have been built and have received a certificate of occupancy, and (ii) there shall be no Events of Default under the Indenture with respect to the Assessment Area Five Bonds, each as certified by the District Manager. The District shall present the Trustee with the certifications of the District Manager regarding the satisfaction of Reserve Release Condition #2, and the Trustee may rely conclusively upon such certifications and shall have no duty to verify the same.

"Reserve Release Conditions" with respect to the Assessment Area Five Bonds shall mean, collectively, Reserve Release Condition #1 and Reserve Release Condition #2.

Amounts on deposit in the Assessment Area Five Reserve Account except as provided elsewhere in the Indenture shall be used only for the purpose of making payments into the Assessment Area Five

Interest Account and the Assessment Area Five Sinking Fund Account to pay principal and interest on the Assessment Area Five Bonds when due, without distinction as to Assessment Area Five Bonds and without privilege or priority of one Assessment Area Five Bond over another, when the moneys on deposit in such Accounts and available therefor are insufficient. Whenever, for any reason, on an Interest Payment Date, principal payment date or mandatory redemption date, the amount in the Assessment Area Five Interest Account or the Assessment Area Five Sinking Fund Account, as the case may be, is insufficient to pay all amounts payable on the Assessment Area Five Bonds therefrom on such payment dates, the Trustee shall, without further instructions, but subject to contrary direction by the Majority Owners of the Assessment Area Five Bonds, transfer the amount of any such deficiency from the Assessment Area Five Reserve Account into the Assessment Area Five Interest Account and the Assessment Area Five Sinking Fund Account, as the case may be, with priority to the Assessment Area Five Interest Account and then to the Assessment Area Five Sinking Fund Account, to be applied to pay the Assessment Area Five Bonds.

The Trustee, on or before the forty-fifth day (or if such day is not a Business Day, on the Business Day next preceding such day) next preceding each Quarterly Redemption Date, after taking into account all payments and transfers made as of such date, shall compute the value of the Assessment Area Five Reserve Account and shall promptly notify the District of the amount of any deficiency or surplus as of such date in such account. The District shall immediately pay the amount of any deficiency to the Trustee, for deposit in the Assessment Area Five Reserve Account, from Assessment Area Five Special Assessments or other legally available sources of the District pledged to the Assessment Area Five Bonds. Any surplus in the Assessment Area Five Reserve Account shall be deposited into the Assessment Area Five Prepayment Account and applied to the extraordinary mandatory redemption of Assessment Area Five Bonds in accordance with the provisions therefor set forth in the form of the Assessment Area Five Bonds in Exhibit A of the Fifth Supplemental Indenture; provided, however, that any surplus resulting from (i) investment earnings, (ii) the occurrence of the Reserve Release Condition, or (iii) optional prepayment of an Assessment Area Five Special Assessment by the owner of a lot or parcel shall in each case be applied as set forth below.

All earnings on investments in the Assessment Area Five Reserve Account shall be deposited to the Assessment Area Five Revenue Account, provided that no deficiency exists in the Assessment Area Five Reserve Account. Notwithstanding the foregoing, prior to the Date of Completion of the Assessment Area Five Project, earnings shall be deposited to the Assessment Area Five Acquisition and Construction Account if a deficiency does not exist. If a deficiency exists in the Assessment Area Five Reserve Account, such earnings shall remain on deposit in the Assessment Area Five Reserve Account until the deficiency is cured. The Assessment Area Five Reserve Account shall consist only of cash and Investment Securities.

Any excess in the Assessment Area Five Reserve Account as a result of satisfaction of each one of the Reserve Account Release Conditions shall be deposited into the Assessment Area Five Acquisition and Construction Account. The District, or the District Manager on behalf of the District, shall provide written notice to the Trustee when a Reserve Release Condition has been satisfied, upon which notice the Trustee may conclusively rely.

In the event that the amount on deposit in the Assessment Area Five Reserve Account exceeds the Assessment Area Five Reserve Account Requirement due to a decrease in the amount of Assessment Area Five Bonds that will be Outstanding as a result of an optional Prepayment or a mandatory true-up payment by the owner of a lot or parcel of land of an Assessment Area Five Special Assessment against such lot or parcel, the amount to be released shall be transferred from the Assessment Area Five Reserve Account to the Assessment Area Five Prepayment Account, as a credit against the Prepayment Principal otherwise required to be made by the owner of such lot or parcel.

On any date the District receives notice from the District Manager that a landowner wishes to prepay its Assessment Area Five Special Assessments or is required to make a mandatory true-up payment, the District shall, or shall cause the District Manager on behalf of the District to, calculate the principal amount of such Prepayment, taking into account a credit against the amount of Prepayment Principal due in the amount of the surplus in the Assessment Area Five Reserve Account above the Assessment Area Five Reserve Account Requirement as a result of the proposed Prepayment. Such surplus shall be transferred to the Assessment Area Five Prepayment Account upon such Prepayment. The District Manager, on behalf of the District, shall make such calculation within ten (10) Business Days after such Prepayment and shall instruct the Trustee in writing to transfer such amount of credit given to the landowner from the Assessment Area Five Reserve Account to be used for the extraordinary mandatory redemption of the Assessment Area Five Bonds in accordance with the Fifth Supplemental Indenture. The Trustee is authorized to make such transfers and has no duty to verify such calculations.

Notwithstanding the foregoing on the earliest date on which there are sufficient monies on deposit in the Assessment Area Five Reserve Account, taking into account other monies available therefor, to pay and redeem all of the Outstanding Assessment Area Five Bonds, together with accrued interest on such Assessment Area Five Bonds, to the earliest date of redemption, then the Trustee shall transfer to the Assessment Area Five Prepayment Account the amount on deposit in the Assessment Area Five Reserve Account to pay and redeem all of the Outstanding Assessment Area Five Bonds on the earliest such date.

Deposit and Application of the Assessment Area Five Pledged Revenues

Pursuant to the Fifth Supplemental Indenture, there is established within the Revenue Fund an Assessment Area Five Revenue Account into which the Trustee shall deposit the revenues from the Assessment Area Five Special Assessments including the interest thereon with the Trustee. Upon deposit of the revenues from the Assessment Area Five Special Assessments including the interest thereon with the Trustee, the District shall provide the Trustee a written accounting setting forth the amounts of such Assessment Area Five Special Assessments in the following categories which shall be deposited by the Trustee into the Funds and Accounts established under the Indenture as follows:

(i) Assessment Interest which shall be deposited into the Assessment Area Five Interest Account;

(ii) Assessment Principal, which shall be deposited into the Assessment Area Five Sinking Fund Account;

(iii) Prepayment Principal which shall be deposited into the Assessment Area Five Prepayment Account;

(iv) Delinquent Assessment Principal shall first be applied to restore the amount of any withdrawal from the Assessment Area Five Reserve Account to pay the principal of Assessment Area Five Bonds to the extent that less than the Assessment Area Five Reserve Account Requirement is on deposit in the Assessment Area Five Reserve Account, and, the balance, if any, shall be deposited into the Assessment Area Five Sinking Fund Account;

(v) Delinquent Assessment Interest shall first be applied to restore the amount of any withdrawal, from the Assessment Area Five Reserve Account to pay the interest of Assessment Area Five Bonds to the extent that less than the Assessment Area Five Reserve Account Requirement is on deposit in the Assessment Area Five Reserve Account, and, the balance, if any, shall be deposited into the Assessment Area Five Interest Account;

(vi) The balance shall be deposited in the Assessment Area Five Revenue Account.

On each February 1, May 1, August 1 and November 1 (or if such Day is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Assessment Area Five Prepayment Account and, if the balance therein is greater than zero, shall transfer, but only after transferring sufficient amounts as directed by the District to pay amounts on the next Interest Payment Date from the Assessment Area Five Revenue Account for deposit into such Prepayment Account, an amount sufficient to increase the amount on deposit therein to the next integral multiple of $5,000, and, shall thereupon give notice and cause the extraordinary mandatory redemption of Assessment Area Five Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in such Prepayment Account in accordance with the provisions for extraordinary redemption of Assessment Area Five Bonds. All interest due in regard to such prepayments shall be paid from the Assessment Area Five Interest Account or, if insufficient amounts are on deposit in the Assessment Area Five Interest Account to pay such interest then from the Assessment Area Five Revenue Account.

Anything in the Indenture to the contrary, on each May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business day preceding such May 1 and November 1), the Trustee shall transfer from amounts on deposit in the Assessment Area Five Revenue Account to the Funds and Accounts designated below, the following amounts in the following order of priority:

FIRST, to the Assessment Area Five Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on all Assessment Area Five Bonds then Outstanding on such May 1 and November 1, less any other amount already on deposit in the Assessment Area Five Interest Account not previously credited;

SECOND, beginning on May 1, [2027], and no later than the Business Day next preceding May 1 thereafter while Assessment Area Five Bonds remain Outstanding, to the Assessment Area Five Sinking Fund Account, an amount equal to the Amortization Installment on the Assessment Area Five Bonds due on such May 1 or the principal maturing on such May 1, less any amount on deposit in the Assessment Area Five Sinking Fund Account not previously credited;

THIRD, to the Assessment Area Five Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Assessment Area Five Reserve Account Requirement with respect to the Assessment Area Five Bonds;

FOURTH, notwithstanding the foregoing, at any time the Assessment Area Five Bonds are subject to redemption on a date which is not May 1 or November 1, the Trustee shall be authorized to transfer to the Assessment Area Five Interest Account the amount necessary to pay interest on the Assessment Area Five Bonds subject to redemption on such date; and

FIFTH, the balance shall be retained in the Assessment Area Five Revenue Account.

Anything in the Indenture to the contrary notwithstanding, it shall not constitute an Event of Default under the Indenture if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefore provided, however, that nothing in this paragraph is meant to change what are otherwise Events of Default as set forth in the Indenture.

On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction, and the Trustee shall, transfer from the Assessment Area Five Revenue Account to the Assessment Area Five Rebate Account established for the Assessment Area Five Bonds in the Rebate Fund,

the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Arbitrage Certificate. To the extent insufficient moneys are on deposit in the Assessment Area Five Revenue Account to make the transfer provided for in the immediately preceding sentence the District shall deposit with the Trustee from available moneys of the District the amount of any such insufficiency.

Investments

Anything in the Indenture to the contrary notwithstanding, amounts on deposit in all of the Funds and Accounts held as security for the Assessment Area Five Bonds shall be invested only in Investment Securities, and further, earnings on investments in the Assessment Area Five Acquisition and Construction Account and Assessment Area Five Cost of Issuance Account shall be retained as realized, in such Accounts and used for the purpose of such Accounts. Earnings on investments in the Assessment Area Five Revenue Account, Assessment Area Five Sinking Fund Account, the Assessment Area Five Interest Account and the Assessment Area Five Prepayment Account and the Assessment Area Five Optional Redemption Account in the Bond Redemption Fund shall be deposited, as realized, to the credit of the Assessment Area Five Revenue Account and used for the purpose of such Account.

Indenture Provisions Relating to Bankruptcy or Insolvency of a Landowner

The Indenture contains the following provisions which, pursuant to the Indenture, shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel subject to at least three percent (3%) of the Assessment Area Five Special Assessments pledged to the Assessment Area Five Bonds Outstanding (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding"). The District will acknowledge and agree that, although the Assessment Area Five Bonds were issued by the District, the Owners of the Assessment Area Five Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer: (i) the District will agree that it shall seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners of the Assessment Area Five Bonds Outstanding, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceedings or in any action related to a Proceeding that affects, either directly or indirectly, the Assessment Area Five Special Assessments relating to the Outstanding Assessment Area Five Bonds or any rights of the Trustee under the Indenture (provided, however, the Trustee shall be deemed to have consented, on behalf of the Majority Owners of the Assessment Area Five Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within thirty (30) days following receipt by the Trustee of the written request for consent); (ii) the District will agree that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Assessment Area Five Special Assessments relating to the Assessment Area Five Bonds Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee; (iii) the District will agree that it shall seek the written consent of the Trustee prior to filing and voting in any such Proceeding (provided, however, Trustee shall be deemed to have consented, on behalf of all of the Majority Owners of the Assessment Area Five Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within thirty (30) days following receipt by the Trustee of the written request for consent); (iv) the Trustee shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the Assessment Area Five Special Assessments relating to the Assessment Area Five Bonds Outstanding, would have the right to

pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute and/or defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the Assessment Area Five Special Assessments relating the Assessment Area Five Bonds Outstanding, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and (v) the District shall not challenge the validity or amount of any claim submitted in good faith in such Proceeding by the Trustee or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee in such Proceedings or take any other action in such Proceedings, which is adverse to Trustee's enforcement or the District's claim and rights with respect to the Assessment Area Five Special Assessments relating to the Assessment Area Five Bonds Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District will agree that the Trustee shall have the right (i) to file a proof of claim with respect to the Assessment Area Five Special Assessments pledged to the Assessment Area Five Bonds Outstanding, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

Notwithstanding the provisions of the immediately preceding paragraph, nothing in the immediately preceding paragraph shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for Operation and Maintenance Assessments, and the District shall be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the District in pursuance of its claim for Operation and Maintenance Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the Assessment Area Five Special Assessments relating to the Assessment Area Five Bonds Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in clause (iv) or (v) above. See "BONDOWNERS' RISKS – Bankruptcy and Related Risks" for more information regarding Indenture provisions relating to bankruptcy or insolvency of a landowner.

Events of Default and Remedies

The Indenture provides that each of the following shall be an "Event of Default" under the Indenture with respect to the Assessment Area Five Bonds:

(a) if payment of any installment of interest on any Assessment Area Five Bonds is not made when it becomes due and payable; or

(b) if payment of the principal or Redemption Price of any Assessment Area Five Bonds is not made when it becomes due and payable at maturity or upon call or presentation for redemption; or

(c) if the District, for any reason, fails in, or is rendered incapable of, fulfilling its obligations under the Indenture or under the Act, which may be determined solely by the Majority Owners of the Assessment Area Five Bonds; or

(d) if the District proposes or makes an assignment for the benefit of creditors or enters into a composition agreement with all or a material part of its creditors, or a trustee, receiver, executor, conservator, liquidator, sequestrator or other judicial representative, similar or dissimilar, is appointed for

the District or any of its assets or revenues, or there is commenced any proceeding in liquidation, bankruptcy, reorganization, arrangement of debts, debtor rehabilitation, creditor adjustment or insolvency, local, state or federal, by or against the District and if such is not vacated, dismissed or stayed on appeal within ninety (90) days; or

(e) if the District defaults in the due and punctual performance of any other covenant in the Indenture or in any Assessment Area Five Bonds and such default continues for sixty (60) days after written notice requiring the same to be remedied shall have been given to the District by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the Majority Owners of the Assessment Area Five Bonds; provided, however, that if such performance requires work to be done, actions to be taken, or conditions to be remedied, which by their nature cannot reasonably be done, taken or remedied, as the case may be, within such sixty (60) day period, no Event of Default shall be deemed to have occurred or exist if, and so long as the District shall commence such performance within such sixty (60) day period and shall diligently and continuously prosecute the same to completion; or

(f) if at any time the amount in the Assessment Area Five Reserve Account is less than the Assessment Area Five Reserve Account Requirement as a result of the Trustee withdrawing an amount therefrom to pay debt service on the Assessment Area Five Bonds and such amount has not been restored within thirty (30) days of such withdrawal; and

(g) more than fifteen percent (15%) of the Operation and Maintenance Assessments that are directly billed by the District and levied by the District on tax parcels subject to the Assessment Area Five Special Assessments are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due.

No Series of Bonds issued under the Master Indenture are subject to acceleration unless the Special Assessments securing such Bonds have been accelerated. Upon an Event of Default, no optional redemption or extraordinary mandatory redemption of the Assessment Area Five Bonds shall occur unless all of the Assessment Area Five Bonds where an Event of Default has occurred will be redeemed or if 100% of the Holders of such Assessment Area Five Bonds agree to such redemption.

If any Event of Default with respect to the Assessment Area Five Bonds has occurred and is continuing, the Trustee, in its discretion may, and upon the written request of the Majority Owners and receipt of indemnity to its satisfaction shall, in its own name:

(a) by mandamus, or other suit, action or proceeding at law or in equity, enforce all rights of the Holders of the Assessment Area Five Bonds, including, without limitation, the right to require the District to carry out any agreements with, or for the benefit of, the Bondholders of the Assessment Area Five Bonds and to perform its or their duties under the Act;

(b) bring suit upon the Assessment Area Five Bonds;

(c) by action or suit in equity require the District to account as if it were the trustee of an express trust for the Holders of the Assessment Area Five Bonds;

(d) by action or suit in equity enjoin any acts or things which may be unlawful or in violation of the rights of the Holders of the Assessment Area Five Bonds; and

(e) by other proceeding in law or equity, exercise all rights and remedies provided for by any other document or instrument securing such Assessment Area Five Bonds.

The Majority Owners of the Outstanding Assessment Area Five Bonds then subject to remedial proceedings under Article X of the Master Indenture shall have the right to direct the method and place of conducting all remedial proceedings by the Trustee under the Indenture, provided that such directions shall not be otherwise than in accordance with law or the provisions of the Indenture. The Trustee shall have no liability as a result of any actions taken upon any such direction of the Holders.

The District will covenant and agree that upon the occurrence and continuance of an Event of Default with respect to the Assessment Area Five Bonds, it will take such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of delinquent Assessment Area Five Special Assessments that are directly billed and collected by the District, as well as delinquent direct billed Operation and Maintenance Assessments, and the provisions for the foreclosure of liens of delinquent Assessment Area Five Special Assessments that are directly billed and collected by the District, as well as delinquent direct billed Operation and Maintenance Assessments, all in a manner consistent with the Indenture. All Assessment Area Five Special Assessments that are billed and collected directly by the District shall be due and payable by the applicable landowner no later than thirty (30) days prior to each Interest Payment Date and shall become delinquent thereafter.

ENFORCEMENT OF ASSESSMENT COLLECTIONS

General

The primary source of payment for the Assessment Area Five Bonds is the Assessment Area Five Special Assessments imposed on certain lands in Assessment Area Five of the District specially benefited by the Assessment Area Five Project pursuant to the Assessment Proceedings. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein and "APPENDIX D: ASSESSMENT METHODOLOGY."

The determination, order, levy, and collection of Assessment Area Five Special Assessments must be done in compliance with procedural requirements and guidelines provided by State law. Failure by the District, the Manatee County Tax Collector (the "Tax Collector") or the Manatee County Property Appraiser (the "Property Appraiser") to comply with such requirements could result in delay in the collection of, or the complete inability to collect, Assessment Area Five Special Assessments during any year. Such delays in the collection of Assessment Area Five Special Assessments, or complete inability to collect the Assessment Area Five Special Assessments, would have a material adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on such Assessment Area Five Bonds. To the extent that landowners fail to pay the Assessment Area Five Special Assessments, delay payments, or are unable to pay the same, the successful pursuance of collection procedures available to the District is essential to continued payment of principal of and interest on the Assessment Area Five Bonds. See "BONDOWNERS' RISKS" herein. The Act provides for various methods of collection of delinquent Assessment Area Five Special Assessments by reference to other provisions of the Florida Statutes. The following is a description of certain statutory provisions of assessment payment and collection procedures appearing in the Florida Statutes but is qualified in its entirety by reference to such statutes.

Uniform Tax Collection Procedure for Assessment Area Five Special Assessments

Pursuant to the Indenture, the District shall collect the Assessment Area Five Special Assessments through the Uniform Method of Collection afforded by Chapter 197, Florida Statutes (the "Uniform Method"), except that, pursuant to the Indenture and the terms of the Assessment Resolutions, the District shall collect the Assessment Area Five Special Assessments directly in lieu of using the Uniform Method with respect to any assessable lands which have not yet been platted or when the timing for using the Uniform Method will not yet allow for using such method or as otherwise directed by the Majority Owners

upon the occurrence of the Event of Default. Initially, the Developer and any subsequent landowners will directly pay the Assessment Area Five Special Assessments to the District. As District Lands within Assessment Area Five are platted, the Assessment Area Five Special Assessments will be collected pursuant to the Uniform Method. At such time as the Assessment Area Five Special Assessments are collected pursuant to the Uniform Method, the provisions described under this heading shall be come applicable. The Uniform Method of collection is available only in the event the District complies with statutory and regulatory requirements and enters into agreements with the Tax Collector and Property Appraiser providing for the Assessment Area Five Special Assessments to be levied and then collected in this manner. See "−Foreclosure" below with respect to collection of delinquent assessments not collected pursuant to the Uniform Method.

If the Uniform Method of collection is utilized, the Assessment Area Five Special Assessments will be collected together with County, special district, and other ad valorem taxes and non-ad valorem assessments, all of which will appear on the tax bill (also referred to as a "tax notice") issued to each landowner in the District. The statutes relating to enforcement of ad valorem taxes and non-ad valorem assessments provide that such taxes and assessments become due and payable on November 1 of the year when assessed, or as soon thereafter as the certified tax roll is received by the Tax Collector, and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes and assessments (including the Assessment Area Five Special Assessments being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the Assessment Area Five Special Assessments. Upon any receipt of moneys by the Tax Collector from the Assessment Area Five Special Assessments, such moneys will be delivered to the District, which will remit such Assessment Area Five Special Assessments to the Trustee for deposit to the Assessment Area Five Revenue Account within the Revenue Fund, except that any Prepayments of Assessment Area Five Special Assessments shall be deposited to the Assessment Area Five Prepayment Subaccount within the Assessment Area Five Bond Redemption Account of the Bond Redemption Fund created under the Indenture and applied in accordance therewith.

All County, school and special district, including the District, ad valorem taxes, non-ad valorem special assessments, including the Assessment Area Five Special Assessments, and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, are payable at one time, except for partial payment schedules as may be provided by Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full. In such cases, the tax Collector does not accept such partial payment and the partial payment is returned to the taxpayer. Therefore, in the event the Assessment Area Five Special Assessments are to be collected pursuant to the Uniform Method, any failure to pay any one line item, would cause the Assessment Area Five Special Assessments to not be collected to that extent, which could have a significant adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on the Assessment Area Five Bonds. See "BONDOWNERS' RISKS – Other Taxes and Assessments."

Under the Uniform Method, if the Assessment Area Five Special Assessments are paid during November when due or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment. The Tax Collector is required to collect the ad valorem taxes and non-ad valorem special assessments on the tax bill prior to April 1 and, after that date, to institute statutory procedures upon delinquency to collect such taxes and assessments through the sale of "tax certificates," as discussed below. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Neither the District nor the Underwriter can give any assurance to the holders of the Assessment Area Five Bonds (1) that the past experience of the Tax Collector with regard to tax and special assessment delinquencies is applicable in any way to the Assessment Area Five Special Assessments, (2) that future landowners and taxpayers in the District will pay such Assessment Area Five Special Assessments, (3) that a market may exist in the future for tax certificates in the event of sale of such certificates for taxable parcels within the District, and (4) that the eventual sale of tax certificates for real property within the District, if any, will be for an amount sufficient to pay amounts due under the Assessment Proceedings to discharge the lien of the Assessment Area Five Special Assessments and all other liens that are coequal therewith.

Collection of delinquent Assessment Area Five Special Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Assessment Area Five Special Assessments due. In the event of a delinquency in the payment of taxes and assessments on real property, the landowner may, prior to the sale of tax certificates, pay the total amount of delinquent ad valorem taxes and non-ad valorem assessments plus the cost of advertising and the applicable interest charge on the amount of such delinquent taxes and assessments. If the landowner does not act, the Tax Collector is required to attempt to sell tax certificates on such property to the person who pays the delinquent taxes and assessments owing, penalties and interest thereon and certain costs, and who accepts the lowest interest rate per annum to be borne by the certificates (but not more than 18%). Tax certificates are sold by public bid. If there are no bidders, the tax certificate is issued to the County. The County is to hold, but not pay for, the tax certificate with respect to the property, bearing interest at the maximum legal rate of interest (currently 18%). The Tax Collector does not collect any money if tax certificates are "struck off" (issued) to the County. The County may sell such certificates to the public at any time at the principal amount thereof plus interest at the rate of not more than 18% per annum and a fee. Proceeds from the sale of tax certificates are required to be used to pay taxes and assessments (including the Assessment Area Five Special Assessments), interest, costs and charges on the real property described in the certificate. The demand for such certificates is dependent upon various factors, which include the rate of interest that can be earned by ownership of such certificates and the underlying value of the land that is the subject of such certificates and which may be subject to sale at the demand of the certificate holder. Therefore, the underlying market value of the property within the District may affect the demand for certificates and the successful collection of the Assessment Area Five Special Assessments, which are the primary source of payment of the Assessment Area Five Bonds. Legal proceedings under Federal bankruptcy law brought by or against a landowner who has not yet paid his or her property taxes or assessments would likely result in a delay in the sale of tax certificates.

Unless full payment for a tax deed is made to the clerk of court, including documentary stamps and recording fees, any tax certificate in the hands of a person other than the County may be redeemed and canceled, in whole or in part (under certain circumstances), at any time before a tax deed is issued, and at a price equal to the face amount of the certificate or portion thereof together with all interest, costs, and charges due. Regardless of the interest rate actually borne by the certificates, persons redeeming tax certificates must pay a minimum interest rate of 5%, unless the rate borne by the certificates is zero percent. The proceeds of such a redemption are paid to the Tax Collector who transmits to the holder of the tax certificate such proceeds less service charges, and the certificate is canceled. Redemption of tax certificates held by the County is effected by purchase of such certificates from the County, as described in the preceding paragraph.

Any holder, other than the County, of a tax certificate that has not been redeemed has seven years from the date of issuance of the tax certificate during which to act against the land that is the subject of the tax certificate. After an initial period ending two years from April 1 of the year of issuance of a certificate, during which period actions against the land are held in abeyance to allow for sales and redemptions of tax certificates, and before the expiration of seven years from the date of issuance, the holder of a certificate may apply for a tax deed to the subject land. The applicant is required to pay to the Tax Collector at the

time of application all amounts required to redeem or purchase all outstanding tax certificates covering the land, plus interest, any omitted taxes or delinquent taxes and interest, and current taxes, if due. If the County holds a tax certificate on property valued at $5,000 or more and has not succeeded in selling it, the County must apply for a tax deed two years after April 1 of the year of issuance of the certificate. The County pays costs and fees to the Tax Collector but not any amount to redeem any other outstanding certificates covering the land. Thereafter, the property is advertised for public sale.

In any such public sale conducted by the Clerk of the Circuit Court, the private holder of the tax certificate who is seeking a tax deed for non-homestead property is deemed to submit a minimum bid equal to the amount required to redeem the tax certificate, charges for the cost of sale, including costs incurred for the service of notice required by statute, redemption of other tax certificates on the land, and the amount paid by such holder in applying for the tax deed, plus interest thereon. In the case of homestead property, the minimum bid is also deemed to include, in addition to the amount of money required for the minimum bid on non-homestead property, an amount equal to one-half of the latest assessed value of the homestead. If there are no higher bids, the holder receives title to the land, and the amounts paid for the certificate and in applying for a tax deed are credited toward the purchase price. If there are other bids, the holder may enter the bidding. The highest bidder is awarded title to the land. The portion of proceeds of such sale needed to redeem the tax certificate, and all other amounts paid by such person in applying for a tax deed, are forwarded to the holder thereof or credited to such holder if such holder is the successful bidder. Excess proceeds are distributed first to satisfy governmental liens against the land and then to the former title holder of the property (less service charges), lienholder of record, mortgagees of record, vendees of recorded contracts for deeds, and other lienholders and any other person to whom the land was last assessed on the tax roll for the year in which the land was assessed, all as their interest may appear.

Except for certain governmental liens and certain restrictive covenants and restrictions, no right, interest, restriction or other covenant survives the issuance of a tax deed. Thus, for example, outstanding mortgages on property subject to a tax deed would be extinguished.

If there are no bidders at the public sale, the County may, at any time within ninety (90) days from the date of offering for public sale, purchase the land without further notice or advertising for a statutorily prescribed opening bid. After ninety (90) days have passed, any person or governmental unit may purchase the land by paying the amount of the opening bid. Ad valorem taxes and non-ad valorem assessments accruing after the date of public sale do not require repetition of the bidding process but are added to the minimum bid. Three years from the date of delinquency, unsold lands escheat to the County in which they are located and all tax certificates and liens against the property are canceled and a deed is executed vesting title in the governing board of such County.

Foreclosure

The following discussion regarding foreclosure is not applicable if the Assessment Area Five Special Assessments are being collected pursuant to the Uniform Method. In the event that the District itself directly levies and enforces, pursuant to Chapters 170 and 190, Florida Statutes, the collection of the Assessment Area Five Special Assessments levied on the land within the District, Chapter 170.10, Florida Statutes provides that upon the failure of any property owner to pay all or any part of the principal of a special assessment, including an Assessment Area Five Special Assessment, or the interest thereon, when due, the governing body of the entity levying the assessment is authorized to commence legal proceedings for the enforcement of the payment thereof, including commencement of an action in chancery, commencement of a foreclosure proceeding in the same manner as the foreclosure of a real estate mortgage, or commencement of an action under Chapter 173, Florida Statutes relating to foreclosure of municipal tax and special assessment liens. Such a proceeding is in rem, meaning that it is brought against the land not against the owner. In light of the one year tolling period required before the District may commence a

foreclosure action under Chapter 173, Florida Statutes, it is likely the District would commence an action to foreclose in the same manner as the foreclosure of a real estate mortgage rather than proceeding under Chapter 173, Florida Statutes.

Enforcement of the obligation to pay Assessment Area Five Special Assessments and the ability to foreclose the lien of such Assessment Area Five Special Assessments upon the failure to pay such Assessment Area Five Special Assessments may not be readily available or may be limited as such enforcement is dependent upon judicial action which is often subject to discretion and delay.

BONDOWNERS' RISKS

There are certain risks inherent in an investment in bonds issued by a public authority or governmental body in the State and secured by special assessments. Certain of these risks are described in other headings of this Limited Offering Memorandum. Certain additional risks are associated with the Assessment Area Five Bonds offered hereby and are set forth below. Prospective investors in the Assessment Area Five Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Assessment Area Five Bonds and have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment. This heading does not purport to summarize all risks that may be associated with purchasing or owning the Assessment Area Five Bonds, and prospective purchasers are advised to read this Limited Offering Memorandum in its entirety for a more complete description of investment considerations relating to the Assessment Area Five Bonds.

Concentration of Land Ownership

As of the date hereof, the Developer owns [all of] the assessable lands within Assessment Area Five, which are the lands that will be subject to the Assessment Area Five Special Assessments securing the Assessment Area Five Bonds. Payment of the Assessment Area Five Special Assessments is primarily dependent upon their timely payment by the Developer and the other future landowners in Assessment Area Five. Non-payment of the Assessment Area Five Special Assessments by any of the landowners could have a substantial adverse impact upon the District's ability to pay debt service on the Assessment Area Five Bonds. See "THE DEVELOPER" and "SECURITY FOR AND SOURCE OF PAYMENT OF THE Assessment Area Five Bonds" herein.

Bankruptcy and Related Risks

In the event of the institution of bankruptcy or similar proceedings with respect to the Developer or any other owner of benefited property, delays could occur in the payment of debt service on the Assessment Area Five Bonds, as such bankruptcy could negatively impact the ability of: (i) the Developer and any other landowner to pay the Assessment Area Five Special Assessments; (ii) the Tax Collector to sell tax certificates in relation to such property with respect to the Assessment Area Five Special Assessments being collected pursuant to the Uniform Method; and (iii) the District to foreclose the lien of the Assessment Area Five Special Assessments not being collected pursuant to the Uniform Method. In addition, the remedies available to the Owners of the Assessment Area Five Bonds under the Indenture are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, the remedies specified by federal, state and local law and in the Indenture and the Assessment Area Five Bonds, including, without limitation, enforcement of the obligation to pay Assessment Area Five Special Assessments and the ability of the District to foreclose the lien of the Assessment Area Five Special Assessments if not being collected pursuant to the Uniform Method, may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Assessment Area Five Bonds (including Bond

Counsel's approving opinion) will be qualified as to the enforceability of the various legal instruments by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery. The inability, either partially or fully, to enforce remedies available with respect to the Assessment Area Five Bonds could have a material adverse impact on the interest of the Owners thereof.

A 2011 bankruptcy court decision in Florida held that the governing body of a community development district, and not the bondholders or indenture trustee, was the creditor of the landowners/debtors in bankruptcy with respect to claims for special assessments, and thus only the district could vote to approve or disapprove a reorganization plan submitted by the debtors in the case. The district voted in favor of the plan. The governing body of the district was at that time elected by the landowners rather than qualified electors. Under the reorganization plan that was approved, a two-year moratorium was placed on the debtor landowners' payment of special assessments. As a result of this non-payment of assessments, debt service payments on the district's bonds were delayed for two years or longer. The Indenture provides for the delegation of certain rights from the District to the Trustee in the event of a bankruptcy or similar proceeding with respect to an Insolvent Taxpayer (as previously defined). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS – Indenture Provisions Relating to Bankruptcy or Insolvency of a Landowner" herein. The District cannot express any view whether such delegation would be enforceable.

Assessment Area Five Special Assessments Are Non-Recourse

The principal security for the payment of the principal and interest on the Assessment Area Five Bonds is the timely collection of the Assessment Area Five Special Assessments. The Assessment Area Five Special Assessments do not constitute a personal indebtedness of the landowners of the land subject thereto, but are secured by a lien on such land. There is no assurance that the Developer or subsequent landowners will be able to pay the Assessment Area Five Special Assessments or that they will pay such Assessment Area Five Special Assessments even though financially able to do so. Neither the Developer nor any other subsequent landowners have any personal obligation to pay the Assessment Area Five Special Assessments. Neither the Developer nor any subsequent landowners are guarantors of payment of any Assessment Area Five Special Assessments, and the recourse for the failure of the Developer or any subsequent landowner to pay the Assessment Area Five Special Assessments is limited to the collection proceedings against the land subject to such unpaid Assessment Area Five Special Assessments, as described herein. Therefore the likelihood of collection of the Assessment Area Five Special Assessments may ultimately depend on the market value of the land subject to the Assessment Area Five Special Assessments. While the ability of the Developer or subsequent landowners to pay the Assessment Area Five Special Assessments is a relevant factor, the willingness of the Developer or subsequent landowners to pay the Assessment Area Five Special Assessments, which may also be affected by the value of the land subject to the Assessment Area Five Special Assessments, is also an important factor in the collection of Assessment Area Five Special Assessments. The failure of the Developer or subsequent landowners to pay the Assessment Area Five Special Assessments could render the District unable to collect delinquent Assessment Area Five Special Assessments and provided such delinquencies are significant, could negatively impact the ability of the District to make the full or punctual payment of debt service on the Assessment Area Five Bonds.

Regulatory and Environmental Risks

The development of the District Lands is subject to comprehensive federal, state and local regulations and future changes to such regulations. Approval is required from various public agencies in connection with, among other things, the design, nature and extent of planned improvements, both public and private, and construction of the infrastructure in accordance with applicable zoning, land use and

environmental regulations. Although all such approvals required to date have been received and any further approvals are anticipated to be received as needed, failure to obtain any such approvals in a timely manner could delay or adversely affect the completion of the development of the District Lands. See "THE DEVELOPMENT – Development Approvals" herein for more information.

The value of the land within the District, the success of the Development, the development of Assessment Area Five and the likelihood of timely payment of principal and interest on the Assessment Area Five Bonds could be affected by environmental factors with respect to the land in the District. Should the land be contaminated by hazardous materials, this could materially and adversely affect the value of the land in the District, which could materially and adversely affect the success of the development of the lands within the District and the likelihood of the timely payment of the Assessment Area Five Bonds. The District has not performed, nor has the District requested that there be performed on its behalf, any independent assessment of the environmental conditions within the District. See "THE DEVELOPMENT – Environmental" for information on environmental site assessments obtained or received. Such information is being provided solely for informational purposes, and nothing herein or in such assessments grants any legal rights or remedies in favor of the Assessment Area Five Bondholders in the event any recognized environmental conditions are later found to be present on District Lands. Nevertheless, it is possible that hazardous environmental conditions could exist within the District or in the vicinity of the District and that such conditions could have a material and adverse impact upon the value of the benefited lands within the District. No assurance can be given that unknown hazardous materials, protected animals or vegetative species, etc., do not currently exist or may not develop in the future, whether originating within the District or from surrounding property, and what effect such may have on the development or sale of the lands in Assessment Area Five.

The value of the lands subject to the Assessment Area Five Special Assessments could also be adversely impacted by flooding or wind damage caused by hurricanes, tropical storms, or other catastrophic events. In addition to potential damage or destruction to any existing development or construction in or near the District, such catastrophic events could potentially render the District Lands unable to support future development. The occurrence of any such events could materially adversely impact the District's ability to pay principal and interest on the Assessment Area Five Bonds. The Assessment Area Five Bonds are not insured, and the District's casualty insurance policies do not insure against losses incurred on private lands within its boundaries.

Economic Conditions and Changes in Development Plans

The successful development of Assessment Area Five and the sale of residential units therein, once such homes are built, may be affected by unforeseen changes in general economic conditions, changes in federal economic, trade or housing policies, laws or regulations, changes in impact or other fees, fluctuations in the real estate market and other factors beyond the control of the Developer. Moreover, the Developer has the right to modify or change plans for development of the Development from time to time, including, without limitation, land use changes, changes in the overall land and phasing plans, and changes to the type, mix, size and number of units to be developed, and may seek in the future, in accordance with and subject to the provisions of the Act, to contract or expand the boundaries of the District.

Other Taxes and Assessments

The willingness and/or ability of an owner of benefited land to pay the Assessment Area Five Special Assessments could be affected by the existence of other taxes and assessments imposed upon such property by the District, the County or any other local special purpose or general purpose governmental entities. County, school, special district taxes and special assessments, and voter-approved ad valorem taxes levied to pay principal of and interest on debt, including the Assessment Area Five Special Assessments,

collected pursuant to the Uniform Method are payable at one time. Public entities whose boundaries overlap those of the District could, without the consent of the owners of the land within the District, impose additional taxes on the property within the District. The District anticipates imposing operation and maintenance assessments encumbering the same property encumbered by the Assessment Area Five Special Assessments. In addition, lands within the District may also be subject to assessments by property owners' and homeowners' associations. See "THE DEVELOPMENT – Taxes, Fees and Assessments" herein for additional information.

Under Florida law, a landowner may contest the assessed valuation determined for its property that forms the basis of ad-valorem taxes such landowner must pay. During this contest period, the sale of a tax certificate under the Uniform Method will be suspended. If the Assessment Area Five Special Assessments are being collected along with ad valorem taxes pursuant to the Uniform Method, tax certificates will not be sold with respect to such Assessment Area Five Special Assessment, even though the landowner is not contesting the amount of the Assessment Area Five Special Assessment. However, Section 194.014, Florida Statutes, requires taxpayers challenging the assessed value of their property to pay all non-ad valorem assessments and at least 75% of their ad valorem taxes before they become delinquent. Likewise, taxpayers who challenge the denial of an exemption or classification or a determination that their improvements were substantially complete must pay all non-ad valorem assessments and the amount of ad valorem taxes that they admit in good faith to be owing. If a taxpayer fails to pay property taxes as set forth above, the Value Adjustment Board considering the taxpayer's challenge is required to deny such petition by written decision by April 20 of such year.

Limited Secondary Market for Assessment Area Five Bonds

The Assessment Area Five Bonds may not constitute a liquid investment, and there is no assurance that a liquid secondary market will exist for the Assessment Area Five Bonds in the event an Owner thereof determines to solicit purchasers for the Assessment Area Five Bonds. Even if a liquid secondary market exists, there can be no assurance as to the price for which the Assessment Area Five Bonds may be sold. Such price may be lower than that paid by the current Owners of the Assessment Area Five Bonds, depending on the progress of development of the Development and the lands within Assessment Area Five, as applicable, existing real estate and financial market conditions and other factors.

Inadequacy of Assessment Area Five Reserve Account

Some of the risk factors discussed herein, which, if materialized, would result in a delay in the collection of the Assessment Area Five Special Assessments, may not adversely affect the timely payment of debt service on the Assessment Area Five Bonds because of the moneys on deposit in the Reserve Account. The ability of moneys on deposit in the Reserve Account to fund deficiencies caused by delinquencies in the payment of the Assessment Area Five Special Assessments is dependent on the amount, duration and frequency of such deficiencies, as well as the amount of money then on deposit in the Reserve Account, which is subject to release and recalculation based on parameters set forth in the Indenture. Moneys on deposit in the Reserve Account may be invested in certain obligations permitted under the Indenture. Fluctuations in interest rates and other market factors could affect the amount of moneys in such Reserve Account to make up deficiencies. If the District has difficulty in collecting the Assessment Area Five Special Assessments, the moneys on deposit in the Reserve Account would be rapidly depleted and the ability of the District to pay debt service on the Assessment Area Five Bonds could be materially adversely affected. In addition, during an Event of Default under the Indenture, the Trustee may withdraw moneys from the Reserve Account and such other Funds, Accounts and subaccounts created under the Master Indenture to pay its extraordinary fees and expenses incurred in connection with such Event of Default. If in fact the Reserve Account is accessed for any purpose, the District does not have a designated revenue source for replenishing such account. Moreover, the District may not be permitted to

re-assess real property then burdened by the Assessment Area Five Special Assessments in order to provide for the replenishment of the Reserve Account. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS – Reserve Account" herein for more information about the Reserve Account.

Legal Delays

If the District should commence a foreclosure action against a landowner for nonpayment of Assessment Area Five Special Assessments that are not being collected pursuant to the Uniform Method, such landowner and/or its mortgagee(s) may raise affirmative defenses to such foreclosure action. Although the District expects that such affirmative defenses would likely be proven to be without merit, they could result in delays in completing the foreclosure action. In addition, the District is required under the Indenture to fund the costs of such foreclosure. It is possible that the District will not have sufficient funds and will be compelled to request the Holders of the Assessment Area Five Bonds to allow funds on deposit under the Indenture to be used to pay the costs of the foreclosure action. Under the Code (as defined herein), there are limitations on the amounts of proceeds from the Assessment Area Five Bonds that can be used for such purpose.

IRS Examination and Audit Risk

The Internal Revenue Service (the "IRS") routinely examines bonds issued by state and local governments, including bonds issued by community development districts. In 2016, the IRS concluded its lengthy examination of certain issues of bonds (for purposes of this subsection, the "Audited Bonds") issued by Village Center Community Development District (the "Village Center CDD"). During the course of the audit of the Audited Bonds, Village Center CDD received a ruling dated May 30, 2013, in the form of a non-precedential technical advice memorandum ("TAM") concluding that Village Center CDD is not a political subdivision for purposes of Section 103(a) of the Code because Village Center CDD was organized and operated to perpetuate private control and avoid indefinitely responsibility to an electorate, either directly or through another elected state or local government body. Such a conclusion could lead to the further conclusion that the interest on the Audited Bonds was not excludable from gross income of the owners of such bonds for federal income tax purposes. Village Center CDD received a second TAM dated June 17, 2015, which granted relief to Village Center CDD from retroactive application of the IRS's conclusion regarding its failure to qualify as a political subdivision. Prior to the conclusion of the audits, the Audited Bonds were all refunded with taxable bonds. The audit of the Audited Bonds that were issued for utility improvements were closed without change to the tax exempt status of those Audited Bonds on April 25, 2016, and the audit of the remainder of the Audited Bonds (which funded recreational amenity acquisitions from entities related to the principal landowner in the Village Center CDD) was closed on July 14, 2016, without the IRS making a final determination that the interest on the Audited Bonds in question was required to be included in gross income. However, the IRS letter to the Village Center CDD with respect to this second set of Audited Bonds noted that the IRS found that the Village Center CDD was not a "proper issuer of tax-exempt bonds" and that those Audited Bonds were private-activity bonds that did not fall in any of the categories that qualify for tax-exemption. Although the TAMs and the letters to the Village Center CDD from the IRS referred to above are addressed to, and binding only on, the IRS and Village Center CDD in connection with the Audited Bonds, they reflect the audit position of the IRS, and there can be no assurance that the IRS would not commence additional audits of bonds issued by other community development districts raising issues similar to the issues raised in the case of the Audited Bonds based on the analysis set forth in the first TAM or on the related concerns addressed in the July 14, 2016 letter to the Village Center CDD.

On February 23, 2016, the IRS published proposed regulations designed to provide prospective guidance with respect to potential private business control of issuers by providing a new definition of

political subdivision for purposes of determining whether an entity is an appropriate issuer of bonds the interest on which is excluded from gross income for federal tax purposes. The proposed regulations required that a political subdivision (i) have the power to exercise at least one sovereign power, (ii) be formed and operated for a governmental purpose, and (iii) have a governing body controlled by or have significant uses of its funds or assets otherwise controlled by a government unit with all three sovereign powers or by an electorate that is not controlled by an unreasonably small number of unrelated electors. On October 4, 2017, the Treasury Department ("Treasury") announced that it would withdraw the proposed regulations, stating that, "while Treasury and the IRS continue to study the legal issues relating to political subdivisions, Treasury and the IRS currently believe that these proposed regulations should be withdrawn in their entirety, and plan to publish a withdrawal of the proposed regulations shortly in the Federal Register. Treasury and the IRS may propose more targeted guidance in the future after further study of the relevant legal issues." Notice of withdrawal of the proposed regulations was published in the Federal Register on October 20, 2017.

It has been reported that the IRS has closed audits of other community development districts in the State with no change to such districts' bonds' tax-exempt status, but has advised such districts that such districts must have public electors within the timeframe established by the applicable state law or their bonds may be determined to be taxable retroactive to the date of issuance. Pursuant to the Act, general elections are not held until the later of six years from the date of establishment of the community development district or the time at which there are at least 250 qualified electors in the district. The District, unlike Village Center CDD, was formed with the intent that it will contain a sufficient number of residents to allow for a transition to control by a general electorate. Currently, all of the members of the Board of the District were elected by the landowners and none were elected by qualified electors. The Developer will certify as to its expectations as to the timing of the transition of control of the Board of the District to qualified electors pursuant to the Act. Such certification by the Developer does not ensure that such certification shall be determinative of, or may influence the outcome of any audit by the IRS, or any appeal from such audit, that may result in an adverse ruling that the District is not a political subdivision for purposes of Section 103(a) of the Code. Further, there can be no assurance that an audit by the IRS of the Assessment Area Five Bonds will not be commenced. The District has no reason to believe that any such audit will be commenced, or that any such audit, if commenced, would result in a conclusion of noncompliance with any applicable State or federal law.

Owners of the Assessment Area Five Bonds are advised that, if the IRS does audit the Assessment Area Five Bonds, under its current procedures, at least during the early stages of an audit, the IRS will treat the District as the taxpayer, and the Owners of the Assessment Area Five Bonds may have limited rights to participate in those proceedings. The commencement of such an audit could adversely affect the market value and liquidity of the Assessment Area Five Bonds until the audit is concluded, regardless of the ultimate outcome. In addition, in the event of an adverse determination by the IRS with respect to the tax-exempt status of interest on the Assessment Area Five Bonds, it is unlikely the District will have available revenues to enable it to contest such determination or enter into a voluntary financial settlement with the IRS. Further, an adverse determination by the IRS with respect to the tax-exempt status of interest on the Assessment Area Five Bonds would adversely affect the availability of any secondary market for the Assessment Area Five Bonds. Should interest on the Assessment Area Five Bonds become includable in gross income for federal income tax purposes, not only will Owners of Assessment Area Five Bonds be required to pay income taxes on the interest received on such Assessment Area Five Bonds and related penalties, but because the interest rate on such Assessment Area Five Bonds will not be adequate to compensate Owners of the Assessment Area Five Bonds for the income taxes due on such interest, the value of the Assessment Area Five Bonds may decline.

THE INDENTURE DOES NOT PROVIDE FOR ANY ADJUSTMENT IN THE INTEREST RATES ON THE ASSESSMENT AREA FIVE BONDS IN THE EVENT OF AN ADVERSE

DETERMINATION BY THE IRS WITH RESPECT TO THE TAX-EXEMPT STATUS OF INTEREST ON THE ASSESSMENT AREA FIVE BONDS. PROSPECTIVE PURCHASERS OF THE ASSESSMENT AREA FIVE BONDS SHOULD EVALUATE WHETHER THEY CAN OWN THE ASSESSMENT AREA FIVE BONDS IN THE EVENT THAT THE INTEREST ON THE ASSESSMENT AREA FIVE BONDS BECOMES TAXABLE AND/OR THE DISTRICT IS EVER DETERMINED TO NOT BE A POLITICAL SUBDIVISION FOR PURPOSES OF THE CODE AND/OR SECURITIES ACT (AS HEREINAFTER DEFINED).

Loss of Exemption from Securities Registration

The Assessment Area Five Bonds have not been and will not be registered under the Securities Act of 1933, as amended (the "Securities Act"), or any state securities laws, because of the exemption for securities issued by political subdivisions. It is possible that federal or state regulatory authorities could in the future determine that the District is not a political subdivision for purposes of federal and state securities laws, including without limitation as the result of a determination by the IRS, judicial or otherwise, of the District's status for purposes of the Code. In such event, the District and purchasers of Assessment Area Five Bonds may not be able to rely on the exemption from registration under the Securities Act relating to securities issued by political subdivisions. In that event, the Owners of the Assessment Area Five Bonds would need to ensure that subsequent transfers of the Assessment Area Five Bonds are made pursuant to a transaction that is not subject to the registration requirements of the Securities Act and applicable state securities laws.

Federal Tax Reform

Various legislative proposals are mentioned from time to time by members of Congress of the United States of America and others concerning reform of the internal revenue (tax) laws of the United States. In addition, the IRS may, in the future, issue rulings that have the effect of challenging the interpretation of existing tax laws. Certain of these proposals and interpretations, if implemented or upheld, could have the effect of diminishing the value of obligations of states and their political subdivisions, such as the Assessment Area Five Bonds, by eliminating or changing the tax-exempt status of interest on such bonds. Whether any such proposals will ultimately become or be upheld as law, and if so, the effect such proposals could have upon the value of bonds such as the Assessment Area Five Bonds cannot be predicted. However, it is possible that any such law or interpretation could have a material and adverse effect upon the availability of a liquid secondary market and/or the value of the Assessment Area Five Bonds. Prospective purchasers of the Assessment Area Five Bonds should consult their tax advisors as to the impact of any proposed or pending legislation. See also "TAX MATTERS" herein."

State Tax Reform

It is impossible to predict what new proposals may be presented regarding tax reform and/or community development districts during upcoming legislative sessions, whether such new proposals or any previous proposals regarding the same will be adopted by the Florida Senate and House of Representatives and signed by the Governor, and, if adopted, the form thereof. It is impossible to predict with certainty the impact that any existing or future legislation will or may have on the security for the Assessment Area Five Bonds. It should be noted that Section 190.016(14) of the Act provides in pertinent part that "[t]he state pledges to the holders of any bonds issued under this act that it will not limit or alter the rights of the district to ... levy and collect the … assessments … and to fulfill the terms of any agreement made with the holders of such bonds … and that it will not in any way impair the rights or remedies of such holders."

Insufficient Resources or Other Factors Causing Failure to Complete Development

The cost to finish the Assessment Area Five Project will exceed the net proceeds from the Assessment Area Five Bonds. There can be no assurance, in the event the Developer does not satisfy its completion obligations described below the District does not have sufficient moneys on hand to complete the Assessment Area Five Project, that the District will be able to raise, through the issuance of additional bonds or otherwise, the moneys necessary to complete the Assessment Area Five Project. Further, the Indenture sets forth certain limitations on the issuance of additional bonds or other debt obligations. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS – Additional Obligations" for more information.

Although the Developer will agree to fund or cause to be funded the completion of the Assessment Area Five Project regardless of the insufficiency of proceeds from the Assessment Area Five Bonds and will enter into a completion agreement with the District as evidence thereof, there can be no assurance that the Developer will have sufficient resources to do so. Such obligation of the Developer is an unsecured obligation. See "THE DEVELOPER" herein for more information.

There are no assurances that the Assessment Area Five Project and any other remaining development work associated with Assessment Area Five will be completed. Further, even if development of Assessment Area Five is completed, there are no assurances that all of the planned homes will be constructed and sold within Assessment Area Five. See "THE DEVELOPER" herein for more information.

Pandemics and Other Public Health Emergencies

The COVID-19 pandemic severely impacted global financial markets, unemployment levels and commerce generally. It is possible that, in the future, the spread of epidemic or pandemic diseases and/or government health and public safety restrictions imposed in response thereto could adversely impact the District, the Developer, the timely and successful completion of the Development, and the construction and sale to purchasers of residential units therein. Such impacts could include delays in obtaining development approvals, construction delays, supply chain delays, or increased costs. See also "Economic Conditions and Changes in Development Plans" and "Insufficient Resources or Other Factors Causing Failure to Complete Development" herein.

Cybersecurity

The District relies on a technological environment to conduct its operations. The District, its agents and other third parties the District does business with or otherwise relies upon are subject to cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to such parties' digital systems for the purposes of misappropriating assets or information or causing operational disruption and damage. No assurances can be given that any such attack(s) will not materially impact the operations or finances of the District, which could impact the timely payment of debt service on the Assessment Area Five Bonds.

Prepayment and Redemption Risk

In addition to being subject to optional and mandatory sinking fund redemptions, the Assessment Area Five Bonds are subject to extraordinary mandatory redemption, including, without limitation, as a result of prepayments of the Assessment Area Five Special Assessments by the Developer or subsequent owners of the property within Assessment Area Five. Any such redemptions of the Assessment Area Five Bonds would be at the principal amount of such Assessment Area Five Bonds being redeemed plus accrued

interest to the date of redemption. In such event, owners of the Assessment Area Five Bonds may not realize their anticipated rate of return on the Assessment Area Five Bonds and owners of any Premium Bonds (as defined herein) may receive less than the price they paid for the Assessment Area Five Bonds. See "DESCRIPTION OF THE ASSESSMENT AREA FIVE BONDS – Redemption Provisions," and "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS – Prepayment of Assessment Area Five Special Assessments" herein for more information.

Payment of Assessment Area Five Special Assessments after Bank Foreclosure

In the event a bank forecloses on property because of a default on a mortgage in favor of such bank on any of the assessable lands within Assessment Area Five of the District, and then the bank itself fails, the Federal Deposit Insurance Corporation (the "FDIC"), as receiver, will then become the fee owner of such property. In such event, the FDIC will not, pursuant to its own rules and regulations, likely be liable to pay the Assessment Area Five Special Assessments levied on such property. In addition, the District would require the consent of the FDIC prior to commencing a foreclosure action.

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ESTIMATED SOURCES AND USES OF FUNDS

Source of Funds	
Par Amount of Assessment Area Five Bonds	$_____
[Plus/Less: Net Original Issue Premium/Discount]	_____
Total Sources	$_____
Use of Funds	
Deposit to Assessment Area Five Acquisition and Construction Account	$_____
Deposit to Assessment Area Five Reserve Account	_____
Deposit to Assessment Area Five Interest Account[(1)]	
Costs of Issuance, including Underwriter's Discount[(2)]	_____
Total Uses	$_____

(1) Capitalized interest through at least November 1, 2026.

(2) Costs of issuance includes, without limitation, legal fees and other costs associated with the issuance of the Assessment Area Five Bonds.

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DEBT SERVICE REQUIREMENTS

The following table sets forth the scheduled debt service on the Assessment Area Five Bonds:

Period Ending November 1	Principal (Amortization)	Interest	Total Debt Service
*			
TOTALS			

*The final maturity of the Assessment Area Five Bonds is May 1, 20___.

THE DISTRICT

General Information

The District was established by Ordinance No. 19-33 of the Board of County Commissioners of the County enacted on October 10, 2019 and effective as of October 17, 2019 (the "Establishment Ordinance"). The District's boundaries were expanded pursuant to Ordinance No. 21-32, effective as of August 31, 2021 (the "Amending Ordinance" and, together with the Establishment Ordinance, the "Ordinance"). The District is located entirely within an unincorporated area of southeastern Manatee County and originally included approximately 199 acres of land (the "Original District Lands"). The Amending Ordinance increased the size of the Original District Lands by adding approximately 593 acres (the "Expansion Lands"), for an amended and current District boundary containing approximately 792 acres (the "District Lands"). The District Lands are being developed as two single-family residential communities known as "Crosswind Point" and "Crosswind Ranch" (collectively, the "Development"), which are expected to contain approximately 1,630 single-family units at build out. See "THE DEVELOPMENT" herein for more information.

Legal Powers and Authority

The District is an independent unit of local government created pursuant to, and established in accordance with, the Act. The Act was enacted in 1980 to provide a uniform method for the establishment of independent districts to manage and finance basic community development services, including capital infrastructure required for community developments throughout the State of Florida. The Act provides legal authority for community development districts (such as the District) to finance the acquisition, construction, operation and maintenance of the major infrastructure for community development pursuant to its general law charter. The District is classified as an independent district under Chapter 189, Florida Statutes.

Among other provisions, the Act gives the District's Board of Supervisors the authority to, among other things, (a) plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for, among other things: (i) water management and control for lands within the District and to connect any of such facilities with roads and bridges; (ii) water supply, sewer and waste-water management, reclamation and reuse systems or any combination thereof and to construct and operate connecting intercept or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system; (iii) District roads equal to or exceeding the specifications of the county in which such District roads are located and street lights, landscaping, hardscaping and undergrounding of electric utility lines; and (iv) with the consent of the local general-purpose government within the jurisdiction of which the power is to be exercised, parks and facilities for indoor and outdoor recreational uses and security; (b) borrow money and issue bonds of the District; (c) impose and foreclose special assessments liens as provided in the Act; and (d) exercise all other powers, necessary, convenient, incidental or proper in connection with any of the powers or duties of the District stated in the Act.

The Act does not empower the District to adopt and enforce any land use plans or zoning ordinances and the Act does not empower the District to grant building permits; these functions are to be performed by general purpose local governments having jurisdiction over the lands within the District.

The Act exempts all property owned by the District from levy and sale by virtue of an execution and from judgment liens, but does not limit the right of any bondholders to pursue any remedy for enforcement of any lien or pledge of the District in connection with its bonds, including the Assessment Area Five Bonds.

Board of Supervisors

The Act provides that a five-member Board of Supervisors (the "Board") serves as the governing body of the District. Members of the Board (the "Supervisors") must be residents of the State and citizens of the United States. Initially, the Supervisors were appointed in the Ordinance. Within 90 days after formation of the District, an election was held pursuant to which new Supervisors were elected on an at-large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre (with fractions thereof rounded upward to the nearest whole number). A Supervisor serves until expiration of his or her term and until his or her successor is chosen and qualified. If, during a term of office, a vacancy occurs, the remaining Supervisors may fill the vacancy by an appointment of an interim Supervisor for the remainder of the unexpired term.

The landowners in the District elect two Supervisors to four-year terms and three Supervisors to two-year terms at bi-annual elections. Thereafter, the elections will take place every two years on a date in November established by the Board. Upon the later of six years after the initial appointment of Supervisors and the year when the District next attains at least 250 qualified electors, Supervisors whose terms are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, prior to the exercise of such power, it shall call an election at which all Supervisors shall be elected by qualified electors in the District. Elections subsequent to such decision shall be held in a manner such that the Supervisors will serve four-year terms with staggered expiration dates in the manner set forth in the Act.

The Act provides that it shall not be an impermissible conflict of interest under Florida law governing public officials for a Supervisor to be a stockholder, officer or employee of a landowner or of any entity affiliated with a landowner.

The current members of the Board and the expiration of the term of each member are set forth below:

Name	Title	Term Expires
Blake Murphy*	Chairperson	November 2028
Allison Martin*	Vice-Chairperson	November 2028
John Suskauer*	Assistant Secretary	November 2026
Austin Cooper*	Assistant Secretary	November 2026
Mike Lewallen*	Assistant Secretary	November 2026

* Employee of, or affiliated with, the [Developer].

A majority of the members of the Board constitutes a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. Action taken by the District shall be upon a vote of a majority of the members present unless general law or a rule of the District requires a greater number. All meetings of the Board are open to the public under Florida's open meeting or "Sunshine" law.

The District Manager and Other Consultants

The chief administrative official of the District is the District Manager. The Act provides that a District Manager has charge and supervision of the works of the District and is responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of the Act, for maintaining and operating the equipment owned by the District, and for performing such other duties as may be prescribed by the Board. The District has retained Inframark, LLC, Tampa, Florida, to serve as its District Manager. The District Manager's corporate office is located at 2005 Pan Am Circle, Suite #300, Tampa, Florida 33607.

The Act further authorizes the Board to hire such employees and agents as it deems necessary. Thus, the District has employed the services of GrayRobinson, P.A., Tampa, Florida, as Bond Counsel and Disclosure Counsel; Clearview Land Design, P.L, Tampa, Florida, as District Engineer; and Straley Robin Vericker P.A., Tampa, Florida, as District Counsel. The Board has also retained Inframark, LLC, Tampa, Florida, to serve as Methodology Consultant, to prepare the Assessment Methodology and to serve as Dissemination Agent for the Assessment Area Five Bonds.

Outstanding Indebtedness

On February 4, 2021, the District issued its Special Assessment Revenue Bonds, Series 2021 (Assessment Area One) (the "Assessment Area One Bonds") in the original aggregate principal amount of $8,540,000, all of which was outstanding as of August 9, 2022. The Assessment Area One Bonds are secured by the Assessment Area One Special Assessments levied on lands within Assessment Area One of the District, which lands are separate and distinct from the land subject to the Assessment Area Five Special Assessments secured by the Assessment Area Five Bonds.

On September 20, 2022, the District issued its Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two Project) (the "Assessment Area Two Bonds") in the original aggregate principal amount of $5,500,000, of which $3,620,000 was outstanding as of February 6, 2024. The Assessment Area Two Bonds are secured by the Assessment Area Two Special Assessments levied on lands within Assessment Area Two of the District, which lands are separate and distinct from the land subject to the Assessment Area Five Special Assessments securing the Assessment Area Five Bonds.

On April 29, 2024, the District simultaneously issued its Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds") in the original aggregate principal amount of $13,720,000, of which $[_____] was outstanding as of [_____], 2026 and its Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project) (the "Assessment Area Four Bonds" and together with the Assessment Area One Bonds, the Assessment Area Two Bonds and the Assessment Area Three Bonds, the "Prior Bonds") in the original aggregate principal amount of $3,465,000, of which $[_____] was outstanding as of [_____], 2026. The Assessment Area Three Bonds are secured by the Assessment Area Three Special Assessments levied on lands within Assessment Area Three of the District, which lands are separate and distinct from the land subject to the Assessment Area Five Special Assessments secured by the Assessment Area Five Bonds. The Assessment Area Four Bonds are secured by the Assessment Area Four Special Assessments levied on lands within Assessment Area Four of the District, which lands are separate and distinct from the land subject to the Assessment Area Five Special Assessments securing the Assessment Area Five Bonds.

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CAPITAL IMPROVEMENT PROGRAM AND THE ASSESSMENT AREA FIVE PROJECT

Overview

The District Lands include approximately 792.3 acres, which are being developed to contain two single-family communities: (i) a 472-unit community known as "Crosswind Point" and an approximately 1,073-unit community known as "Crosswind Ranch" (collectively, the "Development").

The District has created multiple assessment areas associated with its development phasing:

"Assessment Area One" consists of the 472 single-family lots in Crosswind Point. HBWB Development Services, LLC, is serving as the developer for Assessment Area One.

"Assessment Area Two" corresponds to Phase IA of Crosswind Ranch, which is planned for 125 single-family homes at buildout. HBWB Development Services, LLC, is serving as the developer for Assessment Area Two.

"Assessment Area Three" corresponds to Phases IB, II and V of Crosswind Ranch, which collectively contain approximately 250 acres of land and are planned in the aggregate for 319 single-family homes. HBWB Development Services, LLC is serving as the developer for Assessment Area Three.

"Assessment Area Four" corresponds to Phase III of Crosswind Ranch, which contains approximately 51.76 acres of land and is planned for 259 single-family and townhome units. The Developer is serving as the developer for Assessment Area Four.

"Assessment Area Five" corresponds to Phase IV of Crosswind Ranch, which contains approximately 113.73 acres of land and is planned for 369 single-family and townhome units. The Developer is serving as the developer for Assessment Area Five.

The District previously issued: (i) its Assessment Area One Bonds to finance a portion of the public infrastructure improvements associated with Assessment Area One (the "Assessment Area One Project"), (ii) its Assessment Area Two Bonds to finance a portion of the public infrastructure improvements associated with Assessment Area Two (the "Assessment Area Two Project"), (iii) its Assessment Area Three Bonds to finance a portion of the public infrastructure improvements associated with Assessment Area Three (the "Assessment Area Three Project") and (iv) its Assessment Area Four Bonds to finance a portion of the public infrastructure improvements associated with Assessment Area Four (the "Assessment Area Four Project"). See "THE DISTRICT – Outstanding Indebtedness" and "THE DEVELOPMENT – Update on Prior Phases" herein for more information regarding the District's Prior Bonds and the status of development of the prior Assessment Areas. See " – The Assessment Area Five Project" below for more information regarding the Assessment Area Five Project.

The Assessment Area Five Project

Clearview Land Design, P.L. (the "District Engineer") prepared the report entitled Master Report Phases III & IV (Assessment Areas #4 and #5) dated January 2024 (the "Engineer's Report"), which sets forth the public infrastructure improvements associated with Assessment Area Five (as further described herein, the "Assessment Area Five Project").

The Assessment Area Five Bonds are being issued to finance a portion of the Assessment Area Five Project. The District Engineer, in the Engineer's Report, estimates the total cost of the Assessment Area Five Project to be approximately $12.38 million, as more particularly described below.

Assessment Area Five Project Description	Cost
Earthwork	$ 1,013,691.32
Stormwater	2,076,378.58
Roadways & Paving	2,387,881.40
Potable Water	1,396,951.95
Reclaimed Water	982,401.50
Sanitary Sewer	1,508,245.62
Dry Utilities	573,000.00
Landscape/Hardscape	1,146,000.00
Permit & Impact Fees	74,492.98
Professional Services	668,325.40
Contingency	549,471.03
Total	**$12,376,839.78**

Land development associated with Assessment Area Five commenced in [_____ 202_]. Assessment Area Five is broken into two phases of land development: Phase IVA and Phase IVB. Development of Phase IVA, which is planned to contain 153 lots, commenced in [_____ 202_], with anticipated completion in the [_____] quarter of 20[__]. Development of Phase IVB, which is planned to contain 216 lots, commenced in [_____ 202_], with anticipated completion in the [_____] quarter of 20[__]. See "THE DEVELOPMENT – Development Plan and Status" herein for more information.

The total land development costs associated with the 369 lots planned for Assessment Area Five are approximately $[_____]. As of [_____], 2026, approximately $[_____] has been spent toward land development associated with Assessment Area Five, a portion of which includes the Assessment Area Five Project. See "THE DEVELOPMENT – Land Acquisition and Finance Plan" for more information.

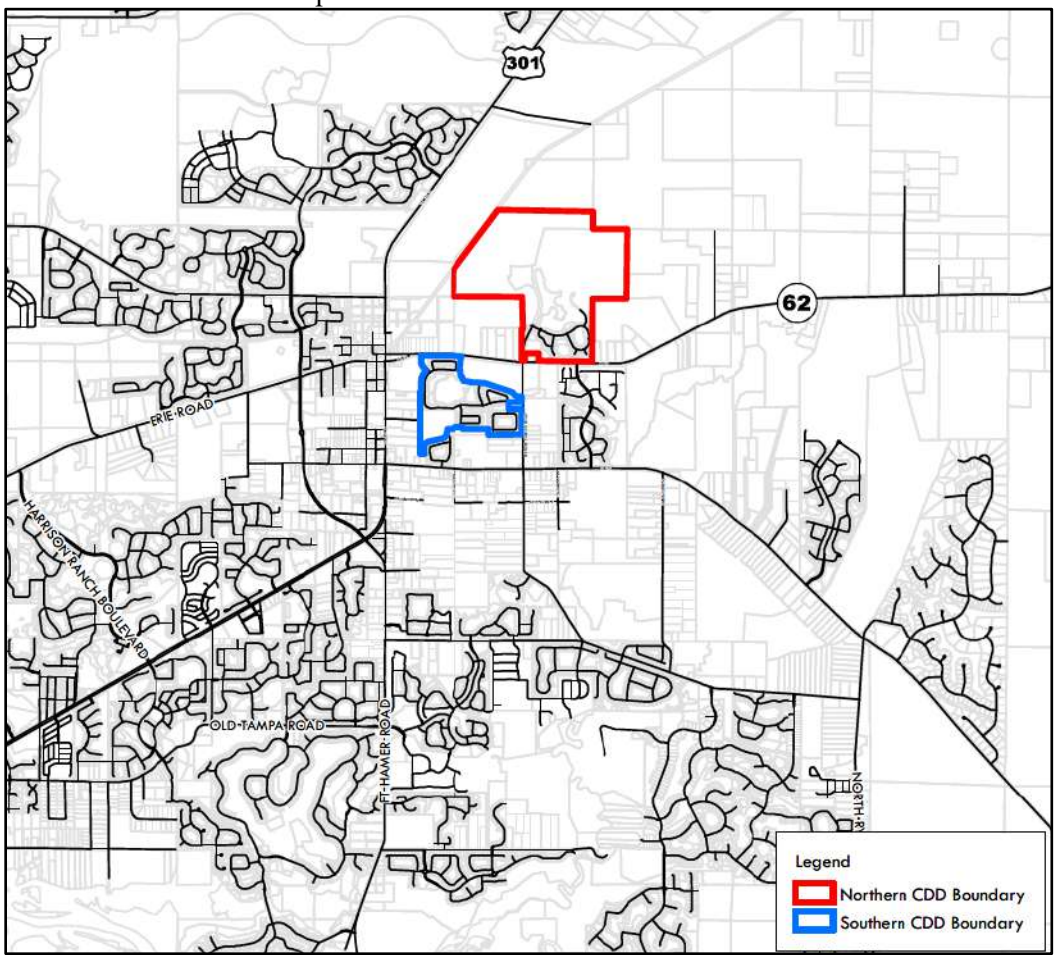
Net proceeds of the Assessment Area Five Bonds will be available to the District in the amount of approximately $4.5 million* to be applied to the funding and/or acquisition of a portion of the Assessment Area Five Project. The Developer will sign a completion agreement at closing of the Assessment Area Five Bonds, whereby it will agree to pay the costs of the Assessment Area Five Project not funded with proceeds of the Assessment Area Five Bonds. See "BONDOWNERS' RISKS – Insufficient Resources or Other Factors Causing Failure to Complete Development" herein for more information.

The District Engineer will certify that all permits necessary to construct the Assessment Area Five Project as set forth in the Engineer's Report have been obtained or are expected to be obtained in the ordinary course of business. In addition to the Engineer's Report, see "THE DEVELOPMENT – Development Approvals" for a more detailed description of the entitlement and permitting status of the Development. See "APPENDIX C: ENGINEER'S REPORT" for more information regarding the above-described improvements.

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* Preliminary, subject to change.

Set forth below is a sketch showing the general location of the District Lands. Assessment Area Five is located within the northern portion of the District Lands.



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ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS

Inframark, LLC prepared the Master Assessment Methodology Report, Assessment Area III, IV and V dated February 14, 2024 (the "Master Assessment Methodology Report"), [which has been supplemented by the Preliminary _____ Supplemental Methodology Report Assessment Area Five, dated [_____], 2026 (the "Supplemental Methodology Report" and, together with the Master Assessment Methodology Report, the "Assessment Methodology")], prepared by Inframark, LLC, a Texas limited liability company (the "Methodology Consultant"). The Assessment Methodology is included herein as APPENDIX D and sets forth an overall method for allocating the Assessment Area Five Special Assessments to be levied against the lands within Assessment Area Five within the District benefited by the Assessment Area Five Project and collected by the District as a result thereof. Once the final terms of the Assessment Area Five Bonds are determined, the Supplemental Methodology Report will be revised to reflect such final terms. Once levied and imposed, the Assessment Area Five Special Assessments are a first lien on the land against which assessed until paid or barred by operation of law, co-equal with other taxes and assessments levied by the District, including the operation and maintenance assessments, and other units of government. See "ENFORCEMENT OF ASSESSMENT COLLECTIONS" herein.

The Assessment Area Five Bonds are payable from and secured solely by the Assessment Area Five Pledged Revenues, which consist primarily of the revenues received by the District from the Assessment Area Five Special Assessments. The Assessment Area Five Special Assessments will initially be levied on the approximately 113.73 acres of land within Assessment Area Five. As lots are platted, the Assessment Area Four Special Assessments will be assigned to the 369 lots planned for Assessment Area Five on a first platted, first assigned basis in accordance with the Assessment Methodology. See APPENDIX D hereto for more information.

Assuming full platting of Assessment Area Five, the Assessment Area Five Special Assessments levied and allocated to platted units to pay debt service on the Assessment Area Five Bonds and the Assessment Area Five Bond par per unit are expected to be as follows:

Product	Planned Units	Annual Assessment Area Five Special Assessment*	Assessment Area Five Bonds Total Par Per Unit*
Townhome 18'	72	$ 440	$ 6,287
Townhome 22'	26	$ 440	$ 6,287
Single Family 40'	109	$ 978	$13,970
Single Family 50'	107	$1,222	$17,463
Single Family 60'	55	$1,466	$20,956
Total:	**369**		

* Preliminary, subject to change. Annual Assessment Area Five Special Assessments collected via the Uniform Method will include a gross up to account for fees of the Property Appraiser and Tax Collector and the statutory early payment discount.

Each homeowner in the District will pay annual taxes, fees and assessments on an ongoing basis as a result of its ownership of property within the District, including local ad valorem property taxes, the maintenance and operating assessments to be levied by the District, and homeowners' association fees to be levied by the homeowners' association. The District currently levies assessments to cover its operation and maintenance costs that range from approximately $[___] per unit annually to $[___] per unit annually, depending on product type, which amounts are subject to change. The land within the District has been and is expected to continue to be subject to taxes and assessments imposed by taxing authorities other than the District. The total ad valorem millage rate applicable to the District Lands in tax year 2025 was

approximately 13.3100 mills, which amount is subject to change on an annual basis. These taxes would be payable in addition to the Assessment Area Five Special Assessments and any other assessments levied by the District and other taxing authorities. In addition, exclusive of voter approved millages levied for general obligation bonds, as to which no limit applies, the County and the School District of Manatee County, Florida may each levy ad valorem taxes upon the land in the District. The District has no control over the level of ad valorem taxes and/or special assessments levied by other taxing authorities. It is possible that in future years taxes levied by these other entities could be substantially higher than in the current year. See "BONDOWNERS RISKS" and "THE DEVELOPMENT – Taxes, Fees and Assessments" for more information, including proposed associations' assessments.

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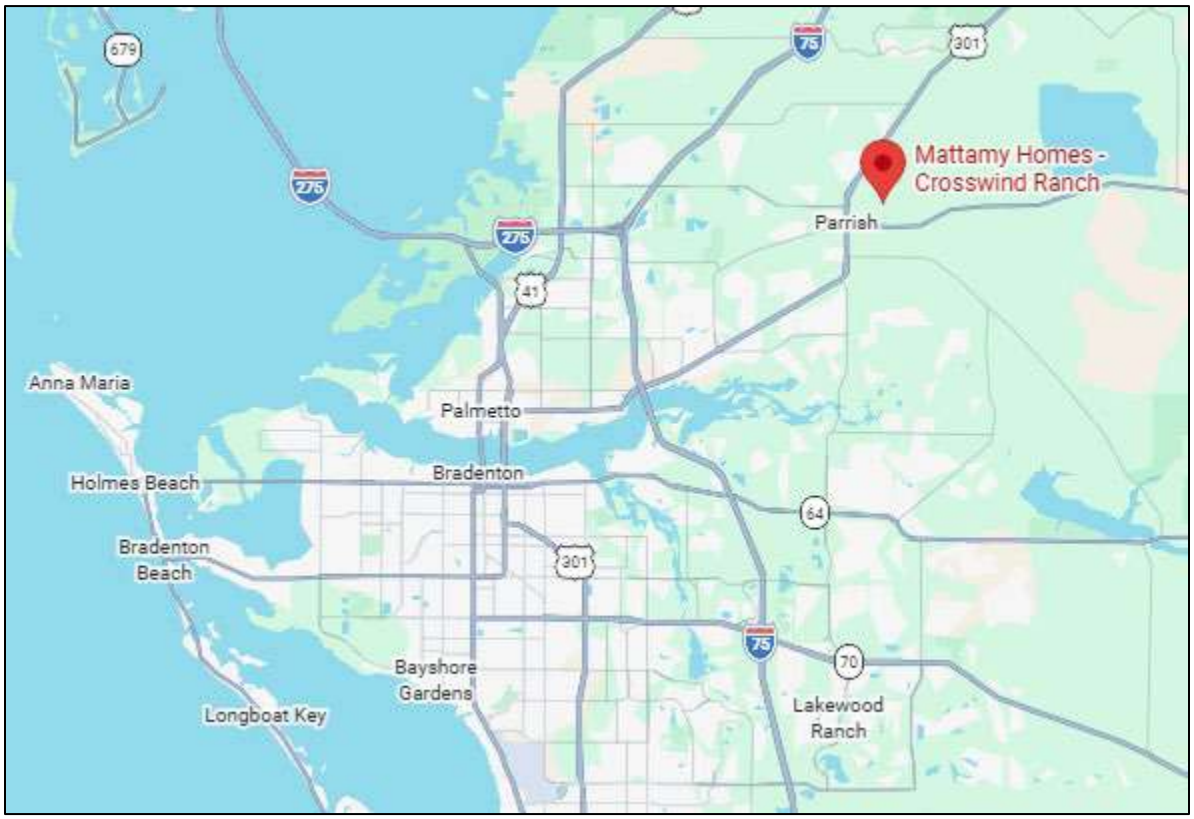
The information appearing below under the captions "THE DEVELOPMENT" and "THE DEVELOPER" has been furnished by the Developer for inclusion in this Limited Offering Memorandum and, although believed to be reliable, such information has not been independently verified by Bond Counsel, Disclosure Counsel, the District or its counsel, or the Underwriter or its counsel, and no persons other than the Developer make any representation or warranty as to the accuracy or completeness of such information supplied by such entities. The following information is provided by the Developer as a means for the prospective bondholders to understand the anticipated development plan and risks associated with the Development. The Developer is neither guaranteeing payment of the Assessment Area Five Bonds nor the Assessment Area Five Special Assessments.

THE DEVELOPMENT

General Overview

The District Lands include approximately 792.3 acres, which are being developed to contain two single-family communities: (i) a 472-unit community known as "Crosswind Point" and an approximately 1,073-unit community known as "Crosswind Ranch" (collectively, the "Development"). The Development is located in northeastern Manatee County on both the north and south sides of State Road 62. Main access to the Development is from State Road 62, with secondary access from Spencer Parrish Road.

The Development is located within the rapidly growing Parrish submarket with shopping, dining, and entertainment options available within a short drive. On a regional level, the Development is centrally located between Bradenton-Sarasota and Tampa-St. Petersburg, with drives to each of approximately 30 minutes. With land becoming increasingly scarce in southern Hillsborough County, development activity has moved into northern Manatee County, which abuts southern Hillsborough County. Set forth below is a map which depicts the location of the Development.



The District has created multiple assessment areas associated with its development phasing and has issued its Prior Bonds to finance portions of the Assessment Area One Project, the Assessment Area Two Project, the Assessment Area Three Project and the Assessment Area Four Project. See "THE DISTRICT – Outstanding Indebtedness" and "CAPITAL IMPROVEMENT PROGRAM AND THE ASSESSMENT AREA FIVE PROJECT" here and " – Update on Prior Phases" below for more information regarding the District's Prior Bonds and prior Assessment Areas.

Assessment Area Five corresponds to Phase IV of Crosswind Ranch and contains approximately 113.73 acres of land planned for 369 single-family and townhome units. The Assessment Area Five Bonds are being issued to finance a portion of the Assessment Area Five Project. See "CAPITAL IMPROVEMENT PROGRAM AND THE ASSESSMENT AREA FIVE PROJECT" herein. The Assessment Area Five Bonds will be secured by the Assessment Area Five Special Assessments, which will initially be levied on the approximately 113.73 acres of land within Assessment Area Five. As lots are platted, the Assessment Area Five Special Assessments will be assigned to the 369 lots planned for Assessment Area Five on a first-platted, first-assigned basis as set forth in the Assessment Methodology. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein.

Mattamy Tampa/Sarasota LLC, a Delaware limited liability company (the "Developer") is the [primary] owner of the land in Assessment Area Five and is serving as land developer and homebuilder for Assessment Area Five. See "THE DEVELOPER" herein for more information.

Sales and vertical construction within Assessment Area Five [commenced/are expected to commence] in [_____ 202_]. [As of July __, 2026, approximately ___ homes have closed with end users, with an additional __ homes are under contract pending closing, and approximately ___ homes are currently under construction within Assessment Area Five.] See " –Development Plan and Status" below for more information.

Assessment Area Five is planned to contain approximately 369 residential units consisting of (i) 72 townhomes on 18' lots, (ii) 26 townhomes on 22' lots, (iii) 109 single-family homes on 40' lots, (iv) 107 single-family homes on 50' lots, and (v) 55 single-family homes on 55' lots. Townhomes are expected to range in size from approximately [1,500] square feet to approximately [2,200] square feet, with prices ranging from [$250,000 to $350,000]. Single-family homes are expected to range in size from approximately [1,500] square feet to approximately [4,250] square feet, with prices ranging from [$350,000 to $910,000]. The Development will be marketed to both first-time buyers and move-up buyers. See " – Residential Product Offerings" herein for more information.

Update on Prior Phases

Assessment Area One. Assessment Area One consists of the 472 single-family lots within Crosswind Point. All 472 single-family residential lots planned for Assessment Area One have been developed and platted and have closed with Homes by West Bay or its affiliate Casa Fresca, which are the homebuilders for Assessment Area One. As of March 31, 2026, approximately 451 homes had sold and closed with end users, and an additional three homes had sold pending closing.

Assessment Area Two. Assessment Area Two corresponds to Phase IA of Crosswind Ranch and is planned for 125 single-family homes at buildout. All 125 single-family residential lots planned for Assessment Area Two have been developed, platted, and closed Homes by West Bay, the sole homebuilder for Assessment Area Two. As of March 31, 2026, approximately 123 homes had sold and closed with end users.

Assessment Area Three. Assessment Area Three corresponds to Phases IB, II and V of Crosswind Ranch, contains approximately 250 acres of land, which are planned for 319 single-family homes at buildout. As of March 31, 2026, 166 lots within Assessment Area Three had been developed and platted. As of March 31, 2026, 153 lots had closed with Homes by West Bay and Casa Fresca, which are the homebuilders for Assessment Area Three, 40 homes had sold and closed with end users, and an additional five homes had sold pending closing.

Assessment Area Four. Assessment Area Four corresponds to Phase III of Crosswind Ranch, which contains approximately 51.76 acres of land and is planned for 259 single-family and townhome units. All 259 residential lots planned for Assessment Area Four have been developed and platted. The Developer is the sole homebuilder for Assessment Area Four. As of March 31, 2026, approximately 20 homes had sold and closed with end users, and an additional 15 homes had sold pending closing.

Land Acquisition and Finance Plan

The Developer acquired title to Assessment Area Four and Assessment Area Five, which together comprise approximately 165.49 acres planned for 625 lots, on January 31, 2024, for a purchase price of approximately $28,716,000. [The land within Assessment Area Five is not subject to a mortgage.]

The total expected land development costs for Assessment Area Five will be approximately $[_____], which includes the Assessment Area Five Project. As of July [__], 2026, approximately $[_____] has been spent toward land development associated with Assessment Area Five. Net proceeds of the Assessment Area Five Bonds will be available to the District in the amount of approximately $4.5 million* to be applied to the funding and/or acquisition of a portion of the Assessment Area Five Project. Costs not funded by net proceeds of the Assessment Area Five Bonds are expected to be funded by the Developer. The Developer will enter into a completion agreement at closing on the Assessment Area Five Bonds whereby it will agree to fund any costs of the Assessment Area Five Project not funded with proceeds of the Assessment Area Five Bonds. See also "BONDOWNERS' RISKS – Insufficient Resources or Other Factors Causing Failure to Complete Development" herein.

Development Plan and Status

Land development associated with Assessment Area Five commenced in [_____ 202_]. Assessment Area Five is broken into two phases of land development, IVA and IVB. The expected product mix and development status by sub-phase for Assessment Area Five is set forth below:

Product	Phase IVA	Phase IVB	Total
Townhome 18'	72	0	72
Townhome 22'	26	0	26
Single-Family 40'	0	109	109
Single-Family 50'	0	107	107
Single-Family 60'	55	0	55
Total AA5	**153**	**216**	**369**

Phase IVA. Development of Phase IVA, which is planned to contain 153 lots, commenced in [_____ 202_], with anticipated completion in the [_____] quarter of 20[__]. A final plat for the 153 lots planned for Phase IVA [was recorded/is expected to be recorded] in [_____ 202_].

* Preliminary, subject to change.

Phase IVB. Development of Phase IVB, which is planned to contain 216 lots, commenced in [_____ 202_], with anticipated completion in the [_____] quarter of 20[__]. A final plat for the 216 lots planned for Phase IVA [was recorded/is expected to be recorded] in [_____ 202_].

Sales and vertical construction within Assessment Area Five [commenced/are expected to commence] in [_____ 202_]. [As of July __, 2026, approximately ___ homes have closed with end users, an additional __ homes are under contract pending closing, and approximately ___ homes are currently under construction within Assessment Area Five.]

Closings with homebuyers within Assessment Area Five [are expected to commence] in [_____ 202_]. It is expected that approximately [___] homes within Assessment Area Five will be sold and closed per year until buildout. These anticipated absorption rates are based upon estimates and assumptions made by the Developer that are inherently uncertain, though considered reasonable by the Developer, and are subject to significant business, economic, and competitive uncertainties, and contingencies, all of which are difficult to predict and many of which are beyond the control of the Developer. As a result, there can be no assurance such absorption rates will occur or be realized in the time frames anticipated.

Residential Product Offerings

The Development will target both first-time buyers and move-up buyers. The following table reflects the Developer's current expectations for the homes to be constructed in Assessment Area Five, all of which are subject to change.

Product Type	Est. Home Sizes (square feet)	Expected Home Price
Townhome 18'	[1,500 – 1,900]	[$250,000 - $350,000]
Townhome 22'	[1,800 – 2,200]	[$250,000 - $350,000]
Single-Family 40'	[1,500 – 2,319]	[$350,000 - $450,000]
Single-Family 50'	[2,101 – 3,380]	[$530,000 - $630,000]
Single-Family 60'	[2,535 – 4,218]	[$730,000 - $910,000]

Development Approvals

Upon its acquisition of the land within Assessment Area Five, the Developer entered into a Development Agreement (Crosswinds Ranch Phases 3 and 4) (the "Development Agreement") with an affiliate of Homes by West Bay, LLC, a Florida limited liability company, and HBWB Development Services, LLC, a Florida limited liability company, the Assessment Area Three builder and developer, whereby such affiliate agreed, among other things, to permit and complete the construction of water, sewer and reclaimed improvements associated with Assessment Area Five, as well as the Road Extension improvements associated with Assessment Area Five. The Development Agreement further provides the Developer the option to takeover and complete such work in the event it is not timely performed. In addition, the Development Agreement outlines certain rights and obligations between the parties to cooperate during earthwork operations to ensure the necessary fill dirt is available to balance the site. [Confirm completion status, total cost and amount spent to date]

[outstanding permits / material development obligations]

The District Engineer will certify that all permits and approvals necessary to complete the Assessment Area Five Project as set forth in the Engineer's Report have been received by jurisdictional

agencies to allow for the use contemplated herein or are expected to be received in the ordinary course. See "BONDOWNERS' RISKS – Regulatory and Environmental Risks" herein.

Environmental

A Phase I Environmental Site Assessment was performed on the District Lands north of State Road 62, including Assessment Area Five, in October 2020 (the "2020 ESA"). The 2020 ESA revealed no recognized environmental conditions on the subject lands.

In addition, a Phase I Environmental Site Assessment was performed on the land within the District, including Assessment Area Five, in January 2024 (the "2024 ESA"). The 2024 ESA likewise revealed no recognized environmental conditions on the subject lands.

See "BONDOWNERS' RISKS – Regulatory and Environmental Risks" herein for more information regarding potential environmental risks.

Taxes, Fees and Assessments

The Assessment Area Five Bonds are payable from and secured solely by the Assessment Area Five Pledged Revenues, which consist primarily of the revenues received by the District from the Assessment Area Five Special Assessments. The Assessment Area Five Special Assessments will initially be levied on the approximately 113.73 acres of land within Assessment Area Five. As lots are platted, the Assessment Area Four Special Assessments will be assigned to the 369 lots planned for Assessment Area Five on a first platted, first assigned basis in accordance with the Assessment Methodology. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein.

Assuming full platting of Assessment Area Five, the Assessment Area Five Special Assessments levied and allocated to platted units to pay debt service on the Assessment Area Five Bonds and the Assessment Area Five Bond par per unit are expected to be as follows:

Product	Planned Units	Annual Assessment Area Five Special Assessment*	Assessment Area Five Bonds Total Par Per Unit*
Townhome 18'	72	$ 440	$ 6,287
Townhome 22'	26	$ 440	$ 6,287
Single Family 40'	109	$ 978	$13,970
Single Family 50'	107	$1,222	$17,463
Single Family 60'	55	$1,466	$20,956
Total:	**369**		

* Preliminary, subject to change. Annual Assessment Area Five Special Assessments collected via the Uniform Method will include a gross up to account for fees of the Property Appraiser and Tax Collector and the statutory early payment discount.

The District currently levies assessments to cover its operation and maintenance costs that range from approximately $[___] per unit annually to $[___] per unit annually, depending on product type, which amounts are subject to change. In addition, residents in Assessment Area Five will be required to pay homeowners' association fees, which are currently between $[____] to $[____] per lot per year, which amounts are subject to change. The land within the District has been and is expected to continue to be subject to taxes and assessments imposed by taxing authorities other than the District. The total ad valorem millage rate applicable to the District Lands in tax year 2025 was approximately 13.3100 mills, which

amount is subject to change on an annual basis. These taxes would be payable in addition to the Assessment Area Five Special Assessments and any other assessments levied by the District and other taxing authorities. In addition, exclusive of voter approved millages levied for general obligation bonds, as to which no limit applies, the County and the School District of Manatee County, Florida may each levy ad valorem taxes upon the land in the District. The District has no control over the level of ad valorem taxes and/or special assessments levied by other taxing authorities. It is possible that in future years taxes levied by these other entities could be substantially higher than in the current year.

Amenities

A pool and cabana were constructed within Assessment Area One of the District at a total cost of approximately $1.6 million (collectively, the "Amenity"). Construction of the Amenity is complete. The Amenity will be owned and maintained by the District. [There is a future amenity center planned that will include a pool, community building, dog park, and pickleball courts.][Confirm this amenity constructed or under construction, the expected start, completion, and cost] [All residents within the Development / Assessment Area Five will have access the future amenity center.]

Utilities

Electric utilities will be provided to the Development by Florida Power and Light. Potable water, reclaimed water and sanitary sewer service to the Development will be provided by Manatee County Utilities.

Education

The public schools for children residing in the Development are expected to be Annie Lucy Williams Elementary School, Buffalo Creek Middle School and Parrish Community High School, which are located approximately 3.5 miles, 6 miles and 2 miles from the Development, respectively, and which were rated A, B and B, respectively, by the Florida Department of Education in 2026. The Manatee County School Board may change school boundaries from time to time and there is no requirement that students residing in the Development be permitted to attend the schools which are closest to the Development.

Competition

The Development is expected to compete with projects in the Manatee County market, which include [North River Ranch, Bay View, SaltMeadows, Summerwoods, Isles of BayView, Aviary at Rutland Ranch, Cypress Glen at River Wilderness, Windwater, The Willows, Wildleaf, and Bella Lago.] The foregoing does not purport to summarize all of the existing or planned communities in the area of the Development.

Development Agreements

The Developer will enter into a completion agreement that will obligate the Developer to complete any portions of the Assessment Area Five Project not funded with proceeds of the Assessment Area Five Bonds.

In addition, the Developer will execute and deliver to the District a Collateral Assignment and Assumption of Development Rights (the "Collateral Assignment"), pursuant to which the Developer will collaterally assign to the District, to the extent assignable and to the extent that they are solely owned or controlled by the Developer, development rights relating to the Assessment Area Five Project. That said, the Developer has previously granted similar rights ("Prior Collateral Assignments") in connection with the

issuance of the Assessment Area Four Bonds, and such rights under such Prior Collateral Assignments are superior to and may take priority over the rights granted under the Collateral Assignments. In addition, any mortgagees may have certain development rights and other rights assigned to it under the terms of their mortgage relating to the Development, which may be superior to such rights that might otherwise be assigned to the District under the terms of the Collateral Assignment. Notwithstanding such Collateral Assignment, in the event the District forecloses on the lands subject to the Assessment Area Five Special Assessments as a result of the Developer's or subsequent landowners' failure to pay such assessments, there is a risk that the District, or its designee, if any, will not have all of the permits and entitlements necessary to complete the Assessment Area Five Project or the development of Assessment Area Five.

Finally, the Developer will also enter into True-Up Agreement in connection with its obligations to pay true-up payments in the event that debt levels remaining on unplatted lands in Assessment Area Five increase above the maximum debt levels set forth in the Assessment Methodology. See "APPENDIX D: ASSESSMENT METHODOLOGY" herein for additional information regarding the "true-up mechanism."

Such obligations of the Developer are unsecured obligations. See "BONDOWNERS' RISKS – Insufficient Resources or Other Factors Causing Failure to Complete Development" and "THE DEVELOPER" herein for more information regarding the respective entities.

THE DEVELOPER

Mattamy Tampa/Sarasota LLC, a Delaware limited liability company (the "Developer") owns [all] of the land within Assessment Area Five and will serve as the land developer and homebuilder for Assessment Area Five.

The Developer is an ultimate subsidiary of Mattamy Group Corporation, a Canadian corporation, which does business under the fictitious name of Mattamy Homes ("Mattamy"). Mattamy is a privately held corporation and one of the largest privately owned homebuilders in North America. Originally established in 1978 in Ontario, Canada by Peter Gilgan, Mattamy is now Canada's largest new home construction and development firm, with homes built in communities that stretch across the Greater Toronto Area, as well as in Ottawa, Calgary, and Edmonton. With operations across Canada and the United States, Mattamy has sold over 100,000 homes in hundreds of communities and is a leading homebuilding brand in North America. Mattamy is currently represented in eleven US metropolitan areas – Raleigh, Charlotte, Phoenix, Tucson, Jacksonville, Orlando, Naples, Tampa, Sarasota, Southeast Florida, and Dallas.

The scope of Mattamy's operations encompasses land acquisition, community design and development, and housing and parkland design and construction, with particular emphasis on creating complete communities. Mattamy offers personalized homes in desired locations across a wide variety of demographics, price points, and ages and stages in life. Its core market includes first-time homebuyers and move-up families, as well as the empty-nester and second-home segments.

Neither the Developer nor Mattamy is guaranteeing payment of the Assessment Area Five Bonds or the Assessment Area Five Special Assessments. None of the entities listed herein, except as set forth herein, has entered into any agreements in connection with the issuance of the Assessment Area Five Bonds.

TAX MATTERS

Federal Income Taxes

The delivery of the Assessment Area Five Bonds is subject to the opinion of GrayRobinson, P.A., Bond Counsel, to the effect that the interest on the Assessment Area Five Bonds is excluded from gross

income of the owners thereof for federal income tax purposes. The Internal Revenue Code of 1986, as amended (the "Code"), imposes certain requirements that must be met subsequent to the issuance and delivery of the Assessment Area Five Bonds for interest thereon to be and remain excluded from gross income for federal income tax purposes. Noncompliance with such requirements could cause the interest on the Assessment Area Five Bonds to be included in gross income for federal income tax purposes retroactive to the date of issue of the Assessment Area Five Bonds. Pursuant to the Indenture and the Tax Certificate, the District has covenanted to comply with the applicable requirements of the Code in order to maintain the exclusion of the interest on the Assessment Area Five Bonds from gross income for federal income tax purposes pursuant to Section 103 of the Code. The opinion of Bond Counsel on federal tax matters with respect to the Assessment Area Five Bonds will be based on and will assume the accuracy of certain representations and certifications of the District and the Developer, and compliance with certain covenants of the District to be contained in the transcript of proceedings. Bond Counsel will not independently verify the accuracy of those certifications and representations.

In the opinion of Bond Counsel, under existing law and assuming compliance with the aforementioned covenant, and the accuracy of certain representations and certifications made by the District described above, interest on the Assessment Area Five Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Code. Bond Counsel, is also of the opinion that such interest is not treated as a preference item in calculating the alternative minimum tax imposed under the Code. However, interest on the Assessment Area Five Bonds will be taken into account in computing the alternative minimum tax imposed on certain corporations under the Code to the extent that such interest is included in the "adjusted financial statement income" of such corporations.

State Taxes

Bond Counsel is of the opinion that the Assessment Area Five Bonds and the interest thereon will not be subject to taxation under the laws of the State, except estate taxes and taxes under Chapter 220, Florida Statutes, as amended, on interest, income or profits on debt obligations owned by corporations as defined therein. Bond Counsel expresses no opinion as to other State or local tax consequences arising with respect to the Assessment Area Five Bonds or as to the taxability of the Assessment Area Five Bonds or the income therefrom under the laws of any state other than the State.

[Original Issue Discount and Premium Bonds]

[Certain of the Assessment Area Five Bonds ("Discount Bonds") may be offered and sold to the public at an original issue discount ("OID"). OID is the excess of the stated redemption price at maturity (the principal amount) over the "issue price" of a Discount Bond determined under Code Section 1273 or 1274 (i.e., for obligations issued for money in a public offering, the initial offering price to the public (other than to bond houses and brokers) at which a substantial amount of the obligation of the same maturity is sold pursuant to that offering). For federal income tax purposes, OID accrues to the owner of a Discount Bond over the period to maturity based on the constant yield method, compounded semiannually (or over a shorter permitted compounding interval selected by the owner). The portion of OID that accrues during the period of ownership of a Discount Bond (i) is interest excludable from the owner's gross income for federal income tax purposes to the same extent, and subject to the same considerations discussed above, as other interest on the Assessment Area Five Bonds, and (ii) is added to the owner's tax basis for purposes of determining gain or loss on the maturity, redemption, prior sale or other disposition of that Discount Bond.

Certain of the Assessment Area Five Bonds ("Premium Bonds") may be offered and sold to the public at a price in excess of their stated redemption price (the principal amount) at maturity (or earlier for certain Premium Bonds callable prior to maturity). That excess constitutes bond premium. For federal income tax purposes, bond premium is amortized over the period to maturity of a Premium Bond, based on

the yield to maturity of that Premium Bond (or, in the case of a Premium Bond callable prior to its stated maturity, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on that Premium Bond), compounded semiannually (or over a shorter permitted compounding interval selected by the owner). No portion of that bond premium is deductible by the owner of a Premium Bond. For purposes of determining the owner's gain or loss on the sale, redemption (including redemption at maturity) or other disposition of a Premium Bond, the owner's tax basis in the Premium Bond is reduced by the amount of bond premium that accrues during the period of ownership. As a result, an owner may realize taxable gain for federal income tax purposes from the sale or other disposition of a Premium Bond for an amount equal to or less than the amount paid by the owner for that Premium Bond.

Owners of Discount and Premium Bonds should consult their own tax advisers as to the determination for federal income tax purposes of the amount of OID or bond premium properly accruable in any period with respect to the Discount or Premium Bonds and as to other federal tax consequences, and the treatment of OID and bond premium for purposes of state and local taxes on, or based on, income.]

Ancillary Tax Matters

Ownership of the Assessment Area Five Bonds may result in other federal tax consequences to certain taxpayers, including, without limitation, certain S corporations, foreign corporations with branches in the United States, property and casualty insurance companies, individuals receiving Social Security or Railroad Retirement benefits, individuals seeking to claim the earned income credit, and taxpayers (including banks, thrift institutions and other financial institutions) who may be deemed to have incurred or continued indebtedness to purchase or to carry the Assessment Area Five Bonds. Prospective investors are advised to consult their own tax advisors regarding these rules.

Interest paid on tax-exempt obligations such as the Assessment Area Five Bonds is subject to information reporting to the IRS in a manner similar to interest paid on taxable obligations. In addition, interest on the Assessment Area Five Bonds may be subject to backup withholding if such interest is paid to a registered owner that (a) fails to provide certain identifying information (such as the registered owner's taxpayer identification number) in the manner required by the IRS, or (b) has been identified by the IRS as being subject to backup withholding.

Bond Counsel is not rendering any opinion as to any federal tax matters other than those described in the opinions attached as APPENDIX B. Prospective investors, particularly those who may be subject to special rules described above, are advised to consult their own tax advisors regarding the federal tax consequences of owning and disposing of the Assessment Area Five Bonds, as well as any tax consequences arising under the laws of any state or other taxing jurisdiction.

Changes in Law and Post Issuance Events

Legislative or administrative actions and court decisions, at either the federal or state level, could have an adverse impact on the potential benefits of the exclusion from gross income of the interest on the Assessment Area Five Bonds for federal or state income tax purposes, and thus on the value or marketability of the Assessment Area Five Bonds. This could result from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), repeal of the exclusion of the interest on the Assessment Area Five Bonds from gross income for federal or state income tax purposes, or otherwise. It is not possible to predict whether any legislative or administrative actions or court decisions having an adverse impact on the federal or state income tax treatment of holders of the Assessment Area Five Bonds may occur. Prospective purchasers of the Assessment Area Five Bonds

should consult their own tax advisors regarding the impact of any change in law on the Assessment Area Five Bonds.

Bond Counsel's opinions will be based on existing law, which is subject to change. Bond Counsel has not undertaken to advise in the future whether any events after the date of issuance and delivery of the Assessment Area Five Bonds may affect the tax status of interest on the Assessment Area Five Bonds. Bond Counsel expresses no opinion as to any federal, state or local tax law consequences with respect to the Assessment Area Five Bonds, or the interest thereon, if any action is taken with respect to the Assessment Area Five Bonds or the proceeds thereof upon the advice or approval of other counsel. Moreover, the opinions of Bond Counsel are not a guarantee of a particular result and are not binding on the IRS or the courts; rather, such opinions represent Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinions.

AGREEMENT BY THE STATE

Under the Act, the State pledges to the holders of any bonds issued thereunder, including the Assessment Area Five Bonds, that it will not limit or alter the rights of the issuer of such bonds, including the District, to own, acquire, construct, reconstruct, improve, maintain, operate or furnish the projects, including the portion of the Assessment Area Five Project funded by the Assessment Area Five Bonds, subject to the Act or to levy and collect taxes, assessments, rentals, rates, fees and other charges provided for in the Act and to fulfill the terms of any agreement made with the holders of such bonds and that it will not in any way impair the rights or remedies of such holders.

LEGALITY FOR INVESTMENT

The Act provides that bonds issued by community development districts are legal investments for savings banks, banks, trust companies, insurance companies, executors, administrators, trustees, guardians, and other fiduciaries, and for any board, body, agency, instrumentality, county, municipality or other political subdivision of the State, and constitute securities that may be deposited by banks or trust companies as security for deposits of state, county, municipal or other public funds, or by insurance companies as required or voluntary statutory deposits.

SUITABILITY FOR INVESTMENT

In accordance with applicable provisions of Florida law, the Assessment Area Five Bonds may initially be sold by the District only to "accredited investors" within the meaning of Chapter 517, Florida Statutes, and the rules of the Florida Department of Financial Services promulgated thereunder. The limitation of the initial offering to accredited investors does not denote restrictions on transfers in any secondary market for the Assessment Area Five Bonds. Investment in the Assessment Area Five Bonds poses certain economic risks. No dealer, broker, salesman or other person has been authorized by the District or the Underwriter to give any information or make any representations, other than those contained in this Limited Offering Memorandum, and, if given or made, such other information or representations must not be relied upon as having been authorized by either of the foregoing.

ENFORCEABILITY OF REMEDIES

The remedies available to the owners of the Assessment Area Five Bonds upon an event of default under the Indenture are in many respects dependent upon judicial actions, which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including the federal bankruptcy code, the remedies specified by the Indenture and the Assessment Area Five Bonds may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the

delivery of the Assessment Area Five Bonds will be qualified, as to the enforceability of the remedies provided in the various legal instruments, by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors and enacted before or after such delivery.

LITIGATION

The District

There is no litigation of any nature now pending or, to the knowledge of the District, threatened, seeking to restrain or enjoin the issuance, sale, execution or delivery of the Assessment Area Five Bonds, or in any way contesting or affecting (i) the validity of the Assessment Area Five Bonds or any proceedings of the District taken with respect to the issuance or sale thereof, (ii) the pledge or application of any moneys or security provided for the payment of the Assessment Area Five Bonds, (iii) the existence or powers of the District or (iv) the validity of the Assessment Proceedings.

The Developer

The Developer has represented that there is no litigation of any nature now pending or, to the knowledge of the Developer, threatened, which could reasonably be expected to have a material and adverse effect upon the development of Assessment Area Five or the completion of the Assessment Area Five Project as described herein, or materially and adversely affect the ability of the Developer to pay the Assessment Area Five Special Assessments imposed against the land within Assessment Area Five owned by the Developer, or to otherwise perform its various obligations described in this Limited Offering Memorandum.

CONTINGENT FEES

The District has retained Bond Counsel, Disclosure Counsel, District Counsel, the Consulting Engineer, the District Manager/Methodology Consultant, the Underwriter (who has retained Underwriter's Counsel) and the Trustee (which has retained Trustee's counsel), with respect to the authorization, sale, execution and delivery of the Assessment Area Five Bonds. Except for the payment of certain fees to District Counsel, the Consulting Engineer and the District Manager, the payment of fees of the other professionals is each contingent upon the issuance of the Assessment Area Five Bonds.

NO RATING

No application for a rating for the Assessment Area Five Bonds has been made to any rating agency, nor is there any reason to believe that an investment grade rating for the Assessment Area Five Bonds would have been obtained if application had been made.

EXPERTS

The Engineer's Report included in APPENDIX C to this Limited Offering Memorandum has been prepared by Clearview Land Design, P.L., Tampa, Florida, the District Engineer. APPENDIX C should be read in its entirety for complete information with respect to the subjects discussed therein. Inframark, LLC, Tampa, Florida, as Methodology Consultant, has prepared the Assessment Methodology set forth as APPENDIX D hereto. APPENDIX D should be read in its entirety for complete information with respect to the subjects discussed therein. As a condition to closing on the Assessment Area Five Bonds, both the District Engineer and the Methodology Consultant will consent to the inclusion of their reports in this Limited Offering Memorandum. The Assessment Methodology is being included herein as a publicly available document and consent from the prior methodology consultant has not been requested.

FINANCIAL INFORMATION

This District will covenant in the Continuing Disclosure Agreement, the proposed form of which is set forth in APPENDIX E hereto, to provide its annual audited financial statements to certain information repositories as described in APPENDIX E, commencing with the audit for the District fiscal year ending September 30, 2026. Attached hereto as APPENDIX F is a copy of the District's audited financial statements for the District's fiscal year ended September 30, 2025, as well as the District's unaudited monthly financial statements for the period ended May 31, 2026. Such financial statements, including the auditor's report included within the audited financial statements, have been included in this Limited Offering Memorandum as public documents and consent from the auditor was not requested. Further, the auditors have not performed any services related to, and therefore are not associated with, the preparation of this Limited Offering Memorandum.

By the end of the first full fiscal year after its creation, each community development district in Florida must have a separate website with certain information as set forth in Section 189.069, F.S., including, without limitation, the district's proposed and final budgets and audit. Additional information regarding the District's website is available from the District Manager at the address set forth under "THE DISTRICT – The District Manager and Other Consultants."

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Section 517.051, Florida Statutes, and the regulations promulgated thereunder requires that the District make a full and fair disclosure of any bonds or other debt obligations that it has issued or guaranteed and that are or have been in default as to principal or interest at any time after December 31, 1975 (including bonds or other debt obligations for which it has served only as a conduit issuer such as industrial development or private activity bonds issued on behalf of private business). The District is not and has never been in default as to principal and interest on its bonds or other debt obligations.

CONTINUING DISCLOSURE

The District and the Developer will enter into the Continuing Disclosure Agreement (the "Disclosure Agreement") in the proposed form of APPENDIX E, for the benefit of the Assessment Area Five Bondholders (including owners of beneficial interests in such Assessment Area Five Bonds), to provide certain financial information and operating data relating to the District and the Development by certain dates prescribed in the Disclosure Agreement (the "Reports") with the MSRB through the MSRB's EMMA system. The specific nature of the information to be contained in the Reports is set forth in "APPENDIX E: PROPOSED FORM OF CONTINUING DISCLOSURE AGREEMENT." Under certain circumstances, the failure of the District or the Developer to comply with their respective obligations under the Disclosure Agreement constitutes an event of default thereunder. Such a default will not constitute an event of default under the Indenture, but such event of default under the Disclosure Agreement would allow the Assessment Area Five Bondholders (including owners of beneficial interests in such Assessment Area Five Bonds) to bring an action for specific performance.

The District has previously entered into continuing disclosure undertakings pursuant to Rule 15c2-12, promulgated under the Securities Exchange Act of 1934, as amended (the "Rule"), with respect to its Prior Bonds. [A review of filings made pursuant to such prior undertakings indicates that certain filings required to be made by the District were not timely filed and that notice of such late filings was not provided.] The District will appoint the District Manager as the dissemination agent in the Disclosure Agreement and anticipates satisfying all future disclosure obligations required pursuant to the Disclosure Agreement.

The Developer has previously entered into continuing disclosure undertakings pursuant to the Rule, with respect to the District's Assessment Area Four Bonds and other community development districts. [A review of filings made pursuant to such prior undertakings indicates that certain filings required to be made by the Developer were either not filed or not timely filed and that notice of such missed or late filings was not always provided. In addition, certain required filing information was inadvertently omitted.] The Developer anticipates satisfying all future disclosure obligations required pursuant to the Disclosure Agreement.

UNDERWRITING

FMSbonds, Inc. (the "Underwriter") has agreed, pursuant to a contract with the District, subject to certain conditions, to purchase the Assessment Area Five Bonds from the District at a purchase price of $_____ (representing the par amount of the Assessment Area Five Bonds [plus/less net original issue premium/discount of $_____ and] less an Underwriter's discount of $_____). The Underwriter's obligations are subject to certain conditions precedent and, upon satisfaction or waiver of such conditions, the Underwriter will be obligated to purchase all of the Assessment Area Five Bonds if any are purchased.

The Assessment Area Five Bonds may be offered and sold to certain dealers, banks and others at prices lower than the initial offering prices, and such initial offering prices may be changed from time to time by the Underwriter.

VALIDATION

Bonds issued pursuant to the terms of the Master Indenture have been validated by judgments of the Circuit Court of the Twelfth Judicial Circuit of Florida in and for the County, rendered on February 3, 2020 and June 27, 2023. The period of time during which an appeal can be taken from such judgments has expired without an appeal having been taken.

LEGAL MATTERS

Certain legal matters related to the authorization, sale and delivery of the Assessment Area Five Bonds are subject to the approval of GrayRobinson, P.A., Tampa, Florida, Bond Counsel. Certain legal matters will be passed upon for the District by its counsel Straley Robin Vericker P.A., Tampa, Florida, as District Counsel, and GrayRobinson, P.A., Tampa, Florida, as Disclosure Counsel. Certain legal matters will be passed upon for the Developer (as defined herein) by its counsel, Kilinski | Van Wyk PLLC, Tallahassee, Florida. The Underwriter is represented by Nabors, Giblin & Nickerson, P.A., Tampa, Florida. GrayRobinson, P.A. represents the Underwriter in unrelated matters.

Bond Counsel's opinion included herein is based on existing law, which is subject to change. Such opinion is further based on factual representations made to Bond Counsel as of the date hereof. Bond Counsel assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel's opinion is not a guarantee of a particular result, and is not binding on the Internal Revenue Service or the courts; rather, such opinion represents Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

MISCELLANEOUS

Any statements made in this Limited Offering Memorandum involving matters of opinion or estimates, whether or not expressly so stated, are set forth as such and not as representations of fact, and no representations are made that any of the estimates will be realized.

The references herein to the Assessment Area Five Bonds and other documents referred to herein are brief summaries of certain provisions thereof. Such summaries do not purport to be complete and reference is made to such documents for full and complete statements of such provisions.

This Limited Offering Memorandum is submitted in connection with the limited offering of the Assessment Area Five Bonds and may not be reproduced or used, as a whole or in part, for any other purpose. This Limited Offering Memorandum is not to be construed as a contract with the purchaser or the Beneficial Owners of any of the Assessment Area Five Bonds.

[Remainder of page intentionally left blank.]

AUTHORIZATION AND APPROVAL

The execution and delivery of this Limited Offering Memorandum has been duly authorized by the Board of the District.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

By: _____
Chairperson, Board of Supervisors

APPENDIX A

COPY OF THE MASTER INDENTURE AND PROPOSED FORM OF FIFTH SUPPLEMENTAL INDENTURE

APPENDIX B

PROPOSED FORM OF OPINION OF BOND COUNSEL

APPENDIX C

ENGINEER'S REPORT

APPENDIX D

ASSESSMENT METHODOLOGY

APPENDIX E

PROPOSED FORM OF CONTINUING DISCLOSURE AGREEMENT

EXHIBIT D

FORM OF CONTINUING DISCLOSURE AGREEMENT

DRAFT-1
GrayRobinson, P.A.
July 9, 2026

CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (this "Disclosure Agreement") dated as of [_____], 2026 is executed and delivered by the Parrish Plantation (the "Issuer" or the "District"), Mattamy Tampa/Sarasota LLC, a Delaware limited liability company (the "Developer"), and Inframark, LLC, a Florida limited liability company, as Dissemination Agent (as defined herein) in connection with the Issuer's Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Bonds"). The Bonds are secured pursuant to a Master Trust Indenture dated as of February 1, 2021 (the "Master Indenture") and a Fifth Supplemental Trust Indenture dated as of [_____] 1, 2026 (the "Fifth Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), each entered into by and between the Issuer and U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under the laws of the United States of America and having a designated corporate trust office in Orlando, Florida, as trustee (the "Trustee"). The Issuer, the Developer and the Dissemination Agent covenant and agree as follows:

1. **Purpose of this Disclosure Agreement**. This Disclosure Agreement is being executed and delivered by the Issuer, the Developer and the Dissemination Agent for the benefit of the Beneficial Owners (as defined herein) of the Bonds and to assist the Participating Underwriter (as defined herein) of the Bonds in complying with the Rule (as defined herein). The Issuer has no reason to believe that this Disclosure Agreement does not satisfy the requirements of the Rule and the execution and delivery of this Disclosure Agreement is intended to comply with the Rule. To the extent it is later determined by a court of competent jurisdiction, a governmental regulatory agency, or an attorney specializing in federal securities law, that the Rule requires the Issuer or other Obligated Person (as defined herein) to provide additional information, the Issuer and each Obligated Person agree to promptly provide such additional information.

The provisions of this Disclosure Agreement are supplemental and in addition to the provisions of the Indenture with respect to reports, filings and notifications provided for therein, and do not in any way relieve the Issuer, the Trustee or any other person of any covenant, agreement or obligation under the Indenture (or remove any of the benefits thereof) nor shall anything herein prohibit the Issuer, the Trustee or any other person from making any reports, filings or notifications required by the Indenture or any applicable law.

2. **Definitions**. Capitalized terms not otherwise defined in this Disclosure Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with the Rule, in the Indenture. The following capitalized terms as used in this Disclosure Agreement shall have the following meanings:

"Annual Filing Date" means the date set forth in Section 3(a) hereof by which the Annual Report is to be filed with each Repository.

"Annual Financial Information" means annual financial information as such term is used in paragraph (b)(5)(i)(A) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"Assessment Area" shall mean that portion of the District lands subject to the Assessments.

"Assessments" shall mean the non-ad valorem Assessment Area Five Special Assessments pledged to the payment of the Bonds pursuant to the Indenture.

"Audited Financial Statements" means the financial statements (if any) of the Issuer for the prior Fiscal Year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise, as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Audited Financial Statements Filing Date" means the date set forth in Section 3(a) hereof by which the Audited Financial Statements are to be filed with each Repository if the same are not included as part of the Annual Report.

"Beneficial Owner" shall mean any person which, (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"Bond Year" means the annual period beginning on the second day of November of each year and ending on the first day of November of the following year.

"Business Day" means any day other than (a) a Saturday, Sunday or a day on which banks located in the city in which the designated corporate trust office of the Trustee is located are required or authorized by law or executive order to close for business, and (b) a day on which the New York Stock Exchange is closed.

"Disclosure Representative" shall mean (i) as to the Issuer, the District Manager or its designee, or such other person as the Issuer shall designate in writing to the Dissemination Agent from time to time as the person responsible for providing information to the Dissemination Agent; and (ii) as to each entity comprising an Obligated Person (other than the Issuer), the individuals executing this Disclosure Agreement on behalf of such entity or such person(s) as such entity shall designate in writing to the Dissemination Agent from time to time as the person(s) responsible for providing information to the Dissemination Agent.

"Dissemination Agent" shall mean the Issuer or an entity appointed by the Issuer to act in the capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Issuer pursuant to Section 8 hereof. Inframark, LLC has been designated as the initial Dissemination Agent hereunder.

"District Manager" shall mean Inframark, LLC, and its successors and assigns.

"EMMA" means the Electronic Municipal Market Access system for municipal securities disclosures located at http://emma.msrb.org/.

"EMMA Compliant Format" shall mean a format for any document provided to the MSRB (as hereinafter defined) which is in an electronic format and is accompanied by identifying information, all as prescribed by the MSRB.

"Financial Obligation" means a (a) debt obligation, (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) guarantee of an obligation or instrument described in either clause (a) or (b). Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the period commencing on October 1 and ending on September 30 of the next succeeding year, or such other period of time provided by applicable law.

"Limited Offering Memorandum" shall mean that Limited Offering Memorandum dated [_____], 2026, prepared in connection with the issuance of the Bonds.

"Listed Events" shall mean any of the events listed in Section 6(a) of this Disclosure Agreement.

"MSRB" means the Municipal Securities Rulemaking Board.

"Obligated Person(s)" shall mean, with respect to the Bonds, those person(s) who either generally or through an enterprise fund or account of such persons are committed by contract or other arrangement to support payment of all or a part of the obligations on such Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities), which person(s) shall include the Issuer, and for the purposes of this Disclosure Agreement, the Developer for so long as such Developer or its affiliates, successors or assigns (excluding residential homebuyers who are end users) are the owners of District Lands responsible for payment of at least 10% of the Assessments.

"Participating Underwriter" shall mean FMSbonds, Inc.

"Quarterly Filing Date" shall mean for the quarter ending: (i) March 31, each May 1; (ii) June 30, each August 1; (iii) September 30, each November 1; and (iv) December 31, each February 1 of the following year. The first Quarterly Filing Date shall be February 1, 2027.

"Quarterly Report" shall mean any Quarterly Report provided by any Obligated Person (other than the Issuer) pursuant to, and as described in, Section 5 of this Disclosure Agreement.

"Repository" shall mean each entity authorized and approved by the SEC (as hereinafter defined) from time to time to act as a repository for purposes of complying with the Rule. The Repositories approved by the SEC may be found by visiting the SEC's website at http://www.sec.gov/info/municipal/nrmsir.htm. As of the date hereof, the Repository recognized by the SEC for such purpose is the MSRB, which currently accepts continuing disclosure submissions through its EMMA web portal. As used herein, "Repository" shall include the State Repository, if any.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same has and may be amended from time to time.

"SEC" means the Securities and Exchange Commission.

"State" shall mean the State of Florida.

"State Repository" shall mean any public or private repository or entity designated by the State as a state repository for the purposes of the Rule.

3. **Provision of Annual Reports.**

(a) Subject to the following sentence, the Issuer shall provide the Annual Report to the Dissemination Agent no later than March 31st following the close of the Issuer's Fiscal Year (the "Annual Filing Date"), commencing with the Annual Report for the Fiscal Year ending September 30, 2026 which shall be due no later than March 31, 2027. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Agreement; *provided that* the Audited Financial Statements of the Issuer may be submitted separately from the balance of the Annual Report, and may be submitted in accordance with State law, which currently requires such Audited Financial Statements to be provided up to, but no later than, nine (9) months after the close of the Issuer's Fiscal Year (the "Audited Financial Statements Filing Date"). The Issuer shall, or shall cause the Dissemination Agent to, provide to the Repository the components of an Annual Report which satisfies the requirements of Section 4(a) of this Disclosure Agreement within thirty (30) days after same becomes available, but in no event later than the Annual Filing Date or Audited Financial Statements Filing Date, if applicable. If the Issuer's Fiscal Year changes, the Issuer shall give notice of such change in the same manner as for a Listed Event under Section 6.

(b) If on the fifteenth (15th) day prior to each Annual Filing Date or the Audited Financial Statements Filing Date, as applicable, the Dissemination Agent has not received a copy of the Annual Report or Audited Financial Statements, as applicable, the Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be via email) to remind the Issuer of its obligation to provide the Annual Report or Audited Financial Statements, as applicable, pursuant to Section 3(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report or the Audited Financial Statements, as applicable, in accordance with Section 3(a) above, or (ii) advise the Dissemination Agent in writing that the Issuer will not be able to file the Annual Report or Audited Financial Statements, as applicable, within the times required under this Disclosure Agreement, state the date by which the Annual Report or the Audited Financial Statements for such year, as applicable, will be provided and instruct the Dissemination Agent that a Listed Event as described in Section 6(a)(xvii) has occurred and to immediately send a notice to the Repository in substantially the form attached hereto as Exhibit A.

(c) If the Dissemination Agent has not received an Annual Report by 12:00 noon on the first (1st) Business Day following the Annual Filing Date for the Annual Report or the Audited Financial Statements by 12:00 noon on the first (1st) Business Day following the Audited Financial Statements Filing Date for the Audited Financial Statements, then a Listed Event as described in Section 6(a)(xvii) shall have occurred and the Dissemination Agent shall immediately send a notice to the Repository in substantially the form attached as Exhibit A.

(d) The Dissemination Agent shall:

(i) determine each year prior to the Annual Filing Date the name, address and filing requirements of the Repository; and

(ii) promptly upon fulfilling its obligations under subsection (a) above, file a notice with the Issuer stating that the Annual Report or Audited Financial Statements has been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided and listing all Repositories with which it was filed.

(e) All documents, reports, notices, statements, information and other materials provided to the MSRB under this Disclosure Agreement shall be provided in an EMMA Compliant Format.

4. **Content of Annual Reports**.

(a) Each Annual Report shall be in the form set in Schedule A attached hereto and shall contain the following Annual Financial Information with respect to the Issuer:

(i) All fund balances in all Funds, Accounts and subaccounts for the Bonds and the total amount of Bonds Outstanding, in each case as of September 30th of the most recent prior Fiscal Year.

(ii) The method by which Assessments are being levied (whether on-roll or off-roll) and the amounts being levied by each method in the Assessment Area for the current Fiscal Year, and a copy of the assessment roll (on roll and off roll) for the Assessments certified for collection in the Assessment Area for the current Fiscal Year.

(iii) The method by which Assessments were levied (whether on-roll or off-roll) and the amounts levied by each method in the Assessment Area for the most recent prior Fiscal Year.

(iv) The amount of Assessments collected in the Assessment Area from the property owners during the most recent prior Fiscal Year.

(v) If available, the amount of delinquencies in the Assessment Area greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than ten percent (10%) of the amounts of the Assessments due in any year, a list of delinquent property owners.

(vi) If available, the amount of tax certificates sold for lands within the Assessment Area, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year.

(vii) The amount of principal and interest to be paid on the Bonds in the current Fiscal Year.

(viii) The most recent Audited Financial Statements of the Issuer.

(ix) In the event of any amendment or waiver of a provision of this Disclosure Agreement, a description of such amendment or waiver in the next Annual Report, and in each case shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change in accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements: (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(b); and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

To the extent any of the items set forth in subsections (i) through (vii) above are included in the Audited Financial Statements referred to in subsection (viii) above, they do not have to be separately set forth (unless Audited Financial Statements are being delivered later than March 31st after the close of the Issuer's Fiscal Year pursuant to Section 3(a) hereof). Any or all of the items listed above may be incorporated by reference from other documents, including limited offering memorandums and official statements of debt issues of the Issuer or related public entities, which have been submitted to the MSRB or the SEC. If the document incorporated by reference is a final limited offering memorandum or official statement, it must be available from the MSRB. The Issuer shall clearly identify each such other document so incorporated by reference.

(b) Any Annual Financial Information containing modified operating data or financial information is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

5. **Quarterly Reports.**

(a) Each Obligated Person (other than the Issuer), or the Developer on behalf of any other Obligated Person that fails to execute an Assignment (as hereinafter defined), shall provide an electronic copy of the Quarterly Report to the Dissemination Agent no later than five (5) days prior to the Quarterly Filing Date. Promptly upon receipt of an electronic copy of the Quarterly Report, but in any event no later than the applicable Quarterly Filing Date, the Dissemination Agent shall provide a Quarterly Report to the Repository.

(b) Each Quarterly Report shall contain an update of the following information to the extent available with respect to the Assessment Area only:

(i) The number of lots planned.

Lot Ownership Information

(ii) The number of lots owned by the Developer.

(iii) The number of lots owned by homebuilders. (Note: if the Developer and the homebuilder are the same entity, then only report the info in (ii).)

(iv) The number of lots owned by homebuyers.

Lot Status Information

(v) The number of lots developed.

(vi) The number of lots platted.

Home Sales Status Information

(vii) The number of homes sold (but not closed) with homebuyers during quarter.

(viii) The number of homes sold (and closed) with homebuyers during quarter.

(ix) The total number of homes sold and closed with homebuyers (cumulative).

Material Changes/Transfers

(x) Material changes to any of the following: (1) builder contracts, if applicable, (2) the number of lots planned to be developed, (3) permits/approvals, and (4) existing mortgage debt of the Obligated Person or the incurrence of new mortgage debt by the Obligated Person since the date hereof.

(xi) Any sale, assignment or transfer of ownership of lands by the Obligated Person to a third party which will in turn become an Obligated Person hereunder.

(c) If an Obligated Person sells, assigns or otherwise transfers ownership of real property in the Assessment Area (a "Transferor Obligated Person") to a third party (a "Transferee"), which will in turn be an Obligated Person for purposes of this Disclosure Agreement as a result thereof (a "Transfer"), the Transferor Obligated Person hereby agrees to use its best efforts to contractually obligate such Transferee to agree to comply with the disclosure obligations of an Obligated Person hereunder for so long as such Transferee is an Obligated Person hereunder, to the same extent as if such Transferee were a party to this Disclosure Agreement (an "Assignment"). The Transferor Obligated Person shall notify the District and the Dissemination Agent in writing of any Transfer within five (5) Business Days of the occurrence thereof. Nothing herein shall be construed to relieve the Developer from its obligations hereunder except to the extent a written Assignment from a Transferee is obtained and delivered to the Dissemination Agent and then only to the extent of such Assignment.

6. **Reporting of Listed Events.**

(a) This Section 6 shall govern the giving of notices of the occurrence of any of the following Listed Events:

(i) Principal and interest payment delinquencies;

(ii) Non-payment related defaults, if material;

(iii) Unscheduled draws on the Assessment Area Five Reserve Account reflecting financial difficulties;

(iv) Unscheduled draws on credit enhancements reflecting financial difficulties;∗

(v) Substitution of credit or liquidity providers, or their failure to perform;*

(vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;

(vii) Modifications to rights of Bond holders, if material;

(viii) Bond calls, if material, and tender offers;

(ix) Defeasances;

(x) Release, substitution, or sale of property securing repayment of the Bonds, if material;

(xi) Rating changes;*

(xii) Bankruptcy, insolvency, receivership or similar event of the Issuer or any Obligated Person (which is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer or any Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer or any Obligated Person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer or any Obligated Person);

(xiii) Consummation of a merger, consolidation, or acquisition involving the Issuer or any Obligated Person or the sale of all or substantially all of the assets of the Issuer or any Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(xiv) Appointment of a successor or additional Trustee or the change of name of the Trustee, if material;

∗ Not applicable to the Bonds at their date of issuance.

(xv) Incurrence of a Financial Obligation of the Issuer or Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer or Obligated Person, any of which affect security holders, if material;

(xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the Financial Obligation of the Issuer or Obligated Person, any of which reflect financial difficulties;

(xvii) Failure to provide (A) any Annual Report or Audited Financial Statements as required under this Disclosure Agreement that contains, in all material respects, the information required to be included therein under Section 4(a) of this Disclosure Agreement, or (B) any Quarterly Report that contains, in all material respects, the information required to be included therein under Section 5(b) of this Disclosure Agreement, which failure shall, in all cases, be deemed material under federal securities laws; and

(xviii) Any amendment to the accounting principles to be followed in preparing financial statements as required pursuant to Section 4(a)(ix) hereof.

(b) The Issuer shall give, or cause to be given, notice of the occurrence of any of the above subsection (a) Listed Events to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) Business Days after its occurrence, with the exception of the Listed Events described in Section 6(a)(xvii) and (xviii), which notice will be given in a timely manner. Such notice shall instruct the Dissemination Agent to report the occurrence pursuant to subsection (d) below. Such notice by the Issuer to the Dissemination Agent shall identify the Listed Event that has occurred, include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Dissemination Agent to disseminate the information (provided that such date is in compliance within the filing dates provided within this Section 6(b)).

(c) Notwithstanding anything contained in Section 6(b) above, each Obligated Person other than the Issuer shall notify the Issuer and the Dissemination Agent of the occurrence of a Listed Event described in subsections (a)(x), (xii), (xiii), (xv), (xvi), or (xvii) that has occurred with respect to such Obligated Person in compliance with the notification and filing requirements provided in Section 6(b).

(d) If the Dissemination Agent has been instructed by the Issuer to report the occurrence of a Listed Event, the Dissemination Agent shall immediately file a notice of such occurrence with each Repository.

7. **Termination of Disclosure Agreement**. This Disclosure Agreement shall terminate upon the defeasance, prior redemption or payment in full of all of the Bonds.

8. **Dissemination Agent**. Upon termination of the Dissemination Agent's services as Dissemination Agent, whether by notice of the Issuer or the Dissemination Agent, the Issuer agrees to appoint a successor Dissemination Agent or, alternatively, agrees to assume all responsibilities

of Dissemination Agent under this Disclosure Agreement for the benefit of the Holders of the Bonds. If at any time there is not any other designated Dissemination Agent, the District shall be deemed to be the Dissemination Agent. The initial Dissemination Agent shall be Inframark, LLC. The acceptance of such designation is evidenced by the execution of this Disclosure Agreement by a duly authorized signatory of Inframark, LLC. Inframark, LLC, may terminate its role as Dissemination Agent at any time upon delivery of sixty (60) days prior written notice to the District and each Obligated Person. The District may terminate the agreement hereunder with the Dissemination Agent at any time upon delivery of sixty (60) days prior written notice to the Dissemination Agent and each Obligated Person.

9. **Amendment; Waiver**. Notwithstanding any other provision of this Disclosure Agreement, the Issuer and the Dissemination Agent may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws, acceptable to the Issuer, to the effect that such amendment or waiver would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule.

Notwithstanding the above provisions of this Section 9, no amendment to the provisions of Section 5(b) hereof may be made without the consent of each Obligated Person, if any.

10. **Additional Information**. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

11. **Default**. In the event of a failure of the Issuer, the Disclosure Representative, any Obligated Person or the Dissemination Agent to comply with any provision of this Disclosure Agreement, the Trustee may (and, at the request of any Participating Underwriter or the Beneficial Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds and receipt of indemnity satisfactory to the Trustee, shall), or any beneficial owner of a Bond may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer, the Disclosure Representative, any Obligated Person or a Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement by any Obligated Person shall not be deemed a default by the Issuer hereunder and no default hereunder shall be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer, the Disclosure Representative, any Obligated Person, or a Dissemination Agent, to comply with this Disclosure Agreement shall be an action to compel performance.

12. **Duties of Dissemination Agent**. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement between the District, the Developer and such Dissemination Agent. The Dissemination Agent shall have no obligation to notify any other party hereto of an event that may constitute a Listed Event. The District, each Obligated Person and the Disclosure Representative covenant that they will supply, in a timely fashion, any information reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The District, each Obligated Person and the Disclosure Representative acknowledge and agree that the information to be collected and disseminated by the Dissemination Agent will be provided by the District, Obligated Person(s), the Disclosure Representative and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the District, any Obligated Person or the Disclosure Representative as thereafter disseminated by the Dissemination Agent. Any filings under this Disclosure Agreement made to the MSRB through EMMA shall be in an EMMA Compliant Format.

13. **Beneficiaries**. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Developer, the Dissemination Agent, the Trustee, the Participating Underwriter and the Owners of the Bonds (the Dissemination Agent, the Trustee, Participating Underwriter and Owners of the Bonds being hereby deemed express third party beneficiaries of this Disclosure Agreement), and shall create no rights in any other person or entity.

14. **Tax Roll and Budget**. Upon the request of the Dissemination Agent, the Trustee or any Bondholder, the Issuer, through its District Manager, if applicable, agrees to provide such party with a certified copy of its most recent tax roll provided to the Manatee County Tax Collector and the Issuer's most recent adopted budget.

15. **Governing Law**. The laws of the State of Florida and Federal law shall govern this Disclosure Agreement and venue shall be any state or federal court having jurisdiction in Manatee County, Florida.

16. **Counterparts**. This Disclosure Agreement may be executed in several counterparts and each of which shall be considered an original and all of which shall constitute but one and the same instrument. A scanned copy of the signatures delivered in a PDF format may be relied upon as if the original had been received.

17. **Trustee Cooperation.** The Issuer represents that the Dissemination Agent is a bona fide agent of the Issuer and the Issuer instructs the Trustee to deliver to the Dissemination Agent at the expense of the Issuer, any information or reports readily available to and in the possession of the Trustee that the Issuer has a right to request from the Trustee to make the required reporting under this Disclosure Agreement which the Dissemination Agent requests in writing.

18. **Binding Effect.** This Disclosure Agreement shall be binding upon each party to this Disclosure Agreement and upon each successor and assignee of each party to this Disclosure Agreement and shall inure to the benefit of, and be enforceable by, each party to this Disclosure Agreement and each successor and assignee of each party to this Disclosure Agreement. Notwithstanding the foregoing, as to the Developer or any assignee or successor thereto that

becomes an Obligated Person pursuant to the terms of this Disclosure Agreement, only successors or assignees to such parties who are, by definition, Obligated Persons, shall be bound or benefited by this Disclosure Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has executed this Disclosure Agreement as of the date and year set forth above.

PARRISH PLANTATION, AS ISSUER AND OBLIGATED PERSON

[SEAL]

By: _____
Blake Murphy, Chairperson
Board of Supervisors

ATTEST:

By: _____
_____, Secretary

MATTAMY TAMPA/SARASOTA LLC, AS OBLIGATED PERSON

By: _____
Name: _____
Title: _____

INFRAMARK, LLC, and its successors and assigns, AS DISSEMINATION AGENT

By: _____
Name: _____
Title: _____

CONSENTED TO AND AGREED TO BY:

DISTRICT MANAGER

INFRAMARK, LLC, AS DISTRICT MANAGER

By: _____
Name: _____
Title: _____

Acknowledged and agreed to for purposes of Sections 11, 13 and 17 only:

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE

By: _____
Name: _____
Title: _____

EXHIBIT A

FORM OF NOTICE TO REPOSITORIES OF FAILURE TO FILE [ANNUAL REPORT] [AUDITED FINANCIAL STATEMENTS][QUARTERLY REPORT]

Name of Issuer:	Parrish Plantation
Name of Bond Issue:	$[_____] original aggregate principal amount of Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project)
Obligated Person(s):	Parrish Plantation; _____.
Original Date of Issuance:	[_____], 2026
CUSIP Numbers:	_____

NOTICE IS HEREBY GIVEN that the [Issuer][Obligated Person] has not provided an [Annual Report] [Audited Financial Statements] [Quarterly Report] with respect to the above-named Bonds as required by [Section 3] [Section 5] of the Continuing Disclosure Agreement dated [_____], 2026, by and between the Issuer, the Developer and the Dissemination Agent named therein. The [Issuer][Obligated Person] has advised the undersigned that it anticipates that the [Annual Report] [Audited Financial Statements] [Quarterly Report] will be filed by _____, 20____.

Dated: _____

_____, as Dissemination Agent

By: _____
Name: _____
Title: _____

cc: Issuer
Trustee

SCHEDULE A

FORM OF DISTRICT'S ANNUAL REPORT (Due 3/31)

1. Fund Balances

Combined Trust Estate Assets	**Quarter Ended – 9/30**
Acquisition and Construction Fund	
Revenue Fund	
Reserve Fund	
Prepayment Fund	
Other	
Total Bonds Outstanding	
TOTAL	

2. Assessment Certification and Collection Information

1. For the Current District Fiscal Year – Manner in which Assessments are collected (On Roll vs. Off Roll)

	$ Certified
On Roll	$_____
Off Roll	$_____
TOTAL	$_____

2. Attach to Report the following:

A. On Roll – Copy of certified assessment roll for the District's current Fiscal Year

B. Off Roll – List of folios for all off roll Assessments, together with annual Assessment assigned to each folio

3. For the most recent prior Fiscal Year, provide the levy and collection information

Total Levy	**$ Levied**	**$ Collected**
On Roll	$_____	$_____
Off Roll	$_____	$_____
TOTAL		

4. If available, the amount of delinquencies in the Assessment Area greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than ten percent (10%) of the amount of the Assessments due in any year, a list of delinquent property owners

5. If available, the amount of tax certificates sold for lands within the Assessment Area, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year

6. The amount of principal and interest to be paid on the Bonds in the current Fiscal Year

DRAFT-2
GrayRobinson, P.A.
July __, 2026

FIFTH SUPPLEMENTAL TRUST INDENTURE

between

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION

as Trustee

Dated as of [_____] 1, 2026

relating to

$[_____]
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(ASSESSMENT AREA FIVE PROJECT)

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FIFTH SUPPLEMENTAL TRUST INDENTURE

THIS **FIFTH SUPPLEMENTAL TRUST INDENTURE** (the "Fifth Supplemental Indenture") dated as of [_____] 1, 2026, from **PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT** (the "District" or the "Issuer") to **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), a national banking association authorized to accept and execute trusts of the character herein set out within the State of Florida. All capitalized terms not otherwise defined herein shall have the meaning ascribed thereto in the Master Indenture (hereinafter defined).

WHEREAS, the District is a local unit of special purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act") created pursuant to Ordinance No. 19-033 enacted by the Board of County Commissioners of Manatee County, Florida (the "County"), which became effective on October 17, 2019, as amended by Ordinance No. 21-32 enacted by the County, which became effective on August 31, 2021 (together, the "Ordinance"), for the purposes of delivering community development services and facilities to property to be served by the District; and

WHEREAS, the premises governed by the District (the "District Lands") (as further described in the Ordinance) currently consist of approximately 792.3 gross acres of land located entirely within the County; and

WHEREAS, the District has been created for the purpose of delivering certain community development services and facilities for the benefit of the District Lands; and

WHEREAS, the District has entered into a Master Trust Indenture dated as of February 1, 2021 (the "Master Indenture"), with the Trustee to secure the issuance of its Parrish Plantation Community Development District Special Assessment Revenue Bonds (the "Bonds"), issuable in one or more Series from time to time; and

WHEREAS, pursuant to Resolution Nos. 2020-21 and 2023-05, adopted by the Board of the District on October 18, 2019, and March 7, 2023 (collectively, the "Bond Resolution"), the District has authorized the issuance of its not exceeding $78,545,000 Parrish Plantation Community Development District Special Assessment Revenue Bonds, in one or more Series, and authorized the execution and delivery of the Master Indenture to secure the issuance of the Bonds; and

WHEREAS, the Bonds were validated by the Circuit Court of the Twelfth Judicial Circuit of the State of Florida in and for Manatee County, Florida in final judgments rendered on February 3, 2020, and June 27, 2023, and the appeal periods from such final judgments have expired with no appeal being taken; and

WHEREAS, the District has previously issued (i) its $8,540,000 Special Assessment Revenue Bonds, Series 2021 (Assessment Area One), (ii) its $5,500,000 Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two Project), (iii) its $13,720,000 Special

Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project), and (iv) its $3,465,000 Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project); and

WHEREAS, the District is now issuing its $[_____] Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project); and

WHEREAS, the Board of the District has duly adopted Resolution Nos. 2024-01 and 2024-02 pursuant to Sections 170.03, 170.07 and 170.08, Florida Statutes, defining assessable property to be benefited by the Assessment Area Five Project (hereinafter defined), defining the portion of the Cost of the Assessment Area Five Project with respect to which Assessment Area Five Special Assessments (hereinafter defined) will be imposed and the manner in which such Assessment Area Five Special Assessments shall be levied against such benefited property within the District, directing the preparation of an assessment roll calling for a public hearing of the District at which owners of property to be subject to the Assessment Area Five Special Assessments may be heard as to the propriety and advisability of undertaking the Assessment Area Five Project, as to the cost thereof, the manner of payment therefor, and the amount to be assessed against each property improved by the Assessment Area Five Project, and stating the intent of the District to issue the Assessment Area Five Bonds (as herein defined) secured by such Assessment Area Five Special Assessments to finance the costs of the acquisition and construction of a portion of the Assessment Area Five Project and the Board of the District has duly adopted Resolution No. 2024-04, following a public hearing conducted in accordance with the Act, to fix and establish the Assessment Area Five Special Assessments and the benefited property (collectively the "Assessment Resolution"); and

WHEREAS, Mattamy Tampa/Sarasota LLC, a Delaware limited liability company (the "Developer") is the [primary] owner of approximately 113.73 acres of District Lands that are planned to be developed as 369 units constituting Phase IV of a residential community being constructed within the District Lands ("Assessment Area Five") and will construct or cause the District to construct all of the public infrastructure necessary to serve Assessment Area Five (such public infrastructure being further described in **Exhibit C** attached hereto and being herein referred to as the "Assessment Area Five Project"); and

WHEREAS, pursuant to the Bond Resolution, as supplemented by Resolution No. 2026-[__], adopted by the Board on [July 16], 2026, the District has authorized the issuance, sale and delivery of its $[_____] Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds"), as a Series of Bonds under the Master Indenture and authorized the execution and delivery of this Fifth Supplemental Indenture (collectively with the Master Indenture, the "Indenture") to secure the issuance of the Assessment Area Five Bonds and to set forth the terms of the Assessment Area Five Bonds; and

WHEREAS, the District will apply the proceeds of the Assessment Area Five Bonds to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Five Project; (ii) pay certain costs associated with the issuance of the Assessment Area Five Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Five Bonds and (iv) fund the Assessment Area Five Reserve Account as herein provided; and

WHEREAS, the execution and delivery of the Assessment Area Five Bonds and of this Fifth Supplemental Indenture have been duly authorized by the Board of the District and all things necessary to make the Assessment Area Five Bonds, when executed by the District and authenticated by the Trustee, valid and binding legal obligations of the District and to make this Fifth Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the Assessment Area Five Pledged Revenues (as hereinafter defined) have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS FIFTH SUPPLEMENTAL INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the Assessment Area Five Bonds by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, all Assessment Area Five Bonds Outstanding from time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Fifth Supplemental Indenture and in the Assessment Area Five Bonds: (a) has executed and delivered this Fifth Supplemental Indenture and (b) does hereby, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in interest the trusts under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture, all revenues derived by the District from the Special Assessments with respect to the Assessment Area Five Project (the "Assessment Area Five Special Assessments" as herein further defined) levied and imposed pursuant to the Assessment Proceedings as the same may be amended from time to time and all amounts in the Funds and Accounts (except for the Assessment Area Five Rebate Account and the Assessment Area Five Cost of Issuance Account) established hereby (collectively, the "Assessment Area Five Pledged Revenues") which shall constitute the Assessment Area Five Pledged Revenues securing only the Assessment Area Five Bonds;

TO HAVE AND TO HOLD all the same by the Master Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, except as in each such case may otherwise be provided in the Master Indenture, upon the terms and trusts in the Master Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the Assessment Area Five Bonds issued or to be issued under and secured by this Fifth Supplemental Indenture, without preference, priority or distinction as to lien or otherwise, of any Assessment Area Five Bonds over any other Assessment Area Five Bonds by reason of priority in their issue, sale or execution;

PROVIDED HOWEVER, that if the District, its successors or assigns, shall well and duly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the Assessment Area Five Bonds or any Assessment Area Five Bonds secured and Outstanding under this Fifth Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the Assessment Area Five Bonds and this Fifth Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Fifth Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provision of the Master Indenture and this Fifth Supplemental Indenture, then upon such final payments, this Fifth Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to all Assessment Area Five Bonds or any Assessment Area Five Bonds of a particular maturity, otherwise this Fifth Supplemental Indenture shall remain in full force and effect;

THIS FIFTH SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Assessment Area Five Bonds issued and secured hereunder are to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as in the Master Indenture (except as amended directly or by implication by this Fifth Supplemental Indenture), including this Fifth Supplemental Indenture, expressed, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners, from time to time, of the Assessment Area Five Bonds, as follows:

ARTICLE I
DEFINITIONS

Section 101. Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (i) expressly given a different meaning herein or (ii) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

"Acquisition Agreement" shall mean that certain Agreement by and between the District and the Developer regarding the acquisition of certain work product, improvements and real property dated as of the [Closing Date].

"Amortization Installments" shall mean the moneys required to be deposited in the Assessment Area Five Sinking Fund Account within the Debt Service Fund for the purpose of redeeming and paying when due any Term Bonds.

"Arbitrage Certificate" shall mean that certain Arbitrage Certificate, including arbitrage rebate covenants, of the District, dated as of the Closing Date, relating to certain restrictions on arbitrage under the Code with respect to the Assessment Area Five Bonds.

"Assessment Area Five Acquisition and Construction Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 401(a) of this Fifth Supplemental Indenture.

"Assessment Area Five Costs of Issuance Account" shall mean the Account so designated, established as a separate Account within the Acquisition and Construction Fund pursuant to Section 401(a) of this Fifth Supplemental Indenture.

"Assessment Area Five Interest Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 401(b) of this Fifth Supplemental Indenture.

"Assessment Area Five Optional Redemption Account" shall mean the Account so designated, established as a separate Account within the Bond Redemption Fund pursuant to Section 401(c) of this Fifth Supplemental Indenture.

"Assessment Area Five Prepayment Account" shall mean the Account so designated, established as a separate Account within the Bond Redemption Fund pursuant to Section 401(c) of this Fifth Supplemental Indenture.

"Assessment Area Five Rebate Account" shall mean the Account so designated, established pursuant to Section 407 of this Fifth Supplemental Indenture.

"Assessment Area Five Reserve Account Requirement" shall mean (i) initially, an amount equal to fifty percent (50%) of the maximum annual debt service on the Assessment Area Five Bonds; (ii) upon the occurrence of Reserve Release Condition #1, twenty-five percent (25%) of the maximum annual debt service on the Assessment Area Five Bonds; and (iii) upon the occurrence of Reserve Release Condition #2, ten percent (10%) of the maximum annual debt service on the Assessment Area Five Bonds. Upon satisfaction of each one of the Reserve Release Conditions, such resulting excess amount shall be released from the Assessment Area Five Reserve Account and transferred to the Assessment Area Five Acquisition and Construction Account in accordance with the provisions of Sections 403 and 405 hereof. For the purpose of calculating the Assessment Area Five Reserve Requirement, fifty percent (50%) of maximum annual debt service, twenty-five percent (25%) of maximum annual debt service, or ten percent (10%) of maximum annual debt service, as the case may be, shall be calculated as of the date of the original issuance and delivery and recalculated in connection with each extraordinary mandatory redemption of the Assessment Area Five Bonds from Assessment Area Five Prepayment Principal as set forth herein (but not upon the optional or mandatory sinking fund redemption thereof) and such excess amount shall be released from the Assessment Area Five Reserve Account and, other than as provided in the immediately preceding sentence, transferred to the Assessment Area Five Prepayment Account in accordance with the provisions of Sections 403 and 406 hereof. The Assessment Area Five Reserve Account Requirement is initially $[_____].

"Assessment Area Five Reserve Account" shall mean the Account established as a separate Account within the Debt Service Reserve Fund pursuant to Section 401(d) of this Fifth Supplemental Indenture.

"Assessment Area Five Revenue Account" shall mean the Account so designated, established as a separate Account within the Revenue Fund pursuant to Section 401(e) of this Fifth Supplemental Indenture.

"Assessment Area Five Sinking Fund Account" shall mean the Account so designated, established as a separate Account within the Debt Service Fund pursuant to Section 401(b) of this Fifth Supplemental Indenture.

"Assessment Area Five Special Assessments" shall mean the Special Assessments levied against properties within the District specially benefited by the Assessment Area Five Project all as described in the Assessment Proceedings.

"Assessment Interest" shall mean the interest on Assessment Area Five Special Assessments received by the District which is pledged to the Assessment Area Five Bonds, other than Delinquent Assessment Interest.

"Assessment Principal" shall mean the principal amount of Assessment Area Five Special Assessments received by the District which are pledged to the Assessment Area Five Bonds, other than Delinquent Assessment Principal and Prepayment Principal.

"Assessment Proceedings" shall mean the proceedings of the District with respect to the establishment, levy and collection of the Assessment Area Five Special Assessments, including the Assessment Resolution and any supplemental proceedings undertaken by the District with respect to the Assessment Area Five Special Assessments.

"Authorized Denomination" shall mean, with respect to the Assessment Area Five Bonds, on the date of issuance denominations of $5,000 and any integral multiple thereof; provided, however, if any initial Beneficial Owner (as hereinafter defined) does not purchase at least $100,000 of the Assessment Area Five Bonds at the time of initial delivery of the Assessment Area Five Bonds, such Beneficial Owner must either execute and deliver to the District and the Underwriter on the date of delivery of the Assessment Area Five Bonds the investor letter in the form attached hereto as **Exhibit D** or otherwise establish to the satisfaction of the Underwriter that such Beneficial Owner is an "accredited investor," as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended.

"Bond Depository" shall mean the securities depository existing from time to time under Section 201 hereof.

"Closing Date" shall mean [_____, 20__].

"Collateral Assignment" shall mean the certain rights granted on instruments executed by the Developer in favor of the District whereby certain of the material documents necessary to complete the development of Assessment Area Five are collaterally assigned to the District as security for the Developer's obligation to pay the Assessment Area Five Special Assessments imposed against lands within Assessment Area Five owned by the Developer from time to time.

"Completion Agreement" shall mean the Agreement between the District and the Developer regarding the completion of certain improvements for the Assessment Area Five Project dated as of the Closing Date.

"Continuing Disclosure Agreement" shall mean that certain Continuing Disclosure Agreement dated as of the Closing Date, among the District, the Developer and a dissemination agent and joined in by the Trustee, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

"Declaration of Consent" shall mean that certain Master Declaration of Consent to Jurisdiction of the Parrish Plantation Community Development District, Imposition of Special Assessments and Imposition of Lien of Record (Future Bonds – Assessment Area Five), by the Developer, dated October 14, 2025, and recorded in the Public Records of Manatee County, Florida.

"Delinquent Assessment Interest" shall mean Assessment Interest deposited with the Trustee after the date on which such Assessment Interest has become due and payable in accordance with applicable law or proceedings of the District.

"Delinquent Assessment Principal" shall mean Assessment Principal deposited with the Trustee after the date on which such Assessment Principal has become due and payable in accordance with applicable law or proceedings of the District.

"Developer" shall mean Mattamy Tampa/Sarasota LLC, a Delaware limited liability company.

"Interest Payment Date" shall mean each May 1 and November 1, commencing November 1, 2026.

"Majority Owners" shall mean the Beneficial Owners of more than fifty percent (50%) of the aggregate principal amount of the Assessment Area Five Bonds then Outstanding.

"Nominee" shall mean the nominee of the Bond Depository, which may be the Bond Depository, as determined from time to time pursuant to this Supplemental Indenture.

"Operation and Maintenance Assessments" shall mean non-ad valorem special assessments levied by the District pursuant to the Act and other applicable law on assessable lands within Assessment Area Five for the operation and maintenance of the Assessment Area Five Project and/or the operations of the District.

"Participating Underwriter" shall have the meaning ascribed to it in the Continuing Disclosure Agreement.

"Prepayment Principal" shall mean the excess amount of Assessment Principal received by the District over the Assessment Principal then due, but shall not include Delinquent Assessment Principal. Prepayment Principal shall not include the proceeds of any refunding bonds.

"Quarterly Redemption Date" shall mean each February 1, May 1, August 1 and November 1.

"Reserve Release Condition #1" with respect to the Assessment Area Five Bonds shall mean collectively (i) all of the outstanding principal portion of the Assessment Area Five Special Assessments has been assigned to lots that have been developed and platted, and (ii) there shall be no Events of Default under the Indenture with respect to the Assessment Area Five Bonds, each as certified by the District Manager. The District shall present the Trustee with the certifications of the District Manager regarding the satisfaction of Reserve Release Condition #1, and the Trustee may rely conclusively upon such certifications and shall have no duty to verify the same.

"Reserve Release Condition #2" with respect to the Assessment Area Five Bonds shall mean collectively (i) all of the outstanding principal portion of the Assessment Area Five Special Assessments has been assigned to homes that have been built and have received a certificate of occupancy, and (ii) there shall be no Events of Default under the Indenture with respect to the Assessment Area Five Bonds, each as certified by the District Manager. The District shall present the Trustee with the certifications of the District Manager regarding the satisfaction of Reserve Release Condition #2, and the Trustee may rely conclusively upon such certifications and shall have no duty to verify the same.

"Reserve Release Conditions" with respect to the Assessment Area Five Bonds shall mean, collectively, Reserve Release Condition #1 and Reserve Release Condition #2.

"Substantially Absorbed" shall mean the date on which at least 75% of the principal portion of the Assessment Area Five Special Assessments have been assigned to residential units that have received certificates of occupancy.

"Term Bonds" shall mean the Assessment Area Five Bonds that mature on one date and that are subject to mandatory redemption from Amortization Installments.

"True-Up Agreement" shall mean the Agreement dated as of the Closing Date, by and between the District and the Developer relating to the true-up of Assessment Area Five Special Assessments.

"Underwriter" shall mean FMSbonds, Inc., the underwriter of the Assessment Area Five Bonds.

ARTICLE II
AUTHORIZATION, ISSUANCE AND PROVISIONS OF ASSESSMENT AREA FIVE BONDS

Section 201. Authorization of Assessment Area Five Bonds; Book-Entry Only Form. No Assessment Area Five Bonds may be issued under this Fifth Supplemental Indenture except in accordance with the provisions of this Article and Articles II and III of the Master Indenture.

The Assessment Area Five Bonds are hereby authorized to be issued in the aggregate principal amount of $[_____] for the purposes enumerated in the recitals hereto. The Assessment Area Five Bonds shall be substantially in the form set forth as **Exhibit A** to this Fifth Supplemental Indenture. The Assessment Area Five Bonds shall be initially issued in the form of

a separate single certificated fully registered Assessment Area Five Bond for each maturity of Assessment Area Five Bonds and shall be numbered consecutively from R-1 and up.

The Assessment Area Five Bonds shall be issued as one fully registered bond for each maturity of Assessment Area Five Bonds and deposited with The Depository Trust Company ("DTC"), New York, New York, which is responsible for establishing and maintaining records of ownership for its participants.

As long as the Assessment Area Five Bonds are held in book-entry-only form, Cede & Co. shall be considered the Registered Owner for all purposes hereof and in the Master Indenture. The Assessment Area Five Bonds shall not be required to be presented for payment. DTC shall be responsible for maintaining a book-entry-only system for recording the ownership interest of its participants ("Direct Participants" also referred to in the Master Indenture as "DTC Participants") and other institutions that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The Direct Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the Assessment Area Five Bonds ("Beneficial Owners").

Principal and interest on the Assessment Area Five Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable directly to Cede & Co. in care of DTC. Disbursal of such amounts to Direct Participants shall be the responsibility of DTC. Payments by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners shall be the responsibility of Direct Participants and Indirect Participants and not of DTC, the Trustee or the District.

Individuals may purchase beneficial interests in Authorized Denominations in book-entry-only form, without certificated Assessment Area Five Bonds, through Direct Participants and Indirect Participants.

During the period for which Cede & Co. is Registered Owner of the Assessment Area Five Bonds, any notices to be provided to any Beneficial Owner will be provided to Cede & Co. DTC shall be responsible for notices to Direct Participants and Direct Participants shall be responsible for notices to Indirect Participants, and Direct Participants and Indirect Participants shall be responsible for notices to Beneficial Owners.

The District and the Trustee, if appropriate, shall enter into a blanket letter of representations with DTC providing for such book-entry-only system. Such agreement may be terminated at any time by either DTC or the District in accordance with the procedures of DTC. In the event of such termination, the District shall select another securities depository and in that event, all references herein to DTC or Cede & Co., shall be deemed to be for reference to such successor. If the District does not replace DTC, the Trustee will register and deliver to the Beneficial Owners replacement Assessment Area Five Bonds in the form of fully registered Assessment Area Five Bonds in accordance with the instructions from Cede & Co.

In the event DTC, any successor of DTC or the District, but only in accordance with the procedures of DTC, elects to discontinue the book-entry only system, the Trustee shall deliver

bond certificates in accordance with the instructions from DTC or its successor and after such time Assessment Area Five Bonds may be exchanged for an equal aggregate principal amount of Assessment Area Five Bonds in other Authorized Denominations upon surrender thereof at the designated corporate trust office of the Trustee.

Section 202. Terms of Assessment Area Five Bonds. The Assessment Area Five Bonds shall be issued as Term Bonds as set forth below and shall bear interest at the fixed interest rates per annum and shall mature in the amounts and on the dates set forth below:

$ _____, _____% Term Bond due May 1, 20__

$ _____, _____% Term Bond due May 1, 20__

$ _____, _____% Term Bond due May 1, 20__

$ _____, _____% Term Bond due May 1, 20__

Section 203. Dating; Interest Accrual. Each Assessment Area Five Bond shall be dated as of the Closing Date upon initial issuance. Each Assessment Area Five Bond shall also bear its date of authentication. Each Assessment Area Five Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such Assessment Area Five Bond has been paid, in which event such Assessment Area Five Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the Assessment Area Five Bonds, in which event such Assessment Area Five Bond shall bear interest from its date. Interest on the Assessment Area Five Bonds shall be due and payable on each May 1 and November 1, commencing November 1, 2026, and shall be computed on the basis of a 360-day year of twelve 30-day months.

Section 204. Denominations. The Assessment Area Five Bonds shall be issued in Authorized Denominations.

Section 205. Paying Agent. The District appoints the Trustee as Paying Agent for the Assessment Area Five Bonds.

Section 206. Bond Registrar. The District appoints the Trustee as Bond Registrar for the Assessment Area Five Bonds.

Section 207. Conditions Precedent to Issuance of Assessment Area Five Bonds. In addition to complying with the requirements set forth in Section 3.01 of the Master Indenture in connection with the issuance of the Assessment Area Five Bonds, all the Assessment Area Five Bonds shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee of:

(a) Certified copies of the Assessment Proceedings;

(b) Executed originals of the Master Indenture and this Fifth Supplemental Indenture;

(c) A Bond Counsel opinion addressed to the Trustee or with respect to which the Trustee has received a customary reliance letter substantially to the effect that: (i) the Indenture has been duly authorized and executed by the District and constitutes a valid and binding obligation of the District; (ii) the Assessment Area Five Bonds have been duly authorized, executed and delivered by the District and are valid and binding special obligations of the District, payable solely from the sources provided therefor in the Indenture; (iii) the interest on the Assessment Area Five Bonds is excludable from gross income for federal income tax purposes; and (iv) the Assessment Area Five Bonds and the interest paid thereon are exempt from all taxes imposed by the State of Florida except as to estate taxes and taxes imposed by Chapter 220, Florida Statutes on corporations and other entities, as defined therein.

(d) An opinion of Counsel to the District addressed to the Trustee substantially to the effect that: (i) the District has been duly established and validly exists as a community development district under the Act, (ii) the District has good right and lawful authority under the Act to undertake the Assessment Area Five Project being financed with the proceeds of the Assessment Area Five Bonds, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body having lawful jurisdiction in order to undertake the Assessment Area Five Project, (iii) all proceedings undertaken by the District with respect to the Assessment Area Five Special Assessments have been in accordance with Florida law, (iv) the District has taken all action necessary to levy and impose the Assessment Area Five Special Assessments, and (v) the Assessment Area Five Special Assessments are legal, valid and binding liens upon the property against which such Assessment Area Five Special Assessments are made, coequal with the lien of all state, county, district and municipal taxes, superior in dignity to all other liens, titles and claims, until paid;

(e) A certificate of a Responsible Officer to the effect that, upon the authentication and delivery of the Assessment Area Five Bonds, the District will not be in default in the performance of the terms and provisions of the Master Indenture or this Fifth Supplemental Indenture;

(f) A certificate or certificates of the District's engineer certifying as to the accuracy of the information set forth in the District engineer's report regarding the Assessment Area Five Project;

(g) A certified copy of the final judgment of validation together with a certificate of no appeal;

(a) Copies of executed investor letters in the form attached hereto as **Exhibit D** if such investor letter is required, as determined by the Underwriter; and

(h) Executed copies of the Arbitrage Certificate, the True-Up Agreement, the Acquisition Agreement, Declaration of Consent, the Completion Agreement, the Continuing Disclosure Agreement and the Collateral Assignment.

Delivery to the Trustee of the net proceeds from the issuance of the Assessment Area Five Bonds shall constitute conclusive proof of the delivery of the items described above to the satisfaction of the District and the Underwriter of the Assessment Area Five Bonds.

Section 208. Continuing Disclosure. The District hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Agreement. Notwithstanding any other provisions of the Indenture, failure of the District to comply with the Continuing Disclosure Agreement shall not be considered an Event of Default; however, the Trustee may and, at the request of any Participating Underwriter (as defined in Rule 15c2-12 of the Securities and Exchange Commission) or the Holders of at least 25% aggregate principal amount of Outstanding Assessment Area Five Bonds, and receipt of indemnity satisfactory to the Trustee shall, or any such Bondholder may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the District to comply with its obligations under this Section.

ARTICLE III
REDEMPTION AND PURCHASE OF ASSESSMENT AREA FIVE BONDS

The Assessment Area Five Bonds are subject to redemption prior to maturity as provided in the form thereof set forth as **Exhibit A** to this Fifth Supplemental Indenture. Notice of redemption shall be given as provided in Section 8.02 of the Master Indenture.

ARTICLE IV
DEPOSIT OF ASSESSMENT AREA FIVE BOND PROCEEDS AND APPLICATION THEREOF; ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401. Establishment of Accounts.

(a) There are hereby established within the Acquisition and Construction Fund held by the Trustee the following accounts:

(i) an Assessment Area Five Acquisition and Construction Account; and

(ii) an Assessment Area Five Costs of Issuance Account;

(b) There are hereby established within the Debt Service Fund held by the Trustee an Assessment Area Five Sinking Fund Account, and an Assessment Area Five Interest Account;

(c) There is hereby established within the Bond Redemption Fund held by the Trustee an Assessment Area Five Prepayment Account and an Assessment Area Five Optional Redemption Account;

(d) There is hereby established within the Debt Service Reserve Fund held by the Trustee an Assessment Area Five Reserve Account, which account shall be held for the benefit of all of the Assessment Area Five Bonds without distinction as to Assessment Area Five Bonds and without privilege or priority of one Assessment Area Five Bonds over another; and

(e) There is hereby established within the Revenue Fund held by the Trustee an Assessment Area Five Revenue Account.

Section 402. Use of Assessment Area Five Bond Proceeds. Following the Trustee's receipt of the items set forth in Section 3.01 of the Master Indenture and Section 207 hereof; the net proceeds of sale of the Assessment Area Five Bonds, $[_____].00 (face amount of Assessment Area Five Bonds, [plus/less an original issue premium/discount of $[_____].00, and] less underwriter's discount of $[_____].00) shall be delivered to the Trustee by the District and be applied as follows:

(a) $[_____], representing the Assessment Area Five Reserve Account Requirement, shall be deposited to the Assessment Area Five Reserve Account;

(b) $[_____], representing costs of issuance relating to the Assessment Area Five Bonds, shall be deposited to the credit of the Assessment Area Five Costs of Issuance Account;

(c) $[_____] shall be deposited to the Assessment Area Five Interest Account and applied to pay interest coming due on the Assessment Area Five Bonds through November 1, 2026; and

(d) $[_____] of the proceeds of the Assessment Area Five Bonds, consisting of the amount remaining after the deposits above, shall be deposited to the credit of the Assessment Area Five Acquisition and Construction Account of the Acquisition and Construction Fund.

Section 403. Assessment Area Five Acquisition and Construction Account.

(a) Amounts on deposit in the Assessment Area Five Acquisition and Construction Account shall be applied to pay the Costs of the Assessment Area Five Project upon presentment to the Trustee of a properly signed requisition in substantially the form of **Exhibit B** hereto. Such moneys shall be applied as set forth in this Section 403 of this Fifth Supplemental Indenture, Section 5.01 of the Master Indenture, and the Acquisition Agreement.

(b) The District shall not declare that the Completion Date of the Assessment Area Five Project has occurred until after the Reserve Release Conditions have been satisfied, and the excess funds shall have been transferred from the Assessment Area Five Reserve Account to the Assessment Area Five Acquisition and Construction Account and been expended or the Consulting Engineer has certified in writing to the District and the Trustee that such amount is in excess of what is needed to complete the Assessment Area Five Project. The Trustee shall have no obligation to inquire if the Reserve Release Conditions shall have occurred and, in the absence of notice from the District, the Trustee may assume that the Reserve Release Conditions have not occurred.

(c) Any balance remaining in the Assessment Area Five Acquisition and Construction Account after the Completion Date of the Assessment Area Five Project and after retaining the amount, if any, of all remaining unpaid Costs of the Assessment Area Five Project set forth in the Engineers' Certificate establishing such Completion Date, shall be deposited in the

Assessment Area Five Prepayment Account in the Bond Redemption Fund and applied to the extraordinary mandatory redemption of the Assessment Area Five Bonds in the manner prescribed in the Assessment Area Five Bonds. At such time as there are no amounts on deposit in the Assessment Area Five Acquisition and Construction Account such account shall be closed. No such transfer to the Assessment Area Five Prepayment Account shall be made if on the date of such proposed transfer the Trustee has actual knowledge that an Event of Default exists until such Event of Default no longer exists or is waived or the Trustee is directed by the Majority Owners to otherwise apply such moneys. Notwithstanding the foregoing, the Assessment Area Five Acquisition and Construction Account shall not be closed until after the Reserve Release Conditions shall have occurred and the excess funds from the Assessment Area Five Reserve Account shall have been transferred to the Assessment Area Five Acquisition and Construction Account and applied in accordance with this Section 403 hereof.

(d) In accordance with the provisions of the Indenture, the Assessment Area Five Bonds are payable solely from the Assessment Area Five Pledged Revenues. The District hereby acknowledges that (i) the Assessment Area Five Pledged Revenues include, without limitation, all amounts on deposit in the Assessment Area Five Acquisition and Construction Account then held by the Trustee, (ii) upon the occurrence of an Event of Default with respect to the Assessment Area Five Bonds, the Assessment Area Five Pledged Revenues may not be used by the District (whether to pay costs of the Assessment Area Five Project or otherwise) without the consent of the Majority Owners and (iii) the Assessment Area Five Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Owners, to pay costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District shall not enter into any binding agreement with respect to the Assessment Area Five Project after the occurrence of an Event of Default unless authorized in writing by the Majority Owners.

During the continuance of an Event of Default specified in Subsections 10.02(a), 10.02(b) or 10.02(g) of the Master Indenture (each, a "Payment Related Default"), disbursements from the Assessment Area Five Acquisition and Construction Account shall be made only with the consent of the Majority Owners, except as provided below. During the continuance of a Payment Related Default, the Majority Owners shall have the right to provide direction to the District to terminate, suspend, or proceed under any contracts for construction of the Assessment Area Five Project entered into prior to the occurrence of such Payment Related Default. The Majority Owners may provide such direction at any time during the continuance of such Payment Related Default and shall not be deemed to have waived their right to do so through inaction or delay and may change such direction from time to time.

(i) Until such time as the Majority Owners provide such direction to the District, disbursements may be made without the consent of the Majority Owners for Costs incurred by the District under construction contracts entered into by the District prior to the occurrence of such Payment Related Default.

(ii) Upon direction by the Majority Owners to proceed under any such contract(s), no consent of the Majority Owners shall be required for disbursements for Costs incurred by the District thereunder until the date of suspension or termination of such contract directed by the Majority Owners described in subparagraph (iii) below.

(iii) Upon direction by the Majority Owners to suspend or terminate such construction contract(s), disbursements for Costs incurred by the District thereunder shall only be made (x) for disbursements for Costs incurred by the District under construction contracts entered into by the District prior to the occurrence of such Payment Related Default and which Costs relate to work performed before the earliest date on which the District is entitled to suspend or terminate such construction contract at the direction of the Majority Owners, or (y) with the consent of the Majority Owners.

Notwithstanding anything to the contrary contained herein, during the continuance of a Payment Related Default, the consent of the Majority Owners shall be required for disbursements for Costs under contracts for the acquisition of Assessment Area Five Project improvements from the Developer or its affiliates.

Section 404. Costs of Issuance Account. There shall be deposited in the Assessment Area Five Costs of Issuance Account $[_____].00 which shall, at the written direction to the Trustee of a Responsible Officer of the District, be used to pay the costs of issuance relating to the Assessment Area Five Bonds. Any amounts on deposit in the Assessment Area Five Costs of Issuance Account one hundred eighty (180) days after the date of initial delivery of the Assessment Area Five Bonds, for which the District has not provided a written direction for payment, shall be transferred over and deposited into the Assessment Area Five Acquisition and Construction Account and used for the purposes permitted therefor and the Assessment Area Five Cost of Issuance Account shall be closed.

Section 405. Assessment Area Five Reserve Account.

(a) Amounts on deposit in the Assessment Area Five Reserve Account, except as provided elsewhere in the Master Indenture or in this Fifth Supplemental Indenture, shall be used only for the purpose of making payments into the Assessment Area Five Interest Account and the Assessment Area Five Sinking Fund Account to pay principal and interest on the Assessment Area Five Bonds when due, without distinction as to Assessment Area Five Bonds and without privilege or priority of one Assessment Area Five Bonds over another, when the moneys on deposit in such Accounts and available therefor are insufficient. Whenever, for any reason, on an Interest Payment Date, principal payment date or mandatory redemption date, the amount in the Assessment Area Five Interest Account or the Assessment Area Five Sinking Fund Account, as the case may be, is insufficient to pay all amounts payable on the Assessment Area Five Bonds therefrom on such payment dates, the Trustee shall, without further instructions, but subject to contrary direction by the Majority Owners of the Assessment Area Five Bonds, transfer the amount of any such deficiency from the Assessment Area Five Reserve Account into the Assessment Area Five Interest Account and the Assessment Area Five Sinking Fund Account, as the case may be, with priority to the Assessment Area Five Interest Account and then to the Assessment Area Five Sinking Fund Account, to be applied to pay the Assessment Area Five Bonds.

(b) The Trustee, on or before the forty-fifth day (or if such day is not a Business Day, on the Business Day next preceding such day) next preceding each Quarterly Redemption Date, after taking into account all payments and transfers made as of such date, shall compute the value of the Assessment Area Five Reserve Account and shall promptly notify the District of the

amount of any deficiency or surplus as of such date in such account. The District shall immediately pay the amount of any deficiency to the Trustee, for deposit in the Assessment Area Five Reserve Account, from Assessment Area Five Special Assessments or other legally available sources of the District pledged to the Assessment Area Five Bonds. Any surplus in the Assessment Area Five Reserve Account shall be deposited into the Assessment Area Five Prepayment Account and applied to the extraordinary mandatory redemption of Assessment Area Five Bonds in accordance with the provisions therefor set forth in the form of the Assessment Area Five Bonds in **Exhibit A** hereto; provided, however, that any surplus resulting from (i) investment earnings, (ii) the occurrence of the Reserve Release Condition, or (iii) optional prepayment of an Assessment Area Five Special Assessment by the owner of a lot or parcel shall in each case be applied as set forth below.

(i) All earnings on investments in the Assessment Area Five Reserve Account shall be deposited to the Assessment Area Five Revenue Account, provided that no deficiency exists in the Assessment Area Five Reserve Account. Notwithstanding the foregoing, prior to the Date of Completion of the Assessment Area Five Project, earnings shall be deposited to the Assessment Area Five Acquisition and Construction Account if a deficiency does not exist. If a deficiency exists in the Assessment Area Five Reserve Account, such earnings shall remain on deposit in the Assessment Area Five Reserve Account until the deficiency is cured. The Assessment Area Five Reserve Account shall consist only of cash and Investment Securities.

(ii) Any excess in the Assessment Area Five Reserve Account as a result of satisfaction of each one of the Reserve Release Conditions shall be deposited into the Assessment Area Five Acquisition and Construction Account. The District, or the District Manager on behalf of the District, shall provide written notice to the Trustee when a Reserve Release Condition has been satisfied, upon which notice the Trustee may conclusively rely.

(iii) In the event that the amount on deposit in the Assessment Area Five Reserve Account exceeds the Assessment Area Five Reserve Account Requirement due to a decrease in the amount of Assessment Area Five Bonds that will be Outstanding as a result of an optional Prepayment or a mandatory true-up payment by the owner of a lot or parcel of land of an Assessment Area Five Special Assessment against such lot or parcel, the amount to be released shall be transferred from the Assessment Area Five Reserve Account to the Assessment Area Five Prepayment Account as a credit against the Prepayment Principal otherwise required to be made by the owner of such lot or parcel.

On any date the District receives notice from the District Manager that a landowner wishes to prepay its Assessment Area Five Special Assessments or is required to make a mandatory true-up payment, the District shall, or shall cause the District Manager on behalf of the District to, calculate the principal amount of such Prepayment, taking into account a credit against the amount of Prepayment Principal due in the amount of the surplus in the Assessment Area Five Reserve Account above the Assessment Area Five Reserve Account Requirement as a result of the proposed Prepayment. Such surplus shall be transferred to the Assessment Area Five Prepayment Account upon such Prepayment. The District Manager, on behalf of the District, shall make such calculation within ten (10) Business

Days after such Prepayment and shall instruct the Trustee in writing to transfer such amount of credit given to the landowner from the Assessment Area Five Reserve Account to be used for the extraordinary mandatory redemption of the Assessment Area Five Bonds in accordance herewith. The Trustee is authorized to make such transfers and has no duty to verify such calculations.

(c) Notwithstanding the foregoing, on the earliest date on which there are sufficient monies on deposit in the Assessment Area Five Reserve Account, taking into account other monies available therefor, to pay and redeem all of the Outstanding Assessment Area Five Bonds, together with accrued interest on such Assessment Area Five Bonds, to the earliest date of redemption, then the Trustee shall transfer to the Assessment Area Five Prepayment Account the amount on deposit in the Assessment Area Five Reserve Account to pay and redeem all of the Outstanding Assessment Area Five Bonds on the earliest such date.

Section 406. Application of Prepayment Principal; Assessment Area Five Prepayment Account. All Prepayment Principal shall upon receipt by the Trustee be deposited to the Assessment Area Five Prepayment Account. At the time the District deposits Prepayment Principal with the Trustee it shall notify the Trustee in writing as to the amount of Prepayment Principal. Amounts on deposit in the Assessment Area Five Prepayment Account shall be applied to the extraordinary mandatory redemption of the Assessment Area Five Bonds in the manner prescribed in the Assessment Area Five Bonds.

The Trustee is not responsible to verify if any payment is Prepayment Principal and may conclusively rely as accurate upon the classification of the District as Prepayment Principal and in the absence of such notification will conclude that such payment is not Prepayment Principal.

Section 407. Tax Covenants and Rebate Account. The District shall comply with the Arbitrage Certificate (including deposits to and payments from the Assessment Area Five Rebate Account hereby established) included as part of the closing transcript for the Assessment Area Five Bonds, as amended and supplemented from time to time in accordance with its terms. Amounts in the Assessment Area Five Rebate Account hereby established shall be directed by the District for investment only in Government Obligations. To the extent any amounts in the Assessment Area Five Rebate Account are not needed to comply with the Arbitrage Certificate, such amounts shall be transferred as directed by the District to any other fund or account created hereunder.

Notwithstanding anything to the contrary contained in the Master Indenture, the District covenants with the holders of the Assessment Area Five Bonds that it shall comply with the requirements of Code necessary to maintain the exclusion of interest on the Assessment Area Five Bonds from gross income for purposes of federal income taxation, including the payment of any amount required to be rebated to the U.S. Treasury pursuant to the Code, and, in particular, that it shall not make or direct the making of any investment or other use of proceeds of such Assessment Area Five Bonds (or amounts deemed to be proceeds under the Code) in any manner which would cause the interest on such Assessment Area Five Bonds to be or become subject to federal income taxation, nor shall it fail to do any act which is necessary to prevent such interest from becoming subject to federal income taxation. The District further covenants that neither the District nor any other person under its control or direction will make any investment or other use of the proceeds

of the Assessment Area Five Bonds (or amounts deemed to be proceeds under the Code) in any manner which would cause the Assessment Area Five Bonds to be "private activity bonds" as that term is defined in Section 141 of the Code (or any successor provision thereto), or "arbitrage bonds" as that term is defined in Section 148 of the Code (or any successor provision thereto) and that it will comply with such sections of the Code throughout the term of the Assessment Area Five Bonds.

Section 408. Establishment of Assessment Area Five Revenue Account in Revenue Fund; Application of Assessment Area Five Accounts and Investment Earnings.

(a) Except as otherwise provided herein, amounts on deposit in the Assessment Area Five Revenue Account shall be applied in accordance with Section 6.03 of the Master Indenture. Except as otherwise provided herein, the Assessment Area Five Special Assessments will be collected as provided in Section 9.04 of the Master Indenture. Following an Event of Default, the Majority Owners may direct the District as to the collection method for the Assessment Area Five Special Assessments provided such method complies with Florida law. The District covenants to assess, levy, and enforce the payment of the Assessment Area Five Special Assessments at times and in amounts as shall be necessary in order to pay, when due, Debt Service Requirements on the Assessment Area Five Bonds and to pay or cause to be paid the proceeds of such Assessment Area Five Special Assessments as received to the Trustee for deposit to the Assessment Area Five Revenue Account.

(b) Upon deposit of the revenues from the Assessment Area Five Special Assessments including the interest thereon with the Trustee, the District shall provide the Trustee a written accounting setting forth the amounts of such Assessment Area Five Special Assessments in the following categories which shall be deposited by the Trustee into the Funds and Accounts established hereunder as follows:

(i) Assessment Interest which shall be deposited into the Assessment Area Five Interest Account;

(ii) Assessment Principal, which shall be deposited into the Assessment Area Five Sinking Fund Account;

(iii) Prepayment Principal which shall be deposited into the Assessment Area Five Prepayment Account;

(iv) Delinquent Assessment Principal shall first be applied to restore the amount of any withdrawal from the Assessment Area Five Reserve Account to pay the principal of Assessment Area Five Bonds, to the extent that less than the Assessment Area Five Reserve Account Requirement is on deposit in the Assessment Area Five Reserve Account, and, the balance, if any, shall be deposited into the Assessment Area Five Sinking Fund Account;

(v) Delinquent Assessment Interest shall first be applied to restore the amount of any withdrawal from the Assessment Area Five Reserve Account to pay the interest of Assessment Area Five Bonds to the extent that less than the Assessment Area Five Reserve Account Requirement is on deposit in an Assessment Area Five Reserve

Account, and, the balance, if any, shall be deposited into the Assessment Area Five Interest Account;

(vi) The balance shall be deposited in the Assessment Area Five Revenue Account.

(c) On each February 1, May 1, August 1 and November 1 (or if such Day is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Assessment Area Five Prepayment Account and, if the balance therein is greater than zero, shall transfer, but only after transferring sufficient amounts as directed by the District from the Assessment Area Five Revenue Account to pay amounts due on the next Interest Payment Date from the Assessment Area Five Revenue Account for deposit into such Prepayment Account, an amount sufficient to increase the amount on deposit therein to the next integral multiple of $5,000, and, shall thereupon give notice and cause the extraordinary mandatory redemption of Assessment Area Five Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in such Prepayment Account in accordance with the provisions for extraordinary redemption of Assessment Area Five Bonds. All interest due in regard to such prepayments shall be paid from the Assessment Area Five Interest Account or, if insufficient amounts are on deposit in the Assessment Area Five Interest Account to pay such interest, then from the Assessment Area Five Revenue Account.

(d) Anything herein or in the Master Indenture to the contrary, on each May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall transfer from amounts on deposit in the Assessment Area Five Revenue Account to the Funds and Accounts designated below, the following amounts in the following order of priority:

FIRST, to the Assessment Area Five Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on all Assessment Area Five Bonds then Outstanding on such May 1 or November 1, less any other amount already on deposit in the Assessment Area Five Interest Account not previously credited;

SECOND, beginning on May 1, 20[27], and no later than the Business Day next preceding each May 1 thereafter while Assessment Area Five Bonds remain Outstanding, to the Assessment Area Five Sinking Fund Account, an amount equal to the Amortization Installment on the Assessment Area Five Bonds due on such May 1 or the principal maturing on such May 1, less any amount on deposit in the Assessment Area Five Sinking Fund Account not previously credited;

THIRD, to the Assessment Area Five Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Assessment Area Five Reserve Account Requirement with respect to the Assessment Area Five Bonds;

FOURTH, notwithstanding the foregoing, at any time the Assessment Area Five Bonds are subject to redemption on a date which is not May 1 or November 1, the Trustee shall be authorized to transfer to the Assessment Area Five Interest Account the amount necessary to pay interest on the Assessment Area Five Bonds subject to redemption on such date; and

FIFTH, the balance shall be retained in the Assessment Area Five Revenue Account.

Anything herein to the contrary notwithstanding, it shall not constitute an Event of Default hereunder if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefor; provided, however, that nothing in this paragraph is meant to change what are otherwise Events of Default as provided for in Article X of the Master Trust Indenture and Section 606 herein.

(e) On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Assessment Area Five Revenue Account to the Assessment Area Five Rebate Account established for the Assessment Area Five Bonds in the Rebate Fund the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Arbitrage Certificate. To the extent insufficient moneys are on deposit in the Assessment Area Five Revenue Account to make the transfer provided for in the immediately preceding sentence the District shall deposit with the Trustee from available moneys of the District the amount of any such insufficiency.

(f) Anything herein or in the Master Indenture to the contrary notwithstanding, amounts on deposit in all of the Funds and Accounts held as security for the Assessment Area Five Bonds shall be invested only in Investment Securities, and further, earnings on investments in the Assessment Area Five Acquisition and Construction Account and the Assessment Area Five Cost of Issuance Account shall be retained as realized, in such Accounts and used for the purpose of such Accounts. Earnings on investments in the Assessment Area Five Revenue Account, Assessment Area Five Sinking Fund Account, the Assessment Area Five Interest Account and the Assessment Area Five Prepayment Account and the Assessment Area Five Optional Redemption Account in the Bond Redemption Fund shall be deposited, as realized, to the credit of the Assessment Area Five Revenue Account and used for the purpose of such Account.

Earnings on investments in the Assessment Area Five Reserve Account shall be disposed of as provided in Section 405 hereof.

ARTICLE V
CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Fifth Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth in the Master Indenture as modified by this Fifth Supplemental Indenture.

Section 502. Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Fifth Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503. Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article XI thereof, all of which shall apply to the actions of the Trustee under this Fifth Supplemental Indenture.

ARTICLE VI
MISCELLANEOUS

Section 601. Confirmation of Master Indenture. As supplemented by this Fifth Supplemental Indenture, the Master Indenture is in all respect ratified and confirmed, and this Fifth Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Fifth Supplemental Indenture and to the Assessment Area Five Bonds issued hereunder. To the extent of any conflicts between the terms and provisions of the Master Indenture and this Fifth Supplemental Indenture the terms and provisions hereof shall control.

Section 602. Additional Covenant Regarding Assessment Area Five Special Assessments. In addition, and not in limitation of, the covenants contained elsewhere in this Fifth Supplemental Indenture and in the Master Indenture, the District covenants to comply with the terms of the proceedings heretofore adopted with respect to the Assessment Area Five Special Assessments, including the assessment methodology, prepared by Inframark, LLC (the "Report"), and to levy the Assessment Area Five Special Assessments and any required true up payments as set forth in the Report, in such manner as will generate funds sufficient to pay the principal of and interest on the Assessment Area Five Bonds, when due. The District also agrees that it shall not amend the Report in any material manner without the written consent of the Majority Owners.

The District shall directly collect the Assessment Area Five Special Assessments in lieu of the Uniform Method with respect to any assessable lands until such time as such lots are platted, or when the timing for using the Uniform Method will not yet allow for using such method, unless the District Manager is directed otherwise by Majority Owners.

Section 603. Limitation on Additional Debt. Other than Bonds issued to refund all or a portion of Outstanding Assessment Area Five Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not, while any Assessment Area Five Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Assessment Area Five Pledged Revenues. In addition, the District covenants not to issue any other Bonds or other debt obligations secured by Special Assessments on assessable lands which are also encumbered by the Assessment Area Five Special Assessments for any capital project unless the Assessment Area Five Special Assessments have been Substantially Absorbed or the Majority Owners have consented in writing to the issuance of such Bonds or other debt obligations; provided, however, that the foregoing covenant shall not preclude the imposition of Special Assessments on property subject to the Assessment Area Five Special Assessments that are necessary for health, safety, and welfare reasons or to remediate a natural disaster, as determined by the District. The District may issue Bonds or other debt obligations secured by Special Assessments on assessable lands not encumbered by the Assessment Area Five Special Assessments without limitation, except as limited by the documents pursuant to which such Bonds or debt are issued. The Trustee and the District may rely on a certificate from the District Manager regarding such status of Substantial Absorption of the Assessment Area Five Special Assessments and in the absence of receipt of such certificate, may assume Substantial Absorption has not occurred.

Section 604. Additional Matters Relating to Delinquent Assessments.

(a) Notwithstanding anything herein or in the Master Indenture to the contrary, the following provisions shall apply with respect to the Assessment Area Five Special Assessments and Assessment Area Five Bonds: If any property shall be offered for sale for the nonpayment of any Assessment Area Five Special Assessments, and no person or persons shall purchase such property for an amount equal to the full amount due on the Assessment Area Five Special Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the District, after receiving the written consent of the Trustee, acting at the direction of the Majority Owners of the Assessment Area Five Bonds Outstanding, specifying whether the District is to take title to the property in its corporate name or in the name of a special purpose entity, may purchase the property for an amount approved by the Majority Owners (principal, interest, penalties and costs, plus attorneys' fees, if any), from any legally available funds of the District and the District shall receive in its corporate name or in the name of a special-purpose entity title to the property for the benefit of the Owners of the Assessment Area Five Bonds, provided that the Trustee shall have the right, acting at the direction of the Majority Owners, but shall not be obligated, to direct the District with respect to any action taken pursuant to this Section. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, shall have the power to and shall lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the Assessment Area Five Revenue Account. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, agrees that it shall, after being provided assurances satisfactory to it of payment of its fees, costs and expenses for doing so, be required to take the measures provided by law for listing for sale of property acquired by it as trustee for the Owners of the Assessment Area Five Bonds within sixty (60) days after the receipt of the request therefore signed by the Trustee, acting at the direction of the Majority Owners of the Assessment Area Five Bonds Outstanding. The District may pay costs associated with any actions taken by the District pursuant to this paragraph from any moneys legally available for such purpose held under the Indenture, provided such action does not adversely impact the tax-exempt status of the interest on the Assessment Area Five Bonds.

(b) Notwithstanding anything to the contrary herein or in the Master Indenture, the District acknowledges and agrees that (i) upon failure of any property owner to pay when due any installment of Assessment Area Five Special Assessments that are billed directly by the District, that the entire Assessment Area Five Special Assessments levied on the property for which such installment of Assessment Area Five Special Assessments is due and unpaid, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and, with the written consent of the Trustee, acting at the direction of the Majority Owners of the Assessment Area Five Bonds Outstanding, the District shall promptly, but in any event within ninety (90) days of the receipt of such consent, cause to be brought the necessary legal proceedings for the foreclosure of liens of the delinquent Assessment Area Five Special Assessments, including interest and penalties and (ii) the foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by law in suits to foreclose mortgages.

Section 605. Additional Matters Relating to Assessment Area Five Special Assessments and Assessment Proceedings. The District covenants and agrees that upon the occurrence and continuance of an Event of Default with respect to the Assessment Area Five Bonds, it will take

such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of delinquent Assessment Area Five Special Assessments that are directly billed and collected by the District, as well as delinquent direct billed Operation and Maintenance Assessments, and the provisions for the foreclosure of liens of delinquent Assessment Area Five Special Assessments that are directly billed and collected by the District, as well as delinquent direct billed Operation and Maintenance Assessments, all in a manner consistent with the Master Indenture and this Fifth Supplemental Indenture. All Assessment Area Five Special Assessments that are billed and collected directly by the District shall be due and payable no later than thirty (30) days prior to each Interest Payment Date and shall become delinquent thereafter.

Section 606. Additional Matters Relating to Events of Default.

With respect to the Assessment Area Five Bonds, section 10.02 of the Master Indenture shall be deemed amended to add the following as additional Events of Default, notwithstanding anything to the contrary in the Master Indenture:

"(g) If at any time the amount in the Assessment Area Five Reserve Account is less than the Assessment Area Five Reserve Account Requirement as a result of the Trustee withdrawing an amount therefrom to pay debt service on the Assessment Area Five Bonds and such amount has not been restored within thirty (30) days of such withdrawal; and

(h) More than fifteen percent (15%) of the Operation and Maintenance Assessments that are directly billed by the District and levied by the District on tax parcels subject to the Assessment Area Five Special Assessments are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due."

Section 607. Provisions relating to Bankruptcy or Insolvency of Landowner.

(a) The provisions of this Section 607 shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel subject to at least three percent (3%) of the Assessment Area Five Special Assessments pledged to the Assessment Area Five Bonds Outstanding (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding").

(b) The District acknowledges and agrees that, although the Assessment Area Five Bonds were issued by the District, the Owners of the Assessment Area Five Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer:

(i) the District hereby agrees that it shall seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners of the Assessment Area Five Bonds Outstanding, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceedings or in any action related to a Proceeding that affects, either directly or indirectly, the Assessment Area Five Special

Assessments relating to the Outstanding Assessment Area Five Bonds or any rights of the Trustee under the Indenture (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners of the Assessment Area Five Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within thirty (30) days following receipt by the Trustee of the written request for consent);

(ii) the District hereby agrees that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Assessment Area Five Special Assessments relating to the Assessment Area Five Bonds Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee;

(iii) the District hereby agrees that it shall seek the written consent of the Trustee prior to filing and voting in any such Proceeding (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners of the Assessment Area Five Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within thirty (30) days following receipt by the Trustee of the written request for consent);

(iv) the Trustee shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the Assessment Area Five Special Assessments relating to the Assessment Area Five Bonds Outstanding would have the right to pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute and/or defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the Assessment Area Five Special Assessments relating the Assessment Area Five Bonds Outstanding, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and

(v) The District shall not challenge the validity or amount of any claim submitted in good faith in such Proceeding by the Trustee or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee in such Proceedings or take any other action in such Proceedings, which is adverse to Trustee's enforcement or the District's claim and rights with respect to the Assessment Area Five Special Assessments relating to the Assessment Area Five Bonds Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District agrees that the Trustee shall have the right (i) to

file a proof of claim with respect to the Assessment Area Five Special Assessments pledged to the Assessment Area Five Bonds Outstanding, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

(c) Notwithstanding the provisions of the immediately preceding paragraphs, nothing in this Section shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for Operation and Maintenance Assessments, and the District shall be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the District in pursuance of its claim for Operation and Maintenance Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the Assessment Area Five Special Assessments relating to the Assessment Area Five Bonds Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in clause (b)(iv) or (b)(v) above.

Section 608. Third Party Beneficiaries. This Fifth Supplemental Indenture shall inure solely to the benefit of the District, the Trustee and the Holders from time to time of the Assessment Area Five Bonds, and shall create no rights in any other person or entity.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT has caused these presents to be signed in its name and on its behalf by its Chairman, and its official seal to be hereunto affixed and attested by its Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused these presents to be signed in its name and on its behalf by its duly authorized signatory.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

[SEAL]

By:_____
Chairman, Board of Supervisors

ATTEST:

By:_____
Secretary

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Trustee

By:_____
Vice President

EXHIBIT A

No. 2026R-1 **$_____**

UNITED STATES OF AMERICA
STATE OF FLORIDA
MANATEE COUNTY, FLORIDA
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BOND, SERIES 2026
(ASSESSMENT AREA FIVE PROJECT)

Interest Rate	Maturity Date	Dated Date	CUSIP
____%	May 1, _____	[_____], 2026	701830___

Registered Owner: CEDE & CO.

Principal Amount: _____ MILLION _____ HUNDRED _____ THOUSAND AND NO/100 DOLLARS

THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT HAS ESTABLISHED A BOOK ENTRY SYSTEM OF REGISTRATION FOR THIS ASSESSMENT AREA FIVE BOND. EXCEPT AS SPECIFICALLY PROVIDED OTHERWISE IN THE INDENTURE, CEDE & CO., AS NOMINEE OF THE DEPOSITORY TRUST COMPANY, A NEW YORK CORPORATION ("DTC"), WILL BE THE REGISTERED OWNER AND WILL HOLD THIS ASSESSMENT AREA FIVE BOND ON BEHALF OF EACH BENEFICIAL OWNER HEREOF. BY ACCEPTANCE OF A CONFIRMATION OF PURCHASE, DELIVERY OR TRANSFER, EACH BENEFICIAL OWNER OF THIS ASSESSMENT AREA FIVE BOND SHALL BE DEEMED TO HAVE AGREED TO SUCH ARRANGEMENT. CEDE & CO., AS REGISTERED OWNER OF THIS ASSESSMENT AREA FIVE BOND, MAY BE TREATED AS THE OWNER OF IT FOR ALL PURPOSES.

UNLESS THIS ASSESSMENT AREA FIVE BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF DTC TO THE TRUSTEE FOR REGISTRATION OF TRANSFER, EXCHANGE, OR PAYMENT, WITH RESPECT TO ANY ASSESSMENT AREA FIVE BOND REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC, ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a community development district duly created and existing pursuant to Chapter 190, Florida Statutes (the "District"), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the Registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Assessment Area Five Bond shall have been called for redemption in

whole or in part and payment of the Redemption Price (as defined in the Indenture mentioned hereinafter) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the Outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for, or if no interest has been paid, from the Dated Date shown above, on May 1 and November 1 of each year (each, an "Interest Payment Date"), commencing on November 1, 2026, until payment of said principal sum has been made or provided for, at the rate per annum set forth above. Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (as hereinafter defined), be paid to the Registered Owner hereof at the close of business on the regular record date for such interest, which shall be the first (1st) day of the calendar month next preceding such Interest Payment Date; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) and/or (b) of Section 10.02 of the Master Indenture, the payment of interest and principal or Redemption Price shall be made by the Paying Agent (hereinafter defined) to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the Registered Owner of this Assessment Area Five Bond. Any payment of principal, or Redemption Price or interest shall be made only in accordance with standard DTC practices. Interest on this Bond will be computed on the basis of a 360-day year of twelve 30 day months.

This Bond is one of a duly authorized issue of bonds of the District designated "Special Assessment Revenue Bonds, Series 2026" (Assessment Area Five Project) (the "Assessment Area Five Bonds") issuable under and governed by the terms of a Master Trust Indenture, dated as of February 1, 2021 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association as trustee (the "Trustee"), as supplemented by a Fifth Supplemental Trust Indenture, dated as of [_____] 1, 2026 (the "Supplemental Indenture"), between the District and the Trustee (the Master Indenture as supplemented by the Supplemental Indenture is hereafter referred to as the "Indenture"). The Assessment Area Five Bonds are issued in an aggregate principal amount of $[_____] for the purposes of (i) financing the Cost of acquiring, constructing and equipping certain assessable improvements (the "Assessment Area Five Project"); (ii) paying certain costs associated with the issuance of the Assessment Area Five Bonds; (iii) paying a portion of the interest accruing on the Assessment Area Five Bonds and (iv) making a deposit into the Assessment Area Five Reserve Account for the benefit of all of the Assessment Area Five Bonds.

NEITHER THE ASSESSMENT AREA FIVE BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THE ASSESSMENT AREA FIVE BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER

HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE ASSESSMENT AREA FIVE BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE ASSESSMENT AREA FIVE BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE ASSESSMENT AREA FIVE PLEDGED REVENUES PLEDGED TO THE ASSESSMENT AREA FIVE BONDS, ALL AS PROVIDED HEREIN AND IN THE INDENTURE.

This Assessment Area Five Bond is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, as amended, and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the designated office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of Assessment Area Five Bonds, the collection, receipt and disposition of revenues and the funds charged with and pledged to the payment of the principal, and Redemption Price of, and the interest on, the Assessment Area Five Bonds, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of the Assessment Area Five Pledged Revenues (as defined in the Indenture), the terms and conditions under which the Assessment Area Five Bonds are or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the Registered Owners and Beneficial Owners of the Assessment Area Five Bonds, and, by the acceptance of this Assessment Area Five Bond, the Registered Owner and Beneficial Owners hereof assent to all of the provisions of the Indenture. Terms not otherwise defined herein shall have the meaning ascribed to them in the Indenture. The Assessment Area Five Bonds are equally and ratably secured by the Assessment Area Five Pledged Revenues, without preference or priority of one Assessment Area Five Bonds over another.

The Assessment Area Five Bonds are issuable only as registered bonds without coupons in current interest form in denominations of $5,000 or any integral multiple thereof (an "Authorized Denomination"). This Assessment Area Five Bond is transferable by the Registered Owner hereof or his duly authorized attorney at the designated corporate trust office of the Trustee as Bond Registrar (the "Bond Registrar"), upon surrender of this Assessment Area Five Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Assessment Area Five Bond or Assessment Area Five Bonds, in the same aggregate principal amount and of the same maturity as the Assessment Area Five Bond or Assessment Area Five Bonds transferred, will be issued to the transferee. At the designated corporate trust office of the Bond Registrar in the manner and subject to the limitations and conditions provided in the Indenture and without cost, except for any tax or other governmental charge, Assessment Area Five Bonds may be exchanged for an equal aggregate principal amount of Assessment Area Five Bonds of the same maturity, in Authorized Denominations and bearing interest at the same rate or rates.

The District has established a book-entry system of registration for the Assessment Area Five Bonds. Except as specifically provided otherwise in the Indenture, an agent will hold this Assessment Area Five Bond on behalf of the Beneficial Owner hereof. By acceptance of a confirmation of purchase, delivery or transfer, the Beneficial Owner of this Assessment Area Five Bond shall be deemed to have agreed to such arrangement.

Optional Redemption

The Assessment Area Five Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after [_____] 1, 20[__] at the Redemption Price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

Mandatory Redemption

The Assessment Area Five Bonds maturing May 1, 20[__] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment	Year	Amortization Installment
		*	

* Final maturity

The Assessment Area Five Bonds maturing May 1, 20[__] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment	Year	Amortization Installment
		*	

* Final maturity

The Assessment Area Five Bonds maturing May 1, 20[__] are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment	Year	Amortization Installment

*

* Final maturity

Any Assessment Area Five Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Assessment Area Five Bonds.

Upon redemption or purchase of the Assessment Area Five Bonds (other than redemption in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so that debt service on the Assessment Area Five Bonds is amortized in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Assessment Area Five Bonds.

Extraordinary Mandatory Redemption

The Assessment Area Five Bonds are subject to extraordinary mandatory redemption prior to scheduled maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part on a pro rata basis calculated by the District determined by the ratio of the Outstanding principal amount of each maturity of the Assessment Area Five Bonds treating for such purposes each Amortization Installment as a maturity divided by the aggregate principal amount of Outstanding Assessment Area Five Bonds and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the Quarterly Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(i) On or after Completion Date of the Assessment Area Five Project by application of moneys transferred from the Assessment Area Five Acquisition and Construction Account to the Assessment Area Five Prepayment Account in accordance with the terms of the Indenture; or

(ii) Amounts are deposited into the Assessment Area Five Prepayment Account from the prepayment of Assessment Area Five Special Assessments and from amounts deposited into the Assessment Area Five Prepayment Account from any other sources; or

(iii) When the amount on deposit in the Assessment Area Five Reserve Account, together with other moneys available therefor are sufficient to pay and redeem all the Assessment Area Five Bonds then Outstanding as provided in the Supplemental Indenture.

If less than all of the Assessment Area Five Bonds of a maturity subject to redemption shall be called for redemption, the particular Assessment Area Five Bonds or portions of such Assessment Area Five Bonds of that maturity to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of each redemption of Assessment Area Five Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of Assessment Area Five Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Assessment Area Five Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Assessment Area Five Bonds or such portions thereof on such date, interest on such Assessment Area Five Bonds or such portions thereof so called for redemption shall cease to accrue, such Assessment Area Five Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Assessment Area Five Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent.

The Owner of this Assessment Area Five Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or Paying Agent in trust for the payment and discharge of any Assessment Area Five Bond which remain unclaimed for three (3) years after the date when such Assessment Area Five Bond has become due and payable, either at its stated maturity date or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for three (3) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Assessment Area Five Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Trustee or Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee funds or Defeasance Securities (as defined in the Indenture) sufficient to pay the principal or Redemption Price of any

Assessment Area Five Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of such Assessment Area Five Bonds as to the Assessment Area Five Pledged Revenues shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Assessment Area Five Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Assessment Area Five Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Assessment Area Five Bond and the execution of the Indenture, have happened, exist and have been performed as so required. This Assessment Area Five Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Parrish Plantation Community Development District has caused this Assessment Area Five Bond to bear the signature the Chairman of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of its Secretary.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

(SEAL)

By: _____
Chairman, Board of Supervisors

ATTEST:

By: _____
Secretary

CERTIFICATE OF AUTHENTICATION

This Assessment Area Five Bond is one of the Bonds of the Series designated herein, described in the within-mentioned Indenture.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Registrar

By:_____
Vice President

_____
Date of Authentication

CERTIFICATE OF VALIDATION

This Assessment Area Five Bond is one of a Series of Bonds which were validated by judgments of the Circuit Court in and for Manatee County, Florida, rendered on February 3, 2020, and June 27, 2023.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

By: _____
Chairman, Board of Supervisors

[FORM OF ABBREVIATIONS FOR ASSESSMENT AREA FIVE BONDS]

The following abbreviations, when used in the inscription on the face of the within Assessment Area Five Bonds, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenant by the entireties

JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANS MIN ACT - _____ Custodian _____ under Uniform Transfers to Minors Act _____ (State)

Additional abbreviations may also be used
though not in the above list.

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Assessment Area Five Bonds and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney to transfer the said Assessment Area Five Bonds on the books of the District, with full power of substitution in the premises.

Date:_____

Social Security Number of Employer

Identification Number of Transferee:

Signature guaranteed:

_____

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within Assessment Area Five Bonds in every particular without alteration or any change whatever.

_____

NOTICE: Signatures (s) must be guaranteed by guarantor institution participating in the Securities Transfer Agents Medallion Program or such other guaranteed program acceptable to the Trustee.

EXHIBIT B

FORM OF REQUISITION

ASSESSMENT AREA FIVE ACQUISITION AND CONSTRUCTION ACCOUNT

Parrish Plantation Community Development District
Manatee County, Florida

U.S. Bank Trust Company, National Association, as Trustee
Orlando, Florida

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(ASSESSMENT AREA FIVE PROJECT)

The undersigned, a Responsible Officer of the Parrish Plantation 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 February 1, 2021, as supplemented by that certain Fifth Supplemental Trust Indenture dated as of [_____] 1, 2026 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture);

(A) Requisition Number;

(B) Name of Payee;

(C) Amount Payable;

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments):

(E) Account from which disbursement to be made: Assessment Area Five Acquisition and Construction Account

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 Account referenced in "E" above;

3. each disbursement set forth above was incurred in connection with the Cost of the Assessment Area Five Project;

4. each disbursement represents a Cost of the Assessment Area Five Project which has not previously been paid; and

5. the costs set forth in the requisition are reasonable.

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.

Copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested or other similar evidence of proof of payment is on file with the District.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

By:_____
Responsible Officer

Date:_____

The undersigned District Engineer hereby certifies that; (i) this disbursement is for the Cost of the Assessment Area Five Project and is consistent with the report of the District Engineer, as such report has been amended or modified; (ii) that the portion of the Assessment Area Five Project improvements being acquired from the proceeds of the Assessment Area Five Bonds have been completed in accordance with the plans and specifications therefor; (iii) the Assessment Area Five Project improvements subject to this disbursement are constructed in a sound workmanlike manner and in accordance with industry standards; (iv) the purchase price being paid by the District for the Assessment Area Five Project improvements being acquired pursuant to this disbursement is no more than the lesser of the fair market value of such improvements and the actual Cost of construction of such improvements; and (v) the plans and specifications for the Assessment Area Five Project improvements subject to this disbursement have been approved by all Regulatory Bodies required to approve them.

_____

District Engineer

EXHIBIT C

DESCRIPTION OF ASSESSMENT AREA FIVE PROJECT

Assessment Area Five Project Description	Cost
Earthwork	$ 1,013,691.32
Stormwater	2,076,378.58
Roadways & Paving	2,387,881.40
Potable Water	1,396,951.95
Reclaimed Water	982,401.50
Sanitary Sewer	1,508,245.62
Dry Utilities	573,000.00
Landscape/Hardscape	1,146,000.00
Permit & Impact Fees	74,492.98
Professional Services	668,325.40
Contingency	549,471.03
Total	**$12,376,839.78**

All as further described in the Master Report Phases III & IV (Assessment Areas #4 and #5) dated January 2024 prepared by Clearview Land Design, P.L.

EXHIBIT D
FORM OF INVESTOR LETTER

[Date]

Parrish Plantation Community Development District
c/o Inframark LLC
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

FMSbonds, Inc.
20660 W. Dixie Highway
North Miami Beach, FL 33180

Re: $_____ Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project)

Ladies and Gentlemen:

The undersigned is authorized to sign this letter [on behalf of Name of Non-Individual Investor], as the beneficial owner (the "Investor") of $_____ of the above-referenced Bonds [state maturing on, bearing interest at the rate of ___% per annum and CUSIP #] (herein, the "Investor Bonds").

In connection with the purchase of the Investor Bonds by the Investor, the Investor hereby makes the following representations upon which you may rely:

1. The Investor has authority to purchase the Investor Bonds and to execute this letter, any other instruments and documents required to be executed by the Investor in connection with the purchase of the Investor Bonds.

2. The Investor is an "accredited investor" as described in Rule 501 under Regulation D of the Securities Act of 1933, as amended (the "Securities Act"), and therefore, has sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal and other tax-exempt obligations including those which are not rated or credit-enhanced, to be able to evaluate the risks and merits of the investment represented by the Bonds. Please check the appropriate box below to indicate the type of accredited investor:

❑ a bank, insurance company, registered investment company, business development company, or small business investment company;

❑ an employee benefit plan, within the meaning of the Employee Retirement Income Security Act, if a bank, insurance company, or registered investment adviser makes the investment decisions, or if the plan has total assets in excess of $5 million;

❑ a charitable organization, corporation, or partnership with assets exceeding $5 million;

❑ a business in which all the equity owners are "accredited investors;"

❑ a natural person who has individual net worth, or joint net worth with the person's spouse, that exceeds $1 million at the time of the purchase, excluding the value of the primary residence of such person except that mortgage indebtedness on the primary residence shall not be included as a liability;

❑ a natural person with income exceeding $200,000 in each of the two most recent years or joint income with a spouse exceeding $300,000 for those years and a reasonable expectation of the same income level in the current year; or

❑ a trust with total assets in excess of $5,000,000, not formed for the specific purpose of acquiring the Investor Bonds whose purchase is directed by a sophisticated person.

3. The Investor has been supplied with an (electronic) copy of the Preliminary Limited Offering Memorandum dated [_____], 2026 of the District and relating to the Bonds (the "Offering Document") and has reviewed the Offering Document and represents that such Offering Document has provided full and meaningful disclosure in order to make an informed decision to invest in the Investor Bonds.

Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Indenture.

Very truly yours,

[Name], [Type of Entity]

By: _____
Name: _____
Title: _____
Date: _____

Or

_____
[Name], an Individual

DRAFT-1
GrayRobinson, P.A.
July 9, 2026

$[_____]
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
(MANATEE COUNTY, FLORIDA)

SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(ASSESSMENT AREA FIVE PROJECT)

BOND PURCHASE CONTRACT

[_____], 2026

Board of Supervisors
Parrish Plantation Community Development District
Manatee County, Florida

Board of Supervisors:

FMSbonds, Inc. (the "Underwriter") offers to enter into this Bond Purchase Contract (the "Purchase Contract") with Parrish Plantation Community Development District (the "District"). The District is located entirely within an unincorporated area of Manatee County, Florida (the "County"). This offer of the Underwriter shall, unless accepted by the District, acting through its Board of Supervisors (the "Board"), expire at 10:00 p.m. prevailing time within the jurisdiction of the District on the date hereof, unless previously withdrawn or extended in writing by the Underwriter. This Purchase Contract shall be binding upon the District and the Underwriter upon execution and delivery. Any capitalized word not defined herein shall have the meaning ascribed thereto in the Preliminary Limited Offering Memorandum or the Indenture (each as hereinafter defined), as applicable. In conformance with Section 218.385, Florida Statutes, as amended, the Underwriter hereby delivers to the District the Disclosure and Truth-In-Bonding Statement attached hereto as Exhibit A.

1. Purchase and Sale. Upon the terms and conditions and upon the basis of the representations, warranties and agreements set forth herein, the Underwriter hereby agrees to purchase from the District and the District hereby agrees to sell and deliver to the Underwriter, all (but not less than all) of its $[_____] aggregate principal amount of Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds"). The Assessment Area Five Bonds shall be dated their date of delivery and shall mature on the dates, shall bear interest at the rates, and shall be subject to redemption prior to maturity, all as provided in the Limited Offering Memorandum (hereinafter defined) and in Exhibit B attached hereto. The purchase price for the Assessment Area Five Bonds shall be $[_____].00 (representing the $[_____].00 aggregate principal amount of the Assessment Area Five Bonds, [plus/less original issue premium/discount of $[_____].00 and] less an underwriter's discount of $[_____].00). Such payment and delivery and the other actions contemplated hereby to take place at the time of such payment and delivery are hereinafter referred to as the "Closing"

2. The Assessment Area Five Bonds. The Assessment Area Five Bonds are to be issued by the District, a local unit of special-purpose government of the State of Florida (the "State") created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "Act"), the Florida Constitution, and other applicable provisions of law, and Ordinance No. 19-33 of the Board of County Commissioners of Manatee County, Florida, enacted on October 8, 2019 and effective as of October 17, 2019, as amended by Ordinance No. 21-32, effective as of August 31, 2021 (together, the "Ordinance"). The Assessment Area Five Bonds are being issued pursuant to the Act and secured pursuant to the provisions of a Master Trust Indenture, dated as of February 1, 2021 (the "Master Indenture"), as

supplemented by a Fifth Supplemental Trust Indenture, dated as of [_____] 1, 2026 (the "Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), each by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), and Resolution Nos. 2020-21, 2023-05 and 2026-[__] adopted by the Board on October 18, 2019, March 7, 2023 and [_____], 2026, respectively (collectively, the "Bond Resolution"). The Assessment Area Five Special Assessments comprising the Assessment Area Five Pledged Revenues have been levied by the District on certain lands within the District specially benefited by the Assessment Area Five Project pursuant to Resolution Nos. 2024-01, 2024-02 adopted by the Board on February 15, 2025 and February 15, 2024, and Resolution No. 2024-04 adopted by the Board on March 21, 2024 (collectively, the "Assessment Resolutions").

Proceeds of the Assessment Area Five Bonds will be used to provide funds to (a) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Five Project, (b) pay certain costs associated with the issuance of the Assessment Area Five Bonds, (c) pay a portion of the interest accruing on the Assessment Area Five Bonds and (d) fund the Assessment Area Five Reserve Account.

3. Limited Offering; Establishment of Issue Price. It shall be a condition to the District's obligation to sell and to deliver the Assessment Area Five Bonds to the Underwriter, and to the Underwriter's obligation to purchase, accept delivery of and pay for the Assessment Area Five Bonds, that the entire principal amount of the Assessment Area Five Bonds be issued, sold and delivered by the District and purchased, accepted and paid for by the Underwriter at the Closing and that the District and the Underwriter receive the opinions, documents and certificates described in Section 8(c) hereof.

The Underwriter agrees to assist the District in establishing the issue price of the Assessment Area Five Bonds and shall execute and deliver to the District at Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, in form reasonably satisfactory to Bond Counsel, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the District and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Assessment Area Five Bonds.

Except as otherwise set forth in Exhibit B attached hereto, the District will treat the first price at which 10% of each maturity of the Assessment Area Five Bonds (the "10% test") is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Contract, the Underwriter shall report to the District the price or prices at which the Underwriter has sold to the public each maturity of the Assessment Area Five Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Assessment Area Five Bonds, the Underwriter agrees to promptly report to the District the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date (hereinafter defined) has occurred, until either (a) the Underwriter has sold all Bonds of that maturity, or (b) the 10% test has been satisfied as to the Assessment Area Five Bonds of that maturity, provided that, the Underwriter's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the District or Bond Counsel. For purposes of this section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Assessment Area Five Bonds.

The Underwriter confirms that it has offered the Assessment Area Five Bonds to accredited investors constituting the public on or before the date of this Purchase Contract at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in Exhibit B attached hereto, except as otherwise set forth therein. Exhibit B also sets forth, as of the date of this Purchase Contract, the maturities, if any, of the Assessment Area Five Bonds for which the 10% test has not been satisfied and for which the District and the Underwriter agree that the restrictions set forth in the next

sentence shall apply, which will allow the District to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Assessment Area Five Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(a) the close of the fifth (5th) business day after the sale date; or

(b) the date on which the Underwriter has sold at least 10% of that maturity of the Assessment Area Five Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter will advise the District promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Assessment Area Five Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter confirms that

(a) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Assessment Area Five Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable,

(1) (A) to report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allotted to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as to the Assessment Area Five Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter, and (B) to comply with the hold the offering-price rule, if applicable, if and for so long as directed by the Underwriter,

(2) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Assessment Area Five Bonds to the public (as such term being used is defined below), and

(3) to acknowledge that, unless otherwise advised by the dealer, or broker-dealer, the Underwriter shall assume that each order submitted by the underwriter, dealer or broker-dealer is a sale to the public.

(b) any selling group agreement relating to the initial sale of the Assessment Area Five Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Assessment Area Five Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Assessment Area Five Bonds of that maturity, provided that the reporting obligation after the

Closing Date may be at reasonable periodic intervals or otherwise upon the request of the Underwriter, or such underwriter or dealer, and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

The Underwriter acknowledges that sales of any Assessment Area Five Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(a) "public" means any person other than an underwriter or a related party;

(b) "underwriter" means (i) any person that agrees pursuant to a written contract with the District (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Assessment Area Five Bonds to the public and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) to participate in the initial sale of the Assessment Area Five Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Assessment Area Five Bonds to the public);

(c) a purchaser of any of the Assessment Area Five Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profit interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

(d) "sale date" means the date of execution of this Purchase Contract by all parties.

4. **Use of Documents**. Prior to the date hereof, the District has caused to be prepared and provided to the Underwriter the Preliminary Limited Offering Memorandum, dated August 24, 2022 (the "Preliminary Limited Offering Memorandum") of the District relating to the Assessment Area Five Bonds that the District has deemed final as of its date, except for certain permitted omissions (the "Permitted Omissions"), as contemplated by Rule 15c2-12 of the Securities and Exchange Commission ("Rule 15c2-12") in connection with the limited offering of the Assessment Area Five Bonds. The Underwriter has reviewed the Preliminary Limited Offering Memorandum prior to the execution of this Purchase Contract. The District hereby ratifies and approves the use of the Preliminary Limited Offering Memorandum by the Underwriter. The District shall deliver, or cause to be delivered, at its expense, to the Underwriter within seven (7) business days after the date hereof but not later than the Closing Date and in sufficient time to accompany any confirmation that requests payment from any customer such number of copies of the final Limited Offering Memorandum (the "Limited Offering Memorandum" and, together with the Preliminary Limited Offering Memorandum, the "Limited Offering Memoranda") as the Underwriter shall reasonably request to comply with the requirements of Rule 15c2-12 and all applicable rules of the Municipal Securities Rulemaking Board (the "MSRB"). The Underwriter agrees to file the Limited Offering Memorandum with the MSRB not later than two (2) business days after the Closing Date. The Underwriter agrees that it will not confirm the sale of any Assessment Area Five Bonds unless a final written confirmation of sale is accompanied or preceded by the delivery of a copy of the Limited Offering Memorandum. The District

hereby authorizes the use by the Underwriter of the Limited Offering Memoranda with respect to the Assessment Area Five Bonds.

5. Definitions. For purposes hereof, (a) this Purchase Contract, the Indenture, the Continuing Disclosure Agreement, dated as of the Closing Date, by and among the District, Mattamy Tampa/Sarasota LLC, a Delaware limited liability company (the "Developer") and Inframark, LLC, as dissemination agent (the "Dissemination Agent"), in substantially the form attached to the Preliminary Limited Offering Memorandum as Appendix E thereto (the "Disclosure Agreement") and the DTC Blanket Issuer Letter of Representations entered into by the District, are referred to herein collectively as the "Financing Documents" and (b) [the Development Acquisition Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer dated as of the Closing Date (the "Acquisition Agreement"), the Funding and Completion Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer, dated as of the Closing Date (the "Completion Agreement"), the Collateral Assignment and Assumption of Development Rights Relating to the Assessment Area Five Project (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer, dated as of the Closing Date (the "Collateral Assignment"), the Agreement to Convey or Dedicate (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer dated as of the Closing Date (the "Conveyance Agreement"), the True-Up Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer dated as of the Closing Date (the "True-Up Agreement"), and the Declaration of Consent to Jurisdiction of the Parrish Plantation Community Development District, Imposition of Special Assessments, and Imposition of Lien of Record (Assessment Area Five Bonds – Assessment Area Five) by the Developer dated as of the Closing Date (the "Declaration of Consent"), are collectively referred to herein as the "Ancillary Agreements."]

6. Representations, Warranties and Agreements. The District hereby represents, warrants and agrees as follows:

(a) The Board is the governing body of the District and the District is and will be on the Closing Date duly organized and validly existing as a unit of special-purpose government created pursuant to the Constitution and laws of the State, including, without limitation, the Act;

(b) The District has full legal right, power and authority to (1) adopt the Bond Resolution and the Assessment Resolutions, (2) enter into the Financing Documents and Ancillary Agreements, (3) sell, issue and deliver the Assessment Area Five Bonds to the Underwriter as provided herein, (4) apply the proceeds of the sale of the Assessment Area Five Bonds for the purposes described in the Preliminary Limited Offering Memorandum, (5) acknowledge the use of the Limited Offering Memoranda and authorize the execution of the Limited Offering Memorandum, and (6) carry out and consummate the transactions contemplated by the Assessment Area Five Bonds, the Bond Resolution, the Assessment Resolutions, the Financing Documents, the Ancillary Agreements, and the Limited Offering Memoranda. The District has complied, and on the Closing Date will be in compliance in all material respects, with the terms of the Act and with the obligations on its part contained in the Bond Resolution, the Assessment Resolutions, the Financing Documents, the Ancillary Agreements and the Assessment Area Five Bonds;

(c) At meetings of the Board that were duly called and noticed and at which a quorum was present and acting throughout, the Board duly adopted the Bond Resolution and the Assessment Resolutions, and the same are in full force and effect and have not been supplemented, amended, modified or repealed, except as set forth therein. By all necessary official Board action, the District has (1) duly authorized and approved the use and delivery of the Preliminary Limited Offering Memorandum and the execution and delivery of the Financing Documents, the Ancillary

Agreements, the Assessment Area Five Bonds and the Limited Offering Memorandum, and (2) duly authorized and approved the performance by the District of the obligations on its part contained in the Financing Documents, the Ancillary Agreements and the Assessment Area Five Bonds and the consummation by it of all other transactions contemplated by this Purchase Contract and the Preliminary Limited Offering Memorandum in connection with the issuance of the Assessment Area Five Bonds. Upon execution and delivery by the District and the Trustee (and assuming the due authorization, execution and delivery by the Trustee), the Indenture will constitute a legal, valid and binding obligation of the District, enforceable in accordance with its terms, subject only to applicable bankruptcy, insolvency, and similar laws affecting creditors' rights and subject, as to enforceability, to general principles of equity (regardless of whether enforcement is sought in a proceeding in equity or at law). Upon execution by the District and the other parties thereto (and assuming the due authorization, execution and delivery of such agreements by the other parties thereto), the Financing Documents and the Ancillary Agreements will constitute the legal, valid and binding obligations of the District, enforceable in accordance with their respective terms, subject only to applicable bankruptcy, insolvency and similar laws affecting creditors' rights and subject, as to enforceability, to general principles of equity (regardless of whether enforcement is sought in a proceeding in equity or at law);

(d) Except as may be expressly disclosed in the Preliminary Limited Offering Memorandum, the District is not in material breach of or material default under any applicable provision of the Act or any applicable constitutional provision or statute or, to the best of its knowledge, administrative regulation of the State or the United States of America or any applicable judgment or decree, or any loan agreement, indenture, bond, note, resolution, agreement, or other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of its knowledge, no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or material event of default under any such instrument, and the execution and delivery of the Assessment Area Five Bonds, the Financing Documents, the Ancillary Agreements, and when available, the Limited Offering Memorandum, and the adoption of the Bond Resolution and the Assessment Resolutions, and compliance with the provisions on the District's part contained therein, will not conflict with or constitute a material breach of or material default under any applicable constitutional provision or law or, to the best of its knowledge, any administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement, or other instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, nor will any such execution, delivery, adoption, or compliance result in the creation or imposition of any lien, charge, or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the District or under the terms of any such law, regulation or instrument, except as provided by the Assessment Resolutions, the Assessment Area Five Bonds and the Indenture. To the best of its knowledge, no event has occurred which, with the lapse of time or the giving of notice, or both, would constitute an event of default (as therein defined) under the Assessment Area Five Bonds, the Financing Documents or the Ancillary Agreements;

(e) All authorizations, approvals, licenses, permits, consents and orders of any governmental authority, legislative body, board, agency or commission having jurisdiction of the matters which (1) are required for the due authorization by the District, or (2) would constitute a condition precedent to, or the absence of which would materially adversely affect, the due performance by the District of its obligations to issue the Assessment Area Five Bonds, or under the Assessment Area Five Bonds, the Bond Resolution, the Assessment Resolutions, the Financing Documents or the Ancillary Agreements, have been duly obtained, except for such approvals, consents and orders as may be required under the Blue Sky or securities laws of any state in

connection with the offering and sale of the Assessment Area Five Bonds as to which no representation is made;

(f) The descriptions of the Assessment Area Five Bonds, the Financing Documents and the Assessment Area Five Project to the extent referred to in the Preliminary Limited Offering Memorandum, conform or, with respect to the Limited Offering Memorandum will conform, in all material respects to the Assessment Area Five Bonds, the Financing Documents and the Assessment Area Five Project, respectively;

(g) The Assessment Area Five Bonds, when issued, executed and delivered in accordance with the Indenture and when sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the District, entitled to the benefits of the Indenture and upon such issuance, execution and delivery of the Assessment Area Five Bonds, the Indenture will provide, for the benefit of the holders from time to time of the Assessment Area Five Bonds, a legally valid and binding pledge of and first lien on the Assessment Area Five Pledged Revenues. On the Closing Date, all conditions precedent to the issuance of the Assessment Area Five Bonds set forth in the Indenture will have been complied with or fulfilled;

(h) As of the date hereof, there is no claim, action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body, pending or, to its best knowledge, threatened against the District (1) contesting the organization, existence or powers of the District or the titles of the respective officers of the Board to their respective offices, (2) affecting or seeking to prohibit, restrain or enjoin the sale, issuance or delivery of the Assessment Area Five Bonds or the application of the proceeds of the sale thereof for the purposes described in the Preliminary Limited Offering Memorandum or the collection of the Assessment Area Five Special Assessments or the pledge of and lien on the Assessment Area Five Pledged Revenues, pursuant to the Indenture, (3) contesting or affecting specifically as to the District the validity or enforceability of the Act or any action of the District in any respect relating to the authorization for the issuance of the Assessment Area Five Bonds, or the authorization of the Assessment Area Five Project, the Bond Resolution, the Assessment Resolutions, the Financing Documents and the Ancillary Agreements, or the application of the proceeds of the Assessment Area Five Bonds for the purposes set forth in the Preliminary Limited Offering Memorandum, (4) contesting the federal tax status of the Assessment Area Five Bonds, or (5) contesting the completeness or accuracy of the Preliminary Limited Offering Memorandum (other than Permitted Omissions) or any supplement or amendment thereto;

(i) To the extent applicable, the District will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter as the Underwriter may reasonably request in order to (1) qualify the Assessment Area Five Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate and (2) determine the eligibility of the Assessment Area Five Bonds for investment under the laws of such states and other jurisdictions, and the District will use its best efforts to continue such qualifications in effect so long as required for the initial limited offering and distribution of the Assessment Area Five Bonds; provided, however, that the District shall not be required to execute a general or special consent to service of process or to qualify to do business in connection with any such qualification or determination in any jurisdiction or register as a broker/dealer;

(j) As of its date (unless an event occurs of the nature described in paragraph (l) of this Section 6) and at all times subsequent thereto, up to and including the Closing Date, the statements and information contained in the Preliminary Limited Offering Memorandum (other

than Permitted Omissions) and in the Limited Offering Memorandum are and will be accurate in all material respects for the purposes for which their use is authorized and do not and will not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading; provided, however, that no representation is made concerning information contained in the Limited Offering Memoranda under the captions "DESCRIPTION OF THE ASSESSMENT AREA FIVE BONDS – Book-Entry Only System," "THE DISTRICT – The District Manager and Other Consultants," "THE DEVELOPMENT," "THE DEVELOPER," "TAX MATTERS," "SUITABILITY FOR INVESTMENT," "LITIGATION – The Developer," and "UNDERWRITING;"

(k) If the Limited Offering Memorandum is supplemented or amended pursuant to subsection (l) of this Section 6, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such paragraph) at all times subsequent thereto up to and including the Closing Date, the Limited Offering Memorandum as so supplemented or amended will not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading; provided, however, that no representation is made concerning information contained in the Limited Offering Memorandum under the captions "DESCRIPTION OF THE ASSESSMENT AREA FIVE BONDS – Book-Entry Only System," "THE DISTRICT – The District Manager and Other Consultants," "THE DEVELOPMENT," "THE DEVELOPER," "TAX MATTERS," "SUITABILITY FOR INVESTMENT," "LITIGATION – The Developer," and "UNDERWRITING;"

(l) If between the date of this Purchase Contract and the earlier of (1) ninety (90) days from the end of the "Underwriting Period" as defined in Rule 15c2-12, or (2) the time when the Limited Offering Memorandum is available to any person from the MSRB's Electronic Municipal Market Access system (but in no event less than twenty-five (25) days following the end of the Underwriting Period), any event shall occur, of which the District has actual knowledge, which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading, the District shall notify the Underwriter thereof and, if in the opinion of the Underwriter such event requires the preparation and publication of a supplement or amendment to the Limited Offering Memorandum, the District will at its expense supplement or amend the Limited Offering Memorandum in a form and in a manner approved by the Underwriter. The end of the Underwriting Period shall be the next business day after the Closing Date;

(m) Since its inception, there has been no material adverse change in the properties, businesses, results of operations, prospects, management or financial or other condition of the District, except as disclosed in the Preliminary Limited Offering Memorandum, and the District has not incurred liabilities that would materially adversely affect its ability to discharge its obligations under the Bond Resolution, the Assessment Resolutions, the Assessment Area Five Bonds, the Financing Documents or the Ancillary Agreements, direct or contingent, other than as set forth in or contemplated by the Preliminary Limited Offering Memorandum;

(n) Except as may be expressly disclosed in the Preliminary Limited Offering Memorandum, the District has not and is not now in default in the payment of the principal of or the interest on any governmental security issued or guaranteed by it after December 31, 1975, which would require the disclosure pursuant to Section 517.051, Florida Statutes or Rule 69W-400.003 of the Florida Department of Financial Services;

(o) Except as may be expressly disclosed in the Preliminary Limited Offering Memorandum, the District has never failed to comply with any continuing disclosure obligations undertaken by the District in accordance with the continuing disclosure requirements of Rule 15c2-12;

(p) The District has not been notified of any listing or the proposed listing of the District by the Internal Revenue Service as an issuer whose arbitrage certifications may not be relied upon;

(q) Any certificate signed by any official of the District and delivered to the Underwriter will be deemed to be a representation by the District to the Underwriter as to the statements made therein; and

(r) From the date of this Purchase Contract through the Closing Date, the District will not issue any Assessment Area Five Bonds, notes or other obligations payable from the Assessment Area Five Pledged Revenues.

7. **Closing**. At 10:00 a.m. prevailing time on [_____], 2026 (the "Closing Date"), or at such later time as may be mutually agreed upon by the District and the Underwriter, the District will, subject to the terms and conditions hereof, deliver the Assessment Area Five Bonds to the Underwriter in definitive book-entry form, duly executed and authenticated, together with the other documents hereinafter mentioned and, subject to the terms and conditions hereof, the Underwriter will accept such delivery and pay the purchase price of the Assessment Area Five Bonds as set forth in Section 1 hereof, in federal or other immediately available funds to the order of the District. Delivery of the Assessment Area Five Bonds as aforesaid shall be made pursuant to the FAST system of delivery of The Depository Trust Company, New York, New York, or at such other place as may be mutually agreed upon by the District and the Underwriter. The Assessment Area Five Bonds shall be typewritten, shall be prepared and delivered as fully registered bonds in book-entry form, with one bond for each maturity, registered in the name of Cede & Co. and shall be made available to the Underwriter at least one (1) business day before the Closing Date for purposes of inspection, unless otherwise agreed by the District and the Underwriter.

8. **Closing Conditions**. The Underwriter has entered into this Purchase Contract in reliance upon the representations, warranties and agreements of the District contained herein, and in reliance upon the representations, warranties and agreements to be contained in the documents and instruments to be delivered on the Closing Date and upon the performance by the District of its obligations hereunder, both as of the date hereof and as of the Closing Date. Accordingly, the Underwriter's obligations under this Purchase Contract are conditioned upon the performance by the District of its obligations to be performed hereunder and under such documents and instruments at or prior to the Closing Date, and are also subject to the following additional conditions:

(a) The representations and warranties of the District contained herein shall be true, complete and correct, on the date hereof and on and as of the Closing Date, as if made on the Closing Date;

(b) At the time of the Closing, the Bond Resolution, the Assessment Resolutions, the Assessment Area Five Bonds, the Financing Documents and the Ancillary Agreements shall each be in full force and effect in accordance with their respective terms and the Bond Resolution, the Assessment Resolutions, the Indenture and the Limited Offering Memorandum shall not have been supplemented, amended, modified or repealed, except in any such case as may have been agreed to by the Underwriter;

(c) At or prior to the Closing Date, the Underwriter and the District shall have received each of the following:

(1) the Limited Offering Memorandum and each supplement or amendment, if any, thereto, executed on behalf of the District by the Chairman of the Board or such other authorized member of the Board;

(2) a copy of each of the Bond Resolution and the Assessment Resolutions certified by the Secretary or an Assistant Secretary of the Board under seal as having been duly adopted by the Board and as being in full force and effect;

(3) executed copies of each of the Financing Documents and Ancillary Agreements;

(4) specimen Bonds;

(5) an opinion, dated as of the Closing Date and addressed to the District, of GrayRobinson, P.A., Bond Counsel, in substantially the form attached to the Preliminary Limited Offering Memorandum as Appendix B, together with a letter of such counsel, dated as of the Closing Date and addressed to the Underwriter and the Trustee, to the effect that the foregoing opinion addressed to the District may be relied upon by the Underwriter and the Trustee to the same extent as if such opinion were addressed to them;

(6) a supplemental opinion, dated as of the Closing Date and addressed to the Underwriter, of Bond Counsel, substantially in the form attached hereto as Exhibit C;

(7) an opinion, dated as of the Closing Date and addressed to the District and the Underwriter, of GrayRobinson, P.A., Disclosure Counsel, substantially in the form attached hereto as Exhibit D;

(8) an opinion, dated as of the Closing Date and addressed to the District, the Trustee, Bond Counsel, the Underwriter and counsel to the Underwriter, of Straley Robin Vericker P.A., counsel to the District, substantially in the form attached hereto as Exhibit E;

(9) an opinion, dated as of the Closing Date and addressed to the Underwriter, the District and the Trustee, of counsel to the Trustee, in form and substance acceptable to Bond Counsel, Underwriter, counsel to the Underwriter, and the District;

(10) an opinion, dated as of the Closing Date and addressed to the District, the Trustee, Bond Counsel, the Underwriter and counsel to the Underwriter, of Kilinski | Van Wyk PLLC; counsel to the Developer, substantially in the form attached hereto as Exhibit F;

(11) a customary authorization and incumbency certificate, dated as of the Closing Date, signed by authorized officers of the Trustee;

(12) a certificate of the Developer, dated as of the Closing Date, substantially in the form attached hereto as Exhibit G;

(13) a copy of the Ordinance;

(14) a certificate, dated as of the Closing Date, signed by the Chairman or Vice Chairman and the Secretary or an Assistant Secretary of the Board, setting forth that (i) each of the representations of the District contained herein was true and accurate in all material respects on the date when made, has been true and accurate in all material respects at all times since, and continues to be true and accurate in all material respects on the Closing Date as if made on such date, (ii) the District has performed all obligations to be performed hereunder as of the Closing Date, (iii) except as may be disclosed in the Limited Offering Memorandum, the District has never been in default as to principal or interest with respect to any obligation issued or guaranteed by the District, (iv) the District agrees to take all reasonable action necessary to use the Uniform Method or the direct collection method, as the case may be, as the means of collecting the Assessment Area Five Special Assessments as described in the Indenture, and (v) the Limited Offering Memoranda (other than Permitted Omissions with respect to the Preliminary Limited Offering Memorandum and other than the information under the captions "DESCRIPTION OF THE ASSESSMENT AREA FIVE BONDS – Book-Entry Only System," "THE DISTRICT – The District Manager and Other Consultants," "THE DEVELOPMENT," "THE DEVELOPER," "TAX MATTERS," "SUITABILITY FOR INVESTMENT," "LITIGATION – The Developer," and "UNDERWRITING," as to which no view need be expressed) as of their date, and as of the Closing Date, does not contain any untrue statement of a material fact or omit to state a material fact which should be included therein for the purposes for which the Limited Offering Memoranda are to be used, or which is necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading;

(15) a customary signature and no litigation certificate, dated as of the Closing Date, signed on behalf of the District by the Chairman or Vice Chairman and Secretary or an Assistant Secretary of the Board;

(16) evidence of compliance by the District with the requirements of Section 189.051, Florida Statutes and Section 215.84, Florida Statutes;

(17) executed copy of the District's certification as to arbitrage and other matters relative to the tax status of the Assessment Area Five Bonds under Section 148 of the Internal Revenue Code of 1986, as amended;

(18) executed copy of Internal Revenue Service Form 8038-G relating to the Assessment Area Five Bonds;

(19) a copy of the Master Report Phases III & IV (Assessment Areas #4 and #5) dated January 2024 prepared by the District Engineer;

(20) a certificate of the District Engineer, dated as of the Closing Date, substantially in the form attached hereto as Exhibit H;

(21) copies of the Master Assessment Methodology Report Assessment Areas III, IV and V, dated February 14, 2024 and the [Final Fifth Supplemental Methodology Report Assessment Area Five], dated on or about the date hereof, relating to the Assessment Area Five Bonds;

(22) a certificate of the District Manager, Methodology Consultant and Dissemination Agent, dated as of the Closing Date, substantially in the form attached hereto as Exhibit I;

(23) a certificate of the District whereby the District deemed the Preliminary Limited Offering Memorandum final for purposes of Rule 15c2-12 as of the date of the Preliminary Limited Offering Memorandum except for Permitted Omissions;

(24) acknowledgments in recordable form by any mortgage holder on lands within Assessment Area Five, if any, as to the superior lien of the corresponding Assessment Area Five Bonds, in form and substance acceptable to the Underwriter and counsel to the Underwriter;

(25) to the extent required under the Supplemental Indenture, an investor letter from each initial beneficial owner of the Assessment Area Five Bonds in form and substance satisfactory to the District and the Underwriter;

(26) such additional documents as may be required by the Indenture to be delivered as a condition precedent to the issuance of the Assessment Area Five Bonds;

(27) executed copy of the Final Judgments of the Circuit Court in and for Manatee County, Florida rendered on February 3, 2020 and June 27, 2023, validating the Assessment Area Five Bonds and appropriate certificates of no-appeal;

(28) executed copy of the Declaration of Consent to Jurisdiction of the District, Imposition of Special Assessments, and Imposition of Lien of Record (Series 2026 Bonds – Assessment Area Five) by the Developer; and

(29) such additional legal opinions, certificates, instruments and other documents as the Underwriter, counsel to the Underwriter or Bond Counsel may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the District's representations and warranties contained herein and of the statements and information contained in the Limited Offering Memoranda and the due performance or satisfaction by the District and the Developer on or prior to the Closing of all the agreements then to be performed and conditions then to be satisfied by each.

If the District shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, to accept delivery of and to pay for the Assessment Area Five Bonds contained in this Purchase Contract (unless waived by the Underwriter in its sole discretion), or if the obligations of the Underwriter to purchase, to accept delivery of and to pay for the Assessment Area Five Bonds shall be terminated for any reason permitted by this Purchase Contract, this Purchase Contract shall terminate and neither the Underwriter nor the District shall be under any further obligation hereunder, except that the respective obligations of the District and the Underwriter set forth in Section 10 hereof shall continue in full force and effect.

9. Termination. The Underwriter shall have the right to terminate its obligations under this Purchase Contract to purchase, to accept delivery of and to pay for the Assessment Area Five Bonds by notifying the District in writing of its election to do so if, after the execution hereof and prior to the Closing (a) legislation shall have been introduced in or enacted by the Congress of the United States or enacted by the State, or legislation pending in the Congress of the United States shall have been amended, or legislation shall have been recommended to the Congress of the United States or otherwise endorsed for passage (by

press release, other form of notice or otherwise) by the President of the United States, the Treasury Department of the United States, the Internal Revenue Service or the Chairperson or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, or legislation shall have been proposed for consideration by either such committee, by any member thereof, or legislation shall have been favorably reported for passage to either House of Congress of the United States by a committee of such House to which such legislation has been referred for consideration, or a decision shall have been rendered by a court of the United States or the State, including the Tax Court of the United States, or a ruling shall have been made or a regulation shall have been proposed or made or a press release or other form of notice shall have been issued by the Treasury Department of the United States, the Internal Revenue Service or other federal or State authority, with respect to federal or State taxation upon revenues or other income of the general character to be derived by the District or by any similar body, or upon interest on obligations of the general character of the Assessment Area Five Bonds, which may have the purpose or effect, directly or indirectly, of materially and adversely affecting the tax status of the District, its property or income, its securities (including the Assessment Area Five Bonds) or the interest thereon, or any tax exemption granted or authorized by the State or, which in the reasonable opinion of the Underwriter, materially and adversely affects the market for the Assessment Area Five Bonds, or the market price generally of obligations of the general character of the Assessment Area Five Bonds, (b) the District or the Developer have, without the prior written consent of the Underwriter, offered or issued any Assessment Area Five Bonds, notes or other obligations for borrowed money, or incurred any material liabilities, direct or contingent, or there has been an adverse change of a material nature in the financial position, results of operations or condition, financial or otherwise, of the District or the Developer, other than in the ordinary course of its business, (c) any event shall have occurred or shall exist which, in the reasonable opinion of the Underwriter, would or might cause the information contained in the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading, or (d) the District fails to adopt the Assessment Resolutions or fails to perform any action to be performed by it in connection with the levy of the Assessment Area Five Special Assessments.

10. Expenses.

(a) The District agrees to pay, and the Underwriter shall not be obligated to pay, any expenses incident to the performance of the District's obligations hereunder, including, but not limited to (1) the cost of the preparation and distribution of the Indenture, (2) the cost of the preparation of the Limited Offering Memoranda and any supplements thereto, together with a reasonable number of copies which the Underwriter may request, (3) the cost of registering the Assessment Area Five Bonds in the name of Cede & Co., as nominee of DTC, which will act as securities depository for such Bonds, (4) the fees and disbursements of counsel to the District, the District Manager, the Dissemination Agent, Bond Counsel, Disclosure Counsel, counsel to the Underwriter, the Methodology Consultant, the District Engineer, and any other experts or consultants retained by the District, and (5) the cost of recording in the Official Records of the County any Financing Documents, Ancillary Agreements or other documents or certificates that are required to be recorded pursuant to the terms of this Purchase Contract. It is anticipated that such expenses shall be paid from the proceeds of the Assessment Area Five Bonds. The District shall record all documents required to be provided in recordable form hereunder within one (1) business day after the Closing Date, which obligation shall survive the Closing. The District's obligations under this Section 10(a) shall survive any termination of the Purchase Contract pursuant to either Section 8 or 9 hereof.

(b) The Underwriter agrees to pay all advertising expenses in connection with the Assessment Area Five Bonds, if any.

11. **No Advisory or Fiduciary Role.** The District acknowledges and agrees that (a) the purchase and sale of the Assessment Area Five Bonds pursuant to this Purchase Contract is an arm's-length commercial transaction between the District and the Underwriter, (b) in connection with such transaction and with the discussions, undertakings and procedures leading up to such transaction, the Underwriter is and has been acting solely as a principal and not as an advisor (including, without limitation, a Municipal Advisor, as such term is defined in Section 975(e) of the Dodd-Frank Wall Street Reform and Consumer Protection Act), agent or fiduciary of the District, (c) the Underwriter has not assumed any advisory or fiduciary responsibility in favor of the District with respect to the offering of the Assessment Area Five Bonds or the discussions, undertakings and procedures leading thereto (whether or not the Underwriter, or any affiliate of the Underwriter, has advised or is currently advising or providing other services to the District on other matters) or any other obligation to the District except the obligations expressly set forth in this Purchase Contract, (d) the Underwriter has financial and other interests that differ from those of the District and (e) the District has consulted with its own legal and financial advisors to the extent it deemed appropriate in connection with the offering of the Assessment Area Five Bonds. In addition, the District acknowledges receipt from the Underwriter of disclosures under Rule G-17 of the MSRB.

12. **Notices**. Any notice or other communication to be given to the District under this Purchase Contract may be given by delivering the same in writing to the District Manager at Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and any notice or other communication to be given to the Underwriter under this Purchase Contract may be given by delivering the same in writing to FMSbonds, Inc., 20660 W. Dixie Highway, North Miami Beach, Florida 33180, Attention: Jon Kessler.

13. **Parties in Interest; Survival of Representations**. This Purchase Contract is made solely for the benefit of the District and the Underwriter (including the successors or assigns of the Underwriter) and no other person shall acquire or have any right hereunder or by virtue hereof. All of the District's representations, warranties and agreements contained in this Purchase Contract shall remain operative and in full force and effect, regardless of (a) any investigations made by or on behalf of the Underwriter or (b) delivery of and payment for the Assessment Area Five Bonds pursuant to this Purchase Contract.

14. **Effectiveness**. This Purchase Contract shall become effective upon the execution by the appropriate officials of the District and shall be valid and enforceable at the time of such acceptance. To the extent of any conflict between the provisions of this Purchase Contract and any prior contract between the parties hereto, the provisions of this Purchase Contract shall govern.

15. **Headings**. The headings of the sections of this Purchase Contract are inserted for convenience only and shall not be deemed to be a part hereof.

16. **Amendment**. No modification, alteration or amendment to this Purchase Contract shall be binding upon any party until such modification, alteration or amendment is reduced to writing and executed by all parties hereto.

17. **Governing Law**. This Purchase Contract shall be governed and construed in accordance with the laws of the State.

18. **Counterparts; Facsimile**. This Purchase Contract may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were signatures upon the same instrument. Facsimile and pdf signatures shall be deemed originals.

[Remainder of Page Intentionally Left Blank]

Very truly yours,

FMSBONDS, INC.

By: _____
Theodore A. Swinarski,
Senior Vice President – Municipal Trading

Accepted and agreed to this
___ day of _____, 2026.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

By: _____
Blake Murphy,
Chairman, Board of Supervisors

EXHIBIT A

DISCLOSURE AND TRUTH-IN-BONDING STATEMENT

[_____], 2026

Parrish Plantation Community Development District
Manatee County, Florida

Re: $[_____] Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds")

Dear Board Members:

Pursuant to Section 218.385, Florida Statutes, and with respect to the issuance of the above captioned Bonds, FMSbonds, Inc. (the "Underwriter"), having purchased the Assessment Area Five Bonds pursuant to a Bond Purchase Contract, dated [_____], 2026 (the "Purchase Contract"), between the Underwriter and Parrish Plantation Community Development District (the "District"), furnishes the following information in connection with the limited public offering and sale of the Assessment Area Five Bonds:

1. The total underwriting discount paid to the Underwriter pursuant to the Purchase Contract is approximately $[____] per $1,000.00 or $[_____].00.

2. The names, addresses and estimated amounts of compensation of any person who is not regularly employed by, or not a partner or officer of, the Underwriter, bank, banker, or financial consultant or advisor and who enters into an understanding with either the District or the Underwriter, or both, for any paid or promised compensation or valuable consideration directly, expressly or impliedly, to act solely as an intermediary between the District and the Underwriter for the purposes of influencing any transaction in the purchase of the Assessment Area Five Bonds are: None.

3. The nature and estimated amounts of expenses to be incurred by the Underwriter in connection with the issuance of the Assessment Area Five Bonds are set forth in Schedule I attached hereto.

4. The management fee charged by the Underwriter is: $0.

5. Any other fee, bonus or other compensation estimated to be paid by the Underwriter in connection with the Assessment Area Five Bonds to any person not regularly employed or retained by the Underwriter is as follows: None. Nabors, Giblin & Nickerson, P.A., has been retained as counsel to the Underwriter and will be compensated by the District.

6. The address of the Underwriter is:

FMSbonds, Inc.
20660 W. Dixie Highway
North Miami Beach, Florida 33180

7. Pursuant to the provisions of Sections 218.385(2) and (3), Florida Statutes, as amended, the following truth-in-bonding statements are made with respect to the Series 2024 Bonds.

The District is proposing to issue $[_____] aggregate principal amount of the Assessment Area Five Bonds to provide funds to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Five Project; (ii) pay certain costs associated with the issuance of the Assessment Area Five Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Five Bonds; and (iv) fund the Assessment Area Five Reserve Account as provided in the Indenture. This debt or obligation is expected to be repaid over a period of approximately [_____] (__) years [_____] (__) months and [_____] (__) days. [There shall be no more than thirty (30) principal installments.] At a net interest cost of approximately [_____]%, total interest paid over the life of the Assessment Area Five Bonds will be [_____].00.

The source of repayment for the Assessment Area Five Bonds is the Assessment Area Five Special Assessments imposed and collected by the District and other Assessment Area Five Pledged Revenues. Based solely upon the assumptions set forth in the paragraph above, the issuance of the Assessment Area Five Bonds will result in approximately $[_____].00 (representing average annual debt service on the Assessment Area Five Bonds) of the District's special assessment revenues not being available to the District on an annual basis to finance other services of the District; provided however, that in the event that the Assessment Area Five Bonds were not issued, the District would not be entitled to impose and collect the Assessment Area Five Special Assessments in the amount of the principal of and interest to be paid on the Assessment Area Five Bonds.

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Sincerely,

By:_____
Theodore A. Swinarski,
Senior Vice President - Municipal Trading

SCHEDULE I

Expense	Amount
DALCOMP	$[_____]
Clearance	
CUSIP	
DTC	
FINRA/SIPC	
MSRB	
Electronic Orders	
TOTAL:	$[_____]

EXHIBIT B

TERMS OF BONDS

1. **Purchase Price:** $[_____].00 (representing the $[_____].00 aggregate principal amount of the Assessment Area Five Bonds, [plus/less original issue premium/discount of $[_____].00 and] less an underwriter's discount of $[_____].00)

2. **Principal Amounts, Maturities, Interest Rates, Yields, and Prices:**

Series 2026 Bonds				
Amount	Maturity Date	Rate	Yield	Price

_____

[*Yield calculated to the first optional call date of _____, 20__.]

The Underwriter has offered the Series 2026 Bonds to the public on or before the date of this Purchase Contract at the initial offering prices set forth herein and has sold at least 10% of each maturity of the Series 2026 Bonds to the public at a price that is no higher than such initial offering prices[, except for the following maturities: _____].

3. **Redemption Provisions:**

Optional Redemption

The Assessment Area Five Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after [____] 1, 20[__] at the Redemption Price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

Mandatory Sinking Fund Redemption

The Assessment Area Five Bonds maturing [_____] 1, 20[__], are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

May 1 of the Year	**Amortization Installment**	**May 1 of the Year**	**Amortization Installment**
		*	

* Final maturity

The Assessment Area Five Bonds maturing [_____] 1, 20[__], are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable

Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment
		*	

* Final maturity

The Assessment Area Five Bonds maturing [_____] 1, 20[__], are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

May 1 of the Year	Amortization Installment	May 1 of the Year	Amortization Installment
		*	

* Final maturity

Any Assessment Area Five Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Bonds.

Upon redemption or purchase of the Assessment Area Five Bonds (other than redemption in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so that debt service on the Assessment Area Five Bonds is amortized in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Assessment Area Five Bonds.

Extraordinary Mandatory Redemption

The Assessment Area Five Bonds are subject to extraordinary mandatory redemption prior to scheduled maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part on a pro rata basis calculated by the District determined by the ratio of the Outstanding principal amount of each maturity of the Assessment Area Five Bonds treating for such purposes each Amortization Installment as a maturity divided by the aggregate principal amount of Outstanding Bonds and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the Quarterly Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(i) on or after Completion Date of the Assessment Area Five Project by application of moneys transferred from the Assessment Area Five Acquisition and Construction Account to the Assessment Area Five Prepayment Account in accordance with the terms of the Indenture; or

(ii) amounts are deposited into the Assessment Area Five Prepayment Account from the prepayment of Assessment Area Five Special Assessments and from amounts deposited into the Assessment Area Five Prepayment Account from any other sources; or

(iii) when the amount on deposit in the Assessment Area Five Reserve Account, together with other moneys available therefor are sufficient to pay and redeem all the Assessment Area Five Bonds then Outstanding as provided in the Supplemental Indenture.

If less than all of the Assessment Area Five Bonds of a maturity subject to redemption shall be called for redemption, the particular Bonds or portions of such Bonds of that maturity to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

EXHIBIT C

FORM OF BOND COUNSEL'S SUPPLEMENTAL OPINION

[_____], 2026

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds, Inc.
North Miami Beach, Florida

Re: $[_____] Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project)

Ladies and Gentlemen:

We have acted as Bond Counsel to the Parrish Plantation Community Development District (the "District"), a community development district established and existing pursuant to Chapter 190 of the Florida Statutes, as amended (the "Act"), in connection with the issuance by the District of its $[_____] original aggregate principal amount of Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds"). The Assessment Area Five Bonds are secured pursuant to that certain Master Trust Indenture, dated February 1, 2021, as supplemented by that certain Fifth Supplemental Trust Indenture, dated as of [_____] 1, 2026, each by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank Trust Company, National Association, as trustee (the "Trustee").

In connection with the rendering of this opinion, we have reviewed records of the acts taken by the District in connection with the authorization, sale and issuance of the Assessment Area Five Bonds, were present at various meetings and participated in various discussions in connection therewith and have reviewed such other documents, records and other instruments as we deem necessary to deliver this opinion.

The District has entered into a Bond Purchase Contract dated [_____], 2026 (the "Purchase Contract"), for the purchase of the Assessment Area Five Bonds. Capitalized words used but not defined herein shall have the meanings ascribed thereto in the Purchase Contract.

Based upon the foregoing, we are of the opinion that:

1. The sale of the Assessment Area Five Bonds by the District is not subject to the registration requirements of the Securities Act of 1933, as amended (the "Securities Act"), pursuant to the exemption provided in Section 3(a)(2) of the Securities Act.

2. The Indenture is exempt from qualification pursuant to the Trust Indenture Act of 1939, as amended.

3. The information in the Limited Offering Memorandum under the captions "INTRODUCTION," "DESCRIPTION OF THE ASSESSMENT AREA FIVE BONDS" (other than the subheading "Book-Entry Only System"), "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS" and "APPENDIX A: COPY OF THE MASTER INDENTURE AND PROPOSED FORM OF FIFTH SUPPLEMENTAL INDENTURE," insofar as such statements constitute descriptions of the Assessment Area Five Bonds or the Indenture, are accurate as to the matters

set forth or documents described therein, and the information under the captions "TAX MATTERS" and "AGREEMENT BY THE STATE," insofar as such information purports to describe or summarize certain provisions of the laws of the State of Florida and the provisions of the Internal Revenue Code of 1986, as amended, are accurate.

This letter is furnished by us as Bond Counsel. No attorney-client relationship has existed or exists between our firm and FMSbonds, Inc. (the "Underwriter") in connection with the Assessment Area Five Bonds or by virtue of this letter. This letter is delivered to the Underwriter solely for its benefit as Underwriter and may not be used, circulated, quoted or otherwise referred to or relied upon by the Underwriter for any other purpose or by any other person other than the addressee hereto. This letter is not intended to, and may not be, relied upon by holders of the Assessment Area Five Bonds.

Very truly yours,

EXHIBIT D

FORM OF DISCLOSURE COUNSEL OPINION

[_____], 2026

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds, Inc.
North Miami Beach, Florida

Re: $[_____] Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project)

Ladies and Gentlemen:

We have acted as Disclosure Counsel to the Parrish Plantation Community Development District (the "District"), a community development district established and existing pursuant to Chapter 190 of the Florida Statutes, as amended (the "Act"), in connection with the issuance by the District of its $[_____] original aggregate principal amount of Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds"). The Assessment Area Five Bonds were sold pursuant to a Bond Purchase Contract dated [_____], 2026 (the "Purchase Contract") between the District and FMSbonds, Inc. (the "Underwriter"). Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Purchase Contract.

In this capacity we have examined the constitution and laws of the State of Florida, particularly, the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, and other applicable provisions of law (collectively, the "Act"), the Bond Resolution and Assessment Resolutions adopted by the Board of Supervisors of the District, and that certain Master Trust Indenture dated as of February 1, 2021 (the "Master Indenture"), as supplemented by a Fifth Supplemental Trust Indenture dated as of [_____] 1, 2026 (the "Fifth Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), each by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank Trust Company, National Association, as trustee (the "Trustee").

To the extent that the opinions expressed herein relate to or are dependent upon the determination that the proceedings and actions relating to the authorization, issuance and sale of the Assessment Area Five Bonds are lawful and valid under the Act, the validity of the formation of the District and the pledge of revenues, that the Assessment Area Five Bonds, the Bond Resolution, the Assessment Resolutions and the Indenture are valid and legally binding obligations and that the interest on the Assessment Area Five Bonds is excluded from federal income taxation and to certain other matters relating to the District, we understand that you are relying upon the separate opinions and reliance letter(s), as applicable, to you on the date hereof of GrayRobinson, P.A., in its role as Bond Counsel, and Straley Robin Vericker P.A., as District Counsel, as applicable.

In rendering these opinions, we have made such investigations and have examined such documents as we have deemed relevant and necessary in connection with the opinions expressed herein. In our examination, we have assumed the genuineness of signatures on all documents and instruments, the

authenticity of documents submitted as originals and the conformity to originals of documents submitted as copies.

Based on the foregoing we are of the opinion that:

1. The Assessment Area Five Bonds are exempt from registration under the Securities Act of 1933, as amended.

2. The Indenture does not need to be qualified under the Trust Indenture Act of 1939, as amended.

We are not passing upon and do not assume any responsibility for the accuracy, completeness or fairness of any of the statements in the District's Limited Offering Memorandum and make no representation that we have independently verified the accuracy, completeness or fairness of any such statements. We have, however, acted as your counsel in the preparation of the Limited Offering Memorandum, generally reviewed and discussed the statements contained therein with certain officials of the District, District Counsel, representatives of Inframark, LLC, as District Manager, Methodology Consultant and Dissemination Agent to the District, representatives of Clearview Land Design, P.L., as District Engineer to the District, representatives of Mattamy Tampa/Sarasota LLC, as the Developer and its counsel, and representatives of the Underwriter and its counsel. In the course of such preparation, review and discussions, no facts have come to our attention which would lead us to believe that the Limited Offering Memorandum (except for the financial and statistical data and forecasts, numbers, estimates, assumptions and expressions of opinion, and information concerning The Depository Trust Company and the book-entry system for the Assessment Area Five Bonds which we expressly exclude from the scope of this sentence) contained as of its date or contains as of the date hereof any untrue statement of a material fact or omits to state any material fact to make the statements made therein, in light of the circumstances under which they were made, not misleading.

In rendering the opinions set forth above, it is understood that we have not undertaken to independently verify information contained or derived from various United States, State of Florida or Manatee County, Florida publications and websites and presented in the Limited Offering Memorandum. In rendering the foregoing opinions, we have assumed the accuracy and truthfulness of all public records and of all certifications, documents and other proceedings examined by us that have been executed or certified by public officials acting within the scope of their official capacities and have not verified the accuracy or truthfulness thereof. We have also assumed the genuineness of the signatures appearing upon such public records, certifications, documents and proceedings.

The opinions and statements expressed herein are based solely on the laws of the State of Florida and of the United States of America. Accordingly, we express no opinion nor make any statement regarding the effect or application of the laws of any other state or jurisdiction.

This letter is furnished by us as Disclosure Counsel. No attorney-client relationship has existed or exists between our firm and FMSbonds, Inc. (the "Underwriter") in connection with the Assessment Area Five Bonds or by virtue of this letter. These opinions are furnished by us solely for the benefit of the addressees only and may not be relied upon by any other person or entity. We disclaim any obligation to supplement this letter to reflect any facts or circumstances that may hereafter come to our attention or any changes in the law that may hereafter occur. This letter is not intended to, and may not be, relied upon by holders of the Assessment Area Five Bonds.

Very truly yours,

EXHIBIT E

FORM OF DISTRICT COUNSEL OPINION

[_____], 2026

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds, Inc.
North Miami Beach, Florida

U.S. Bank Trust Company, National Association
Orlando, Florida

GrayRobinson, P.A.
Tampa, Florida

Nabors, Giblin & Nickerson, P.A.
Tampa, Florida

Re: $[_____] Parrish Plantation Community Development District (Manatee County, Florida) Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project)

Ladies and Gentlemen:

We serve as counsel to the Parrish Plantation Community Development District (the "**District**"), a community development district established pursuant to the laws of the State of Florida (the "**State**"), particularly Chapter 190, Florida Statutes, as amended (the "**Act**"), in connection with the authorization, issuance, and sale by the District of its above referenced bonds (the "**Assessment Area Five Bonds**"). The Assessment Area Five Bonds are being issued to acquire and construct a portion of the public improvements described in the Report of District Engineer dated December 2020, as supplemented by the First Supplemental District Engineer's Report (Assessment Area Five Project) dated September 2021 (the "**Assessment Area Five Project**"). Unless otherwise expressly defined herein, capitalized terms used herein have the respective meanings assigned to them in the Bond Purchase Contract between the District and FMSbonds, Inc. dated [_____], 2026 (the "**Bond Purchase Contract**").

In our capacity as counsel to the District, we have examined such documents and have made such examination of law as we have deemed necessary or appropriate in rendering the opinions set forth below. We have also attended various meetings of the District and have participated in conferences from time to time with representatives of the District, the District Manager, the District assessment consultant, the Underwriter, Bond Counsel, counsel for the Underwriter, the Developer, counsel for the Developer, and the District Engineer relative to the Limited Offering Memoranda (as defined herein) and the related documents described as follows:

the Bond Purchase Contract, the Indenture, the DTC Letter of Representations, and the Continuing Disclosure Agreement (collectively, the "**Financing Documents**"); the Development Acquisition Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between Mattamy Tampa/Sarasota LLC, a Delaware limited liability company ("**Developer**") and the District dated as of the Closing Date (the "**Acquisition Agreement**"), the Funding and Completion Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the

Developer dated as of the Closing Date (the "**Completion Agreement**"), the Collateral Assignment and Assumption of Development Rights Relating to the Assessment Area Five Project (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer dated as of the Closing Date (the "**Collateral Assignment**"), the Agreement to Convey or Dedicate (Assessment Area Five Bonds – Assessment Area Five) by and between the District, and the Developer dated as of the Closing Date (the "**Conveyance Agreement**"), the True-Up Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer dated as of the Closing Date (the "**True-Up Agreement**"); Resolution Nos. 2020-21, 2023-05 and 2026-[__] adopted by the Board of Supervisors of the District (the "**Board**") on October 18, 2019 March 7, 2023 and [_____], 2026, respectively (collectively, the "**Bond Resolutions**"); and Resolution Nos. 2024-01, 2024-02, and 2024-04 adopted by the Board on February 15, 2024, February 15, 2024, and March 21, 2024, respectively (collectively, the "**Assessment Resolutions**").

Based on the foregoing, we are of the opinion that:

1. The District has been established and validly exists as a community development district, independent local unit of special purpose government and political subdivision under applicable Florida law.

2. The Financing Documents, the Acquisition Agreement, the Conveyance Agreement, the Completion Agreement, the Collateral Assignment, the Conveyance Agreement, the True-Up Agreement and the use of the uniform method for the collection of non-ad valorem assessments pursuant to Section 197.3632, Florida Statutes, as amended, and the Assessment Area Five Bonds have been duly authorized, executed, and delivered by the District.

3. Assuming due execution by the other party(ies) thereto, if applicable, the Financing Documents, the Acquisition Agreement, the Conveyance Agreement, the Completion Agreement, the Collateral Assignment, the True-Up Agreement, the Assessment Area Five Bonds, the Bond Resolutions, and the Assessment Resolutions constitute legal, valid and binding obligations of the District, enforceable in accordance with their respective terms, except to the extent that the enforceability of the rights and remedies set forth therein may be limited by bankruptcy, insolvency, and similar laws affecting creditors' rights generally and general principles of equity.

4. There is no litigation or other proceeding now pending of which the District or its registered agent has received notice or service of process, or to our best knowledge, threatened against the District: (a) contesting the existence or powers of the Board or the titles of the respective officers of the Board to their respective offices; (b) affecting or seeking to prohibit, restrain or enjoin the sale, issuance or delivery of the Assessment Area Five Bonds or the application of the proceeds of the sale thereof for the purposes described in the Limited Offering Memoranda or the collection of Assessment Area Five Special Assessments or the pledge of and lien on the Assessment Area Five Pledged Revenues pursuant to the Indenture; (c) contesting or affecting specifically as to the District the validity or enforceability of the Act or any action of the District relating to authorization for the issuance of the Assessment Area Five Bonds or the authorization of the Assessment Area Five Project, the Bond Resolutions, the Assessment Resolutions, the Financing Documents, the Acquisition Agreement, the Conveyance Agreement, the Acquisition Agreement, the Completion Agreement, the Collateral Assignment, the Conveyance Agreement, the True-Up Agreement, or the application of the proceeds of the Assessment Area Five Bonds for the purposes set forth in the Limited Offering Memoranda; (d) specifically contesting the federal or state tax status of the Assessment Area Five Bonds; or (e) contesting the completeness or accuracy of the Limited

Offering Memoranda (except for permitted omissions with respect to the Preliminary Limited Offering Memorandum as defined herein) or any supplement or amendment thereto.

5. The District has duly authorized and delivered the Preliminary Limited Offering Memorandum dated [_____], 2026 (the "**Preliminary Limited Offering Memorandum**"), and duly authorized, executed and delivered the Limited Offering Memorandum dated [_____], 2026 (the "**Limited Offering Memorandum**" and, together with the Preliminary Limited Offering Memorandum, collectively, the "**Limited Offering Memoranda**").

6. Based upon our representation of the District as its Counsel and our limited participation in the preparation of the Limited Offering Memoranda, we have no reason to believe that the statements and information contained in the Limited Offering Memoranda under the captions (including all subcaptions thereunder unless hereinafter excluded) "INTRODUCTION," "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS," "ENFORCEMENT OF ASSESSMENT COLLECTIONS," "THE DISTRICT" (excluding the subcaption "The District Manager and Other Consultants"), "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS," "AGREEMENT BY THE STATE," "LITIGATION – The District," "DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS," "CONTINUING DISCLOSURE," "VALIDATION," and "AUTHORIZATION AND APPROVAL" are not true and accurate and as of their respective dates did not, and as of the date of Closing do not, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

7. The District is not, in any manner material to the issuance of the Assessment Area Five Bonds, in breach of or default under any applicable provision of the Act or constitutional provision, statute, or administrative regulation of the State or the United States, or to the best of our knowledge, any applicable judgment or decree, any loan agreement, indenture, bond, note, resolution, agreement, or any other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of our knowledge, no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or event of default by the District under any such instrument; provided, however, that no opinion is expressed as to compliance with any state or federal tax laws or with any state "Blue Sky" or other securities laws, as may be applicable.

8. The execution and delivery of the Assessment Area Five Bonds, the Financing Documents, the Acquisition Agreement, the Conveyance Agreement, the Acquisition Agreement, the Completion Agreement, the Collateral Assignment, the True-Up Agreement, each of which the District is a party, and the adoption of the Bond Resolutions and the Assessment Resolutions and compliance with the provisions on the District's part contained therein will not conflict with or constitute a breach of or default under any applicable constitutional provision or law, or to the best of our knowledge, under any administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, nor will any such execution, delivery, adoption or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the District or under the terms of any such law, regulation or instrument, except as expressly provided by the Assessment Area Five Bonds and the Indenture. To the best of our knowledge after due inquiry, the District has taken no action which, with the lapse of time or the giving of notice, or both would constitute a material default or event of default by the District under the Assessment

Area Five Bonds, the Financing Documents, the Acquisition Agreement, the Completion Agreement, the Collateral Assignment, the Conveyance Agreement, or the True-Up Agreement.

9. To the best of our knowledge after investigation, all consents, permits or licenses, and all notices to or filings with governmental authorities necessary for the consummation by the District of the transactions described in the Limited Offering Memoranda and contemplated by the Indenture required to be obtained or made, have been obtained or made or there is no reason to believe they will not be obtained or made when required, provided that no opinion is expressed as to the applicability of or compliance with tax laws, state "Blue Sky" laws or other securities laws.

10. The District has the right and authority under the Act and other state law to adopt the Bond Resolutions and the Assessment Resolutions, to issue the Assessment Area Five Bonds, to undertake the Assessment Area Five Project, to levy the Assessment Area Five Special Assessments that will secure the Assessment Area Five Bonds, and has duly adopted the Bond Resolutions and the Assessment Resolutions.

11. All proceedings undertaken by the District with respect to the Assessment Area Five Special Assessments securing the Assessment Area Five Bonds, including adoption of the Assessment Resolutions, were undertaken in accordance with Florida law, and the District has taken all necessary action as of the date hereof to levy and impose the Assessment Area Five Special Assessments. The Assessment Area Five Special Assessments constitute legal, valid, binding and enforceable first liens upon the property against which such Assessment Area Five Special Assessments are assessed, co-equal with the lien of all state, county, district and municipal taxes and assessments, and superior in dignity to all other liens, titles and claims, until paid (except for federal liens, titles, and claims).

12. The Assessment Area Five Bonds have been validated by a final judgment of the Circuit Court in and for Manatee County, Florida, of which no timely appeal was filed.

13. The District has the full power and authority to own and operate the Assessment Area Five Project.

14. All conditions prescribed in the Indenture and the Bond Purchase Contract to be performed by the District as precedent to the issuance of the Assessment Area Five Bonds have been fulfilled.

Very truly yours,

EXHIBIT F

FORM OF OPINION OF COUNSEL TO DEVELOPER

[_____], 2026

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds, Inc.
North Miami Beach, Florida

U.S. Bank Trust Company, National Association
Orlando, Florida

GrayRobinson, P.A.
Tampa, Florida

Nabors, Giblin & Nickerson, P.A.
Tampa, Florida

Re: $[_____] Parrish Plantation Community Development District (Manatee County, Florida) Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds")

Ladies and Gentlemen:

I am counsel to Mattamy Tampa/Sarasota LLC, a Delaware limited liability company (the "Developer"), which is the owner of certain land described as "Assessment Area Five" located in the District and in Manatee County, Florida and commonly referred to as Crosswinds Point and Crosswinds Ranch, as such lands are described in the Limited Offering Memoranda (as hereinafter defined). This opinion is rendered at the request of the Developer in connection with the issuance by the Parrish Plantation Community Development District (the "District") of the Assessment Area Five Bonds as described in the District's Preliminary Limited Offering Memorandum dated [_____], 2026 and the District's final Limited Offering Memorandum, dated [_____], 2026, including the appendices attached thereto (collectively, the "Limiting Offering Memoranda"). Capitalized terms not defined herein shall have the meaning set forth in the Limited Offering Memoranda.

It is my understanding that the Assessment Area Five Bonds are being issued to provide funds to (i) finance the cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Five Project; (ii) pay certain costs associated with the issuance of the Assessment Area Five Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Five Bonds; and (iv) fund the Assessment Area Five Reserve Account (all as defined in the Limited Offering Memoranda).

In my capacity as counsel to the Developer, I have examined copies identified to my satisfaction as being true copies of the Limiting Offering Memoranda, the Continuing Disclosure Agreement to be dated as of [_____], 2026, by and among the District, the Developer, and Inframark, LLC as dissemination agent (the "Continuing Disclosure Agreement"), [the Development Acquisition Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer dated as of the Closing Date (the "Acquisition Agreement"), the Funding and Completion Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer, dated as of the Closing

Date (the "Completion Agreement"), the Collateral Assignment and Assumption of Development Rights Relating to the Assessment Area Five Project (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer, dated as of the Closing Date (the "Collateral Assignment"), the Agreement to Convey or Dedicate (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer dated as of the Closing Date (the "Conveyance Agreement"), the True-Up Agreement (Assessment Area Five Bonds – Assessment Area Five) by and between the District and the Developer dated as of the Closing Date (the "True-Up Agreement"), and the Declaration of Consent to Jurisdiction of the Parrish Plantation Community Development District, Imposition of Special Assessments, and Imposition of Lien of Record (Assessment Area Five Bonds – Assessment Area Five) by the Developer dated as of the Closing Date (the "Declaration of Consent"), and the Certificate of Developer dated as of the Closing Date (the "Certificate of Landowner") (collectively, the "Documents") and have made such examination as I have deemed necessary or appropriate in rendering this opinion. In connection with the forgoing, I also have reviewed and examined the Articles of Organization and Operating Agreement of the Developer, as well as certificates of good standing for the Developer issued by the State of Delaware on February 19, 2024 and by the State of Florida on December 11, 2013 (collectively, the "Organizational Documents").

In rendering this opinion, I have assumed, without having made any independent investigation of the facts, the genuineness of all signatures (other than those of the Developer) and the authenticity of all documents submitted to me as originals and the conformity to original documents of all documents submitted to me as certified, conformed or photostatic copies, and the legal capacity of all natural persons. In connection with this opinion, I have further examined such other documents as I have deemed necessary to render this opinion and am relying on the District's and other parties' approval and correctness of the findings, covenants and agreements of the District set forth in the proceedings relating to the Assessment Area Five Bonds and the Documents, without undertaking to verify such representations by independent investigation.

In basing the opinions set forth in this opinion on "my knowledge," the words "my knowledge" signify that, in the course of my representation of the Developer, no facts have come to my attention that would give me actual knowledge or actual notice that any such opinions or other matters are not accurate. Except as otherwise stated in this opinion, I have undertaken no investigation or verification of such matters.

Based on the forgoing, I am of the opinion that:

1. The Developer is a limited liability company organized and existing under the laws of the State of Delaware and authorized to transact business in the State of Florida.

2. The Developer has the power to conduct its business and to undertake the development of the lands in Assessment Area Five within the District as described in the Limited Offering Memoranda and to enter into the Documents.

3. The Documents have been duly authorized, executed and delivered by the Developer and are in full force and effect. Assuming the due authorization, execution and delivery of such instruments by the other parties thereto and their authority to perform such instruments, the Documents constitute legal, valid and binding obligations of the Developer, enforceable in accordance with their respective terms.

4. Nothing has come to my attention that would lead me to believe the information contained in the Limited Offering Memoranda under the captions "CAPITAL IMPROVEMENT PROGRAM AND THE ASSESSMENT AREA FIVE PROJECT," "THE DEVELOPMENT," "THE DEVELOPER," "BONDOWNERS' RISKS" (as it relates to the Developer, and non-specific Bondholder risks), "LITIGATION – The Developer" and "CONTINUING DISCLOSURE" (as it relates to the Developer only)

does not accurately and fairly present the information purported to be shown or contains any untrue statement of a material fact or omits to state any material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading as of the dates of the Limited Offering Memoranda or as of the date hereof.

5. The execution, delivery and performance of the Documents by the Developer do not violate (i) the Organizational Documents of the Developer, (ii) to my knowledge, any agreement, instrument or Federal or Florida law, rule or regulation known to me to which the Developer is a party or by which its assets are or may be bound, or (iii) to my knowledge, any judgment, decree or order of any administrative tribunal, which judgment, decree, or order is binding on the Developer or its assets.

6. Nothing has come to my attention that would lead me to believe that the Developer is not in compliance in all material respects with all provisions of applicable law in all material matters relating to such entity as described in the Limited Offering Memoranda. Except as otherwise described in the Limited Offering Memoranda, (a) I have no knowledge that the Developer has not received all government permits, consents and licenses required in connection with the construction of the Assessment Area Five Project and completion of the development of Assessment Area Five as described in the Limited Offering Memoranda; (b) I have no knowledge of any default of any zoning condition, land use permit or development agreement which would adversely affect the Developer's ability to construct the Assessment Area Five Project or complete the development of Assessment Area Five as described in the Limited Offering Memoranda and all appendices thereto; and (c) I have no knowledge and am not otherwise aware of any reason to believe that any permits, consents and licenses required to construct the Assessment Area Five Project or complete the development of Assessment Area Five as described in the Limited Offering Memoranda will not be obtained in due course as required by the Developer.

7. To the best of my knowledge after due inquiry, the levy of the Assessment Area Five Special Assessments on the applicable lands within the District will not conflict with or constitute a breach of or default under any agreement, indenture or other instrument to which the Developer is a party or to which the Developer or any of its property or assets are subject.

8. To the best of my knowledge after due inquiry, there is no litigation pending which would prevent or prohibit the development of either the Assessment Area Five Project or the lands in Assessment Area Five within the District in accordance with the descriptions thereof in the Limited Offering Memoranda and the Engineer's Report annexed thereto or which may result in any material adverse change in the business, properties, assets or financial condition of the Developer.

9. To the best of my knowledge after due inquiry, the Developer has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. To the best of my knowledge after due inquiry, the Developer has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

10. To the best of my knowledge after due inquiry, the Developer is not in default under any mortgage, trust indenture, lease or other instrument to which it or any of its assets are subject, which default would have a material adverse effect on the Assessment Area Five Bonds or the development of either the Assessment Area Five Project or the lands in Assessment Area Five within the District.

This opinion is given as of the date hereof, and I disclaim any obligation to update this opinion letter for events occurring after the date of this opinion letter. The foregoing opinion applies only with

respect to the laws of the State of Florida and the federal laws of the United States of America and I express no opinion with respect to the laws of any other jurisdiction. Nothing herein shall be construed as an opinion regarding the possible applicability of state securities or "blue sky" laws, as to which no opinion is expressed. This letter is for the benefit of and may be relied upon solely by the addressees and this opinion may not be relied upon in any manner, nor used, by any other persons or entities.

My opinion as to enforceability of any document is subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws relating to or affecting creditor's rights generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), and to the exercise of judicial discretion in appropriate cases.

Yours truly,

Kilinski | Van Wyk PLLC

EXHIBIT G

FORM OF CERTIFICATE OF DEVELOPER

MATTAMY TAMPA/SARASOTA LLC, a Delaware limited liability company ("Mattamy"), **DOES HEREBY CERTIFY** that:

1. MATTAMY TAMPA/SARASOTA LLC, a Delaware limited liability company (the "Developer"), DOES HEREBY CERTIFY that:

2. This Certificate of Developer is furnished pursuant to Section 8(c)(12) of the Bond Purchase Contract dated [_____], 2026 (the "Purchase Contract") between the Parrish Plantation Community Development District (the "District") and FMSbonds, Inc. (the "Underwriter") relating to the sale by the District of its $[_____] Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds"). Capitalized terms used, but not defined, herein shall have the meaning assigned thereto in the Purchase Contract.

3. The Developer is a limited liability company organized and existing under the laws of the State of Delaware and is authorized to do business in the State of Florida.

4. Representatives of the Developer have provided information to the District to be used in connection with the offering by the District of the Assessment Area Five Bonds, pursuant to a Preliminary Limited Offering Memorandum dated [_____], 2026, and a Limited Offering Memorandum, dated [_____], 2026, including the appendices attached thereto (collectively, the "Limited Offering Memoranda").

5. Each of the Financing Agreements and the Ancillary Agreements to which the Developer is a party constitutes a valid and binding obligation of the Developer, enforceable against the Developer in accordance with its terms.

6. The Developer has reviewed and approved the statements contained in the Limited Offering Memoranda under the captions "CAPITAL IMPROVEMENT PROGRAM AND THE ASSESSMENT AREA FIVE PROJECT," "THE DEVELOPMENT" (as it relates to the Developer), "THE DEVELOPER," "BONDOWNERS' RISKS" (as it relates to the Developer and non-specific Bondholder risks), "LITIGATION – Developer" and "CONTINUING DISCLOSURE" (as it relates to the Developer only) and warrants and represents that such statements did not as of their respective dates, and do not as of the date hereof, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading. In addition, the Developer is not aware of any other information in the Limited Offering Memoranda that contains an untrue statement of a material fact or omits to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

7. The Developer represents and warrants that it has complied with and will continue to comply with Chapter 190.048, Florida Statutes, as amended.

8. As of the date hereof, there has been no material adverse change in the business, properties, assets or financial condition of the Developer which has not been disclosed in the Limited Offering Memoranda.

9. The Developer hereby represents that it owns all of the assessable lands in Assessment Area Five that will be subject to the Assessment Area Five Special Assessments and hereby consents to the levy of the Assessment Area Five Special Assessments on the lands in the District owned by the Developer. The levy of the Assessment Area Five Special Assessments on the lands in Assessment Area Five will not conflict with or constitute a breach of or default under any agreement, mortgage, lien or other instrument to which the Developer is a party or to which its property or assets are subject.

10. The Developer has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. The Developer has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

11. The Developer acknowledges that the Assessment Area Five Bonds have the debt service requirements set forth in the Limited Offering Memorandum and that the Assessment Area Five Special Assessments will be levied by the District at times, and in amounts sufficient, to enable the District to pay debt service on the Assessment Area Five Bonds when due.

12. The Developer is not in default under any other resolution, ordinance, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Developer is subject or by which the Developer or its properties are or may be bound, which would have a material adverse effect on the consummation of the transactions contemplated by the Financing Documents, Ancillary Agreements or on the development of Assessment Area Five and the Developer is current in the payment of all ad valorem, federal and state taxes associated with Assessment Area Five.

13. Except as otherwise disclosed in the Limited Offering Memoranda, there is no action, suit or proceedings at law or in equity by or before any court or public board or body pending or, solely to the best of our knowledge, threatened against the Developer (or any basis therefor) (a) seeking to restrain or enjoin the execution or delivery of the Financing Documents and/or the Ancillary Agreements to which the Developer is a party, (b) contesting or affecting the validity or enforceability of the Financing Documents and/or the Ancillary Agreements, or any and all such other agreements or documents as may be required to be executed, or the transactions contemplated thereunder, (c) contesting or affecting the establishment or existence of the Developer, or of the Developer's business, assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Developer, or (d) that would have a material and adverse effect upon the ability of the Developer to (i) complete the development of lands within Assessment Area Five of the District as described in the Limited Offering Memoranda, (ii) pay the Assessment Area Five Special Assessments, or (iii) perform its various obligations as described in the Limited Offering Memoranda.

14. To the best of our knowledge after due inquiry, the Developer is in compliance in all material respects with all provisions of applicable law in all material matters relating to the development of Assessment Area Five as described in the Limited Offering Memoranda, including applying for all necessary permits.

15. The Developer acknowledges that it will have no rights under Chapter 170, Florida Statutes, as amended, to prepay, without interest, the Assessment Area Five Special Assessments imposed on lands in Assessment Area Five of the District owned by the Developer within thirty (30) days following completion of the Assessment Area Five Project and acceptance thereof by the District.

16. The Developer is not in default of any obligations to pay special assessments and the Developer is not insolvent.

17. The Developer has entered into prior continuing disclosure obligations in connection with SEC Rule 15c2-12, and the information presented in the Limited Offering Memoranda under the heading "CONTINUING DISCLOSURE" (at it relates to the Developer only) accurately reflects the continuing disclosure history of the Developer.

Dated: [_____], 2026.

MATTAMY TAMPA/SARASOTA LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

EXHIBIT H

FORM OF CERTIFICATE OF DISTRICT ENGINEER

[_____], 2026

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds Inc.
North Miami Beach, Florida

U.S. Bank Trust Company, National Association
Orlando, Florida

GrayRobinson, P.A.
Tampa, Florida

Nabors, Giblin & Nickerson, P.A.
Tampa, Florida

Re: $[_____] Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Bonds")

Ladies and Gentlemen:

The undersigned representative of **CLEARVIEW LAND DESIGN, P.L.** (the "Engineer"), **DOES HEREBY CERTIFY** that:

1. This certificate is furnished pursuant to Section 8(c)(20) of the Bond Purchase Contract, dated [_____], 2026 (the "Purchase Contract"), between Parrish Plantation Community Development District (the "District") and FMSbonds, Inc., relating to the sale by the District of the above captioned Bonds. Capitalized terms used, but not defined, herein shall have the meaning assigned thereto in the Purchase Contract or the Preliminary Limited Offering Memorandum dated [_____], 2026 (the "Preliminary Limited Offering Memorandum") and the Limited Offering Memorandum dated [_____], 2026 (the "Limited Offering Memorandum" and, together with the Preliminary Limited Offering Memorandum, the "Limited Offering Memoranda"), as applicable.

2. The Engineer has been retained by the District as consulting engineers.

3. The plans and specifications for the Assessment Area Five Project (as described in the Limited Offering Memoranda) were approved by all regulatory bodies required to approve them. All environmental and other regulatory permits or approvals required in connection with the construction of the Assessment Area Five Project were obtained.

4. The Engineer prepared the Master Report Phases III & IV (Assessment Areas #4 and #5), dated January 2024 (the "Report"). The Report was prepared in accordance with generally accepted engineering principles. The Report is included as "APPENDIX C: ENGINEER'S REPORT" to the Limited Offering Memoranda and a description of the Report and certain other information relating to the Assessment Area Five Project is included in the Limited Offering Memoranda under the captions "CAPITAL IMPROVEMENT PROGRAM AND THE ASSESSMENT AREA FIVE PROJECT" and

"THE DEVELOPMENT." The Report and said information are true and complete in all material respects, contain no untrue statement of a material fact, and do not omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

5. The Engineer hereby consents to the inclusion of the Report as "APPENDIX C: ENGINEER'S REPORT" to the Limited Offering Memoranda and to the references to the Engineer in the Limited Offering Memoranda.

6. The Assessment Area Five Project improvements are or will be constructed in sound workmanlike manner and in accordance with industry standards.

7. The price being paid by the District to the Developer for acquisition of the improvements included within the Assessment Area Five Project does not exceed the lesser of the cost of the applicable improvement or the fair market value of the assets acquired by the District.

8. To the best of our knowledge, after due inquiry, the Developer is in compliance in all material respects with all provisions of applicable law in all material matters relating to the Developer, and Assessment Area Five as described in the Limited Offering Memoranda. Except as otherwise described in the Limited Offering Memoranda, (a) all government permits required in connection with the construction of Assessment Area Five as described in the Limited Offering Memoranda have been received, (b) we are not aware of any default of any zoning condition, land use permit or development agreement which would adversely affect the ability to complete development of Assessment Area Five as described in the Limited Offering Memoranda and all appendices thereto, and (c) we have no actual knowledge and are not otherwise aware of any reason to believe that any permits, consents and licenses required to complete Assessment Area Five as described in the Limited Offering Memoranda will not be obtained in due course as required by the Developer, or any other person or entity, necessary for the development of Assessment Area Five as described in the Limited Offering Memoranda and all appendices thereto.

9. There is adequate water and sewer service capacity to serve Assessment Area Five within the District.

CLEARVIEW LAND DESIGN, P.L.

By: _____
Name: _____
Title: _____

EXHIBIT I

**FORM OF CERTIFICATE OF DISTRICT MANAGER,
METHODOLOGY CONSULTANT AND DISSEMINATION AGENT**

[_____], 2026

Parrish Plantation Community Development District
Manatee County, Florida

FMSbonds Inc.
North Miami Beach, Florida

U.S. Bank Trust Company, National Association
Orlando, Florida

GrayRobinson, P.A.
Tampa, Florida

Nabors, Giblin & Nickerson, P.A.
Tampa, Florida

Re: $[_____] Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Bonds")

Ladies and Gentlemen:

The undersigned representative of Inframark, LLC ("Inframark"), **DOES HEREBY CERTIFY**:

1. This certificate is furnished pursuant to Section 8(c)(22) of the Bond Purchase Contract dated [_____], 2026 (the "Purchase Contract"), by and between Parrish Plantation Community Development District (the "District") and FMSbonds, Inc., with respect to the above captioned Bonds. Capitalized terms used but not defined herein shall have the meaning assigned thereto in the Purchase Contract or the Preliminary Limited Offering Memorandum dated [_____], 2026 (the "Preliminary Limited Offering Memorandum") and the Limited Offering Memorandum dated [_____], 2026 (the "Limited Offering Memorandum" and, together with the Preliminary Limited Offering Memorandum, the "Limited Offering Memoranda") relating to the Assessment Area Five Bonds, as applicable.

2. Inframark has acted as district manager and methodology consultant to the District in connection with the sale and issuance by the District of the Assessment Area Five Bonds and has participated in the preparation of the Limited Offering Memoranda.

3. In connection with the issuance of the Assessment Area Five Bonds, we have been retained by the District to prepare the Master Assessment Methodology Report, Assessment Areas III, IV and V dated February 15, 2024 (the "Master Assessment Methodology Report"), which has been supplemented with respect to the Assessment Area Five Special Assessments by the [Final Fifth Supplemental Methodology Report Assessment Area Five] dated [_____], 2026, including the special assessment tax roll included as part thereof (the "Supplemental Assessment Methodology Report" and, collectively with the Master Assessment Methodology Report, the "Assessment Report"), which Assessment Report has been included as an appendix to the Limited Offering Memoranda. We hereby consent to the use of such Assessment Report in the Limited Offering Memoranda and consent to the references to us therein.

4. As District Manager, nothing has come to our attention that would lead us to believe that the Limited Offering Memoranda, as they relate to the District, the Assessment Area Five Project, or any information provided by us, and the Assessment Report, as of their date and as of this date, contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.

5. The information set forth in the Limited Offering Memoranda under the captions "INTRODUCTION," "THE DISTRICT," "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS," "LITIGATION – The District," "CONTINGENT FEES," "EXPERTS," "FINANCIAL INFORMATION," "DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS," "CONTINUING DISCLOSURE," "MISCELLANEOUS" and "AUTHORIZATION AND APPROVAL" and in "APPENDIX D: ASSESSMENT METHODOLOGY" and in "APPENDIX F: FINANCIAL STATEMENTS" did not as of the respective dates of the Limited Offering Memoranda and does not as of the date hereof contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

6. To the best of our knowledge, there has been no change which would materially adversely affect the assumptions made or the conclusions reached in the Assessment Report and the considerations and assumptions used in compiling the Assessment Report are reasonable. The Assessment Report and the assessment methodology set forth therein were prepared in accordance with all applicable provisions of Florida law.

7. As District Manager and Registered Agent for the District, we are not aware of any litigation pending or, to the best of our knowledge, threatened against the District restraining or enjoining the issuance, sale, execution or delivery of the Assessment Area Five Bonds, or in any way contesting or affecting the validity of the Assessment Area Five Bonds or any proceedings of the District taken with respect to the issuance or sale thereof, or the pledge or application of any moneys or security provided for the payment of the Assessment Area Five Bonds, or the existence or powers of the District.

8. The Assessment Area Five Special Assessments, as initially levied, and as may be reallocated from time to time as permitted by resolutions adopted by the District with respect to the Assessment Area Five Special Assessments, are sufficient to enable the District to pay the debt service on the Assessment Area Five Bonds through the final maturity thereof.

9. Inframark has agreed to serve as dissemination agent for the District with respect to the Assessment Area Five Bonds and to undertake the obligations of the dissemination agent as set forth in the Continuing Disclosure Agreement dated [_____], 2026 by and among the District, Mattamy Tampa/Sarasota LLC, and Inframark as dissemination agent. Inframark, as dissemination agent, is aware of the continuing disclosure requirements set forth in the Continuing Disclosure Agreement and Rule 15c2-12, promulgated under the Securities Exchange Act of 1934 (the "Rule") and has policies and procedures in place to ensure its compliance with its obligations under the Continuing Disclosure Agreement and the Rule. Infamark agrees to comply with the District's continuing disclosure undertakings entered into pursuant to the Rule at all times in the future.

INFRAMARK, LLC

By: _____
Name: _____
Title: _____

This Preliminary Limited Offering Memorandum and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Limited Offering Memorandum constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Assessment Area Five Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration, qualification or exemption under the securities laws of such jurisdiction. The District has deemed this Preliminary Limited Offering Memorandum "final," except for permitted omissions, within the contemplation of Rule 15c2-12 promulgated by the Securities and Exchange Commission.

DRAFT-2
GrayRobinson, P.A.
July 13, 2026

PRELIMINARY LIMITED OFFERING MEMORANDUM DATED [_____], 2026

NEW ISSUE - BOOK-ENTRY ONLY
LIMITED OFFERING

NOT RATED

In the opinion of GrayRobinson, P.A., Bond Counsel, under existing law and assuming compliance with the tax covenants described herein, and the accuracy of certain representations and certifications made by the District described herein, interest on the Assessment Area Five Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"). Bond Counsel is also of the opinion that such interest is not treated as a preference item in calculating the alternative minimum tax imposed under the Code. However, interest on the Assessment Area Five Bonds will be taken into account in computing the alternative minimum tax imposed on certain corporations under the Code to the extent that such interest is included in the "adjusted financial statement income" of such corporations. In the opinion of Bond Counsel, interest on the Assessment Area Five Bonds will not be subject to taxation under the laws of the State of Florida, except estate taxes and taxes under Chapter 220, Florida Statutes, as amended, on interest, income or profits on debt obligations owned by corporations as defined therein. See "TAX MATTERS" herein regarding certain other tax considerations.

$5,160,000*
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
(MANATEE COUNTY, FLORIDA)
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(ASSESSMENT AREA FIVE PROJECT)

Dated: Date of Delivery **Due: As set forth herein.**

The Parrish Plantation Community Development District Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds") are being issued by the Parrish Plantation Community Development District (the "District" or "Issuer") only in fully registered form, without coupons, in denominations of $5,000 and any integral multiple thereof.

The Assessment Area Five Bonds will bear interest at the fixed rates set forth below, calculated on the basis of a 360-day year comprised of twelve 30 day months, payable semi-annually on each May 1 and November 1, commencing November 1, 2026. The Assessment Area Five Bonds, when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company ("DTC"). Purchases of beneficial interests in the Assessment Area Five Bonds will be made only in book-entry form. Accordingly, principal of and interest on the Assessment Area Five Bonds will be paid from sources provided below by U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank Trust Company, National Association, as trustee (the "Trustee") directly to DTC as the registered owner thereof. Disbursements of such payments to the DTC Participants (as hereinafter defined) is the responsibility of DTC and disbursements of such payments to the beneficial owners is the responsibility of the DTC Participants and the Indirect Participants (as hereinafter defined), as more fully described herein. Any purchaser of a beneficial interest in an Assessment Area Five Bond must maintain an account with a broker or dealer who is, or acts through, a DTC Participant to receive payment of the principal of and interest on such Assessment Area Five Bond. See "DESCRIPTION OF THE ASSESSMENT AREA FIVE BONDS - Book-Entry Only System" herein.

Proceeds of the Assessment Area Five Bonds will be used to provide funds to (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Five Project (defined herein); (ii) pay certain costs associated with the issuance of the Assessment Area Five Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Five Bonds; and (iv) fund the Assessment Area Five Reserve Account as herein provided. See "THE CAPITAL IMPROVEMENT PROGRAM AND THE ASSESSMENT AREA FIVE PROJECT" and "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The District is a local unit of special purpose government of the State of Florida, created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance No. 19-33 of the Board of County Commissioners of Manatee County, Florida (the "County"), enacted on October 10, 2019 and effective as of October 17, 2019, as amended by Ordinance No. 21-32, effective as of August 31, 2021 (collectively, the "Ordinance"). The District was created for the purpose of delivering certain community development services and facilities for the benefit of District Lands (as hereinafter defined) and has previously determined to undertake, in one or more stages, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of certain District Lands. The Assessment Area Five Bonds are being issued by the District pursuant to the Act, Resolutions No. 2020-21 and No. 2026-[__] adopted by the Board of Supervisors of the District (the "Board") on October 18, 2019 and October 21, 2021, respectively (collectively, the "Bond Resolution"), and a Master Trust Indenture, dated as of February 1, 2021 (the "Master Indenture"), as supplemented by a Fifth Supplemental Trust Indenture dated as of [_____] 1, 2026 (the "Fifth Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), each by and between the District and the Trustee. Capitalized terms not defined herein shall have the meanings assigned to them in the Indenture. The Assessment Area Five Bonds are equally and ratably secured by the Assessment Area Five Pledged Revenues, without preference or priority of one Assessment Area Five Bond over another. The Assessment Area Five Pledged Revenues consists of all right, title and interest of the District in, to and under, subject to the terms and conditions of the Master Indenture, the revenues derived by the District from the Assessment Area Five Special Assessments levied and imposed pursuant to the Assessment Proceedings (as hereinafter defined) as the same may be amended from time to time and all amounts in the Funds and Accounts (except for the Assessment Area Five Rebate Account and the Assessment Area Five Cost of Issuance Account) established under the Fifth Supplemental Indenture (collectively, the "Assessment Area Five Pledged Revenues"). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS" herein.

The Assessment Area Five Bonds are subject to optional, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts and at the redemption prices as more fully described herein. See "DESCRIPTION OF THE ASSESSMENT AREA FIVE BONDS – Redemption Provisions" herein.

NEITHER THE ASSESSMENT AREA FIVE BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THE ASSESSMENT AREA FIVE BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE ASSESSMENT AREA FIVE BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE ASSESSMENT AREA FIVE BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE ASSESSMENT AREA FIVE PLEDGED REVENUES PLEDGED TO THE ASSESSMENT AREA FIVE BONDS, ALL AS PROVIDED IN THE ASSESSMENT AREA FIVE BONDS AND IN THE INDENTURE.

The Assessment Area Five Bonds involve a degree of risk (see "BONDOWNERS' RISKS" herein) and are not suitable for all investors (see "SUITABILITY FOR INVESTMENT" herein). The Underwriter named below is limiting this offering to "accredited investors" within the meaning of Chapter 517, Florida Statutes, and the rules of the Florida Department of Financial Services promulgated thereunder. The limitation of the initial offering to accredited investors does not denote restrictions on transfer in any secondary market for the Assessment Area Five Bonds. The Assessment Area Five Bonds are not credit enhanced or rated and no application has been made for a rating with respect to the Assessment Area Five Bonds.

This cover page contains information for quick reference only. It is not a summary of the Assessment Area Five Bonds. Investors must read the entire Limited Offering Memorandum to obtain information essential to the making of an informed investment decision.

MATURITY SCHEDULE

$_____ – ___% Assessment Area Five Term Bond due May 1, 20__, Yield _____%, Price _____ CUSIP # _____**
$_____ – ___% Assessment Area Five Term Bond due May 1, 20__, Yield _____%, Price _____ CUSIP # _____**
$_____ – ___% Assessment Area Five Term Bond due May 1, 20__, Yield _____%, Price _____ CUSIP # _____**

The initial sale of the Assessment Area Five Bonds is subject to certain conditions precedent, including, without limitation, receipt of the opinion of GrayRobinson, P.A., Tampa, Florida, Bond Counsel, as to the validity of the Assessment Area Five Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Straley Robin Vericker P.A., Tampa, Florida, as District Counsel, and GrayRobinson, P.A., Tampa, Florida, as Disclosure Counsel. Certain legal matters will be passed upon for the Developer (as defined herein) by its counsel, Kilinski | Van Wyk PLLC, Tallahassee, Florida. The Underwriter is represented by Nabors, Giblin & Nickerson, P.A., Tampa, Florida. It is expected that the Assessment Area Five Bonds will be delivered in book-entry form through the facilities of DTC on or about _____, 2026.

FMSbonds, Inc.

Dated: _____, 2026

_____
* Preliminary, subject to change.
**The District is not responsible for the CUSIP numbers, nor is any representation made as to their correctness. The CUSIP numbers are included solely for the convenience of the readers of this Limited Offering Memorandum.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS

Blake Murphy,* Chairperson
Allison Martin,* Vice-Chairperson
John Suskauer, Assistant Secretary
Austin Cooper,* Assistant Secretary
Mike Lewallen,* Assistant Secretary

* Employee of, or affiliated with, the [Developer]

DISTRICT MANAGER/METHODOLOGY CONSULTANT

Inframark, LLC
Tampa, Florida

DISTRICT COUNSEL

Straley Robin Vericker P.A.
Tampa, Florida

BOND COUNSEL AND DISCLOSURE COUNSEL

GrayRobinson, P.A.
Tampa, Florida

DISTRICT ENGINEER

Clearview Land Design, P.L.
Tampa, Florida

NO DEALER, BROKER, SALESPERSON OR OTHER PERSON HAS BEEN AUTHORIZED BY THE DISTRICT TO GIVE ANY INFORMATION OR TO MAKE ANY REPRESENTATIONS, OTHER THAN THOSE CONTAINED IN THIS LIMITED OFFERING MEMORANDUM, AND, IF GIVEN OR MADE, SUCH OTHER INFORMATION OR REPRESENTATIONS MUST NOT BE RELIED UPON AS HAVING BEEN AUTHORIZED BY THE DISTRICT. THIS LIMITED OFFERING MEMORANDUM DOES NOT CONSTITUTE AN OFFER TO SELL OR THE SOLICITATION OF AN OFFER TO BUY ANY OF THE ASSESSMENT AREA FIVE BONDS, AND THERE SHALL BE NO OFFER, SOLICITATION, OR SALE OF THE ASSESSMENT AREA FIVE BONDS BY ANY PERSON IN ANY JURISDICTION IN WHICH IT IS UNLAWFUL FOR SUCH PERSON TO MAKE SUCH OFFER, SOLICITATION OR SALE.

THE INFORMATION SET FORTH HEREIN HAS BEEN OBTAINED FROM THE DEVELOPER (AS SUCH TERM IS HEREINAFTER DEFINED), THE DISTRICT, PUBLIC DOCUMENTS, RECORDS AND OTHER SOURCES, WHICH SOURCES ARE BELIEVED TO BE RELIABLE BUT WHICH INFORMATION IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS BY, AND IS NOT TO BE CONSTRUED AS A REPRESENTATION OF, THE UNDERWRITER NAMED ON THE COVER PAGE OF THIS LIMITED OFFERING MEMORANDUM.

THE UNDERWRITER HAS REVIEWED THE INFORMATION IN THIS LIMITED OFFERING MEMORANDUM IN ACCORDANCE WITH, AND AS PART OF, ITS RESPONSIBILITIES TO INVESTORS UNDER THE FEDERAL SECURITIES LAWS AS APPLIED TO THE FACTS AND CIRCUMSTANCES OF THIS TRANSACTION, BUT THE UNDERWRITER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION.

THE INFORMATION AND EXPRESSIONS OF OPINION HEREIN CONTAINED ARE SUBJECT TO CHANGE WITHOUT NOTICE, AND NEITHER THE DELIVERY OF THIS LIMITED OFFERING MEMORANDUM NOR ANY SALE MADE HEREUNDER SHALL, UNDER ANY CIRCUMSTANCES, CREATE ANY IMPLICATION THAT THERE HAS BEEN NO CHANGE IN THE AFFAIRS OF THE DISTRICT OR THE DEVELOPER OR IN THE STATUS OF THE DEVELOPMENT, ASSESSMENT AREA FIVE OR THE ASSESSMENT AREA FIVE PROJECT (AS SUCH TERMS ARE HEREINAFTER DEFINED) SINCE THE DATE HEREOF.

THE ASSESSMENT AREA FIVE BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, NOR HAS THE INDENTURE BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED, IN RELIANCE UPON CERTAIN EXEMPTIONS SET FORTH IN SUCH ACTS. THE REGISTRATION, QUALIFICATION OR EXEMPTION OF THE ASSESSMENT AREA FIVE BONDS IN ACCORDANCE WITH THE APPLICABLE SECURITIES LAW PROVISIONS OF ANY JURISDICTIONS WHEREIN THESE SECURITIES HAVE BEEN OR WILL BE REGISTERED, QUALIFIED OR EXEMPTED SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THE DISTRICT, THE COUNTY, THE STATE, NOR ANY OTHER POLITICAL SUBDIVISIONS THEREOF HAVE GUARANTEED OR PASSED UPON THE MERITS OF THE ASSESSMENT AREA FIVE BONDS, UPON THE PROBABILITY OF ANY EARNINGS

THEREON OR UPON THE ACCURACY OR ADEQUACY OF THIS LIMITED OFFERING MEMORANDUM.

"FORWARD-LOOKING STATEMENTS" ARE USED IN THIS DOCUMENT BY USING FORWARD LOOKING WORDS SUCH AS "MAY," "WILL," "SHOULD," "INTENDS," "EXPECTS," "BELIEVES," "ANTICIPATES," "ESTIMATES," OR OTHERS. THE READER IS CAUTIONED THAT FORWARD-LOOKING STATEMENTS ARE SUBJECT TO A VARIETY OF UNCERTAINTIES THAT COULD CAUSE ACTUAL RESULTS TO DIFFER FROM THE PROJECTED RESULTS. THOSE RISKS AND UNCERTAINTIES INCLUDE GENERAL ECONOMIC AND BUSINESS CONDITIONS, CONDITIONS IN THE FINANCIAL MARKETS AND REAL ESTATE MARKET, THE DISTRICT'S COLLECTION OF ASSESSMENT AREA FIVE SPECIAL ASSESSMENTS, AND VARIOUS OTHER FACTORS WHICH MAY BE BEYOND THE DISTRICT'S AND THE DEVELOPER'S CONTROL. BECAUSE THE DISTRICT AND THE DEVELOPER CANNOT PREDICT ALL FACTORS THAT MAY AFFECT FUTURE DECISIONS, ACTIONS, EVENTS, OR FINANCIAL CIRCUMSTANCES, WHAT ACTUALLY HAPPENS MAY BE DIFFERENT FROM WHAT IS INCLUDED IN FORWARD-LOOKING STATEMENTS.

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE DISTRICT AND THE DEVELOPER DO NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN ANY OF ITS EXPECTATIONS OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR, OTHER THAN AS DESCRIBED UNDER "CONTINUING DISCLOSURE" HEREIN.

THIS LIMITED OFFERING MEMORANDUM IS BEING PROVIDED TO PROSPECTIVE PURCHASERS IN ELECTRONIC FORMAT ON THE FOLLOWING WEBSITES: WWW.MUNIOS.COM AND WWW.EMMA.MSRB.ORG. THIS LIMITED OFFERING MEMORANDUM MAY BE RELIED UPON ONLY IF IT IS PRINTED IN ITS ENTIRETY DIRECTLY FROM EITHER OF SUCH WEBSITES.

THIS PRELIMINARY LIMITED OFFERING MEMORANDUM IS IN A FORM DEEMED FINAL BY THE DISTRICT FOR PURPOSES OF RULE 15C2-12 UNDER THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, EXCEPT FOR CERTAIN INFORMATION PERMITTED TO BE OMITTED PURSUANT TO RULE 15C2-12(B)(1).

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$5,160,000*
PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
(MANATEE COUNTY, FLORIDA)
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2026
(ASSESSMENT AREA FIVE PROJECT)

INTRODUCTION

The purpose of this Limited Offering Memorandum is to set forth certain information in connection with the offering for sale by the Parrish Plantation Community Development District (the "District" or "Issuer") of its $5,160,000* Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Assessment Area Five Bonds").

THE ASSESSMENT AREA FIVE BONDS ARE NOT A SUITABLE INVESTMENT FOR ALL INVESTORS. PURSUANT TO APPLICABLE STATE LAW, THE UNDERWRITER IS LIMITING THIS INITIAL OFFERING OF THE ASSESSMENT AREA FIVE BONDS TO ONLY ACCREDITED INVESTORS WITHIN THE MEANING OF CHAPTER 517, FLORIDA STATUTES, AND THE RULES OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES. THE LIMITATION OF THE INITIAL OFFERING TO ACCREDITED INVESTORS DOES NOT DENOTE RESTRICTIONS ON TRANSFER IN ANY SECONDARY MARKET FOR THE ASSESSMENT AREA FIVE BONDS. POTENTIAL INVESTORS ARE SOLELY RESPONSIBLE FOR EVALUATING THE MERITS AND RISKS OF AN INVESTMENT IN THE ASSESSMENT AREA FIVE BONDS. SEE "BONDOWNERS' RISKS" AND "SUITABILITY FOR INVESTMENT" HEREIN.

The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and by Ordinance No. 19-33 of the Board of County Commissioners of Manatee County, Florida (the "County"), enacted on October 10, 2019 and effective as of October 17, 2019 (the "Establishment Ordinance"). The District's boundaries were expanded pursuant to Ordinance No. 21-32, effective as of August 31, 2021 (the "Amending Ordinance" and, together with the Establishment Ordinance, the "Ordinance"). The District was created for the purpose of delivering certain community development services and facilities for the benefit of the District Lands (as hereinafter defined) and has previously determined to undertake, in one or more stages, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of the District Lands. The Act authorizes the District to issue bonds for the purpose of, among others, financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and wastewater management, bridges or culverts, public roads, streetlights and other basic infrastructure projects within or without the boundaries of the District as provided in the Act.

The District is located entirely within an unincorporated area of southeastern Manatee County. The District originally included approximately 199 acres of land (the "Original District Lands"). The District was expanded by approximately 593 acres (the "Expansion Lands") pursuant to the Amending Ordinance and now contains approximately 792 acres (the "District Lands"). The District Lands are being developed as two single-family residential communities known as "Crosswind Point" and "Crosswind Ranch" (collectively, the "Development"), which is expected to contain approximately 1,630 single-family units at build out. Assessment Area Five is located in Crosswind Ranch.

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* Preliminary, subject to change.

The District previously issued its Assessment Area One Bonds in order to finance a portion of the public infrastructure improvements associated with Assessment Area One (the "Assessment Area One Project"). Assessment Area One contains 472 platted and developed lots. The District previously issued its Assessment Area Two Bonds in order to finance a portion of the public infrastructure improvements associated with Assessment Area Two (the "Assessment Area Two Project"). Assessment Area Two contains 125 platted and developed lots. The District previously issued its Assessment Area Three Bonds in order to finance a portion of the public infrastructure improvements associated with Assessment Area Three (the "Assessment Area Three Project"). Assessment Area Three contains approximately 250 acres of land, which are planned for 319 single-family homes at buildout, with 166 lots having been developed and platted as of March 31, 2026. The District previously issued its Assessment Area Four Bonds in order to finance a portion of the public infrastructure improvements associated with Assessment Area Four (the "Assessment Area Four Project"). Assessment Area Four contains 259 platted and developed lots. See "THE DEVELOPMENT – Update on Prior Phases" herein for more information.

Proceeds of the Assessment Area Five Bonds will be used to provide funds to: (i) finance the Cost of acquisition, construction, installation and equipping of a portion of the Assessment Area Five Project (defined herein); (ii) pay certain costs associated with the issuance of the Assessment Area Five Bonds; (iii) pay a portion of the interest accruing on the Assessment Area Five Bonds; and (iv) fund the Assessment Area Five Reserve Account as herein provided. See "CAPITAL IMPROVEMENT PROGRAM AND THE ASSESSMENT AREA FIVE PROJECT" and "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The Assessment Area Five Bonds will be secured by the Assessment Area Five Special Assessments (as defined herein) which will be levied on the approximately 113.73 acres of land planned for 369 single-family and townhome units. As lots are platted, the Assessment Area Five Special Assessments will be assigned to the 369 lots planned for Assessment Area Five on a first-platted, first-assigned basis as set forth in the Assessment Methodology (as defined herein). See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" for more information regarding allocation of the Assessment Area Five Special Assessments. Mattamy Tampa/Sarasota LLC, a Delaware limited liability company (the "Developer") is the [primary] owner of the land in Assessment Area Five and is serving as land developer and homebuilder for Assessment Area Five. See "THE DEVELOPER" herein for more information.

The Assessment Area Five Bonds are being issued by the District pursuant to the Act, Resolutions No. 2020-21, 2023-05 and No. 2026-[__] adopted by the Board of Supervisors of the District (the "Board") on October 18, 2019, March 7, 2023 and [_____], 2026, respectively (collectively, the "Bond Resolution"), and a Master Trust Indenture, dated as of February 1, 2021 (the "Master Indenture"), as supplemented by a Fifth Supplemental Trust Indenture, dated as of [_____] 1, 2026 (the "Fifth Supplemental Indenture," and together with the Master Indenture, the "Indenture"), each by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank Trust Company, National Association, as trustee (the "Trustee"). All capitalized terms used in this Limited Offering Memorandum that are defined in the Indenture and not defined herein shall have the respective meanings set forth in the Indenture. See "APPENDIX A: COPY OF THE MASTER INDENTURE AND PROPOSED FORM OF FIFTH SUPPLEMENTAL INDENTURE" hereto.

The Assessment Area Five Bonds are equally and ratably secured by the Assessment Area Five Pledged Revenues, without preference or priority of one Assessment Area Five Bond over another. The Assessment Area Five Pledged Revenues consists of all right, title and interest of the District in, to and under, subject to the terms and conditions of the Master Indenture, the revenues derived by the District from the Assessment Area Five Special Assessments levied and imposed pursuant to the Assessment Proceedings (as hereinafter defined) as the same may be amended from time to time and all amounts in the Funds and Accounts (except for the Assessment Area Five Rebate Account and the Assessment Area Five Cost of

Issuance Account) established under the Fifth Supplemental Indenture (collectively, the "Assessment Area Five Pledged Revenues"). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS."

There follows in this Limited Offering Memorandum a brief description of the District and the Developer, the Development, Assessment Area Five, the Assessment Area Five Project and summaries of certain terms of the Assessment Area Five Bonds, the Indenture and certain provisions of the Act. All references herein to the Indenture and the Act are qualified in their entirety by reference to such documents and statute, and all references to the Assessment Area Five Bonds are qualified by reference to the definitive form thereof and the information with respect thereto contained in the Indenture. A copy of the Master Indenture and proposed form of the Fifth Supplemental Indenture appear in APPENDIX A hereto.

This Limited Offering Memorandum speaks only as of its date and the information contained herein is subject to change.

DESCRIPTION OF THE ASSESSMENT AREA FIVE BONDS

General Description

The Assessment Area Five Bonds are issuable only as fully registered bonds, without coupons, in the denominations of $5,000 and any integral multiple thereof (an "Authorized Denomination"). The Assessment Area Five Bonds will initially be offered only to "accredited investors" within the meaning of Chapter 517, Florida Statutes, as amended, and the rules of the Florida Department of Financial Services promulgated thereunder; provided, however, the limitation of the initial offering to accredited investors does not denote restrictions on transfers in any secondary market for the Assessment Area Five Bonds. See "SUITABILITY FOR INVESTMENT" herein.

The Assessment Area Five Bonds shall be dated as of the date of initial delivery. Each Assessment Area Five Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such Assessment Area Five Bond has been paid, in which event such Assessment Area Five Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the Assessment Area Five Bonds, in which event such Assessment Area Five Bond shall bear interest from its date. Interest on the Assessment Area Five Bonds shall be due and payable on each May 1 and November 1 of each year, commencing November 1, 2026 and shall be computed on the basis of a 360-day year of twelve 30-day months.

The Assessment Area Five Bonds shall be initially issued in the form of a separate single certificated fully registered Assessment Area Five Bond for each maturity thereof. Upon initial issuance, the ownership of each such Assessment Area Five Bond shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), the initial Bond Depository. Except as provided in the Indenture, all of the Outstanding Assessment Area Five Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as nominee of DTC. See "– Book-Entry Only System."

U.S. Bank Trust Company, National Association is initially serving as the Trustee, Registrar and Paying Agent for the Assessment Area Five Bonds.

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Redemption Provisions

Optional Redemption

The Assessment Area Five Bonds are subject to redemption at the option of the District prior to maturity, in whole or in part, on any date on or after [_____] 1, 20__ at the Redemption Price of 100% of the principal amount to be redeemed plus accrued interest to the redemption date.

Mandatory Sinking Fund Redemption

The Assessment Area Five Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Fifth Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment
*	

_____
*Maturity

The Assessment Area Five Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Fifth Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment
*	

_____
*Maturity

The Assessment Area Five Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Assessment Area Five Sinking Fund Account established under the Fifth Supplemental Indenture in satisfaction of applicable Amortization Installments at a Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the redemption date, on May 1 of the years and in the principal amounts set forth below.

Year	Amortization Installment
*	

*Maturity

Any Assessment Area Five Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Assessment Area Five Bonds.

Upon redemption or purchase of the Assessment Area Five Bonds (other than redemption in accordance with scheduled Amortization Installments), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so that debt service on the Assessment Area Five Bonds is amortized in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the Assessment Area Five Bonds.

Extraordinary Mandatory Redemption

The Assessment Area Five Bonds are subject to extraordinary mandatory redemption prior to scheduled maturity, in whole on any date or in part on any Quarterly Redemption Date, and if in part on a pro rata basis calculated by the District determined by the ratio of the Outstanding principal amount of each maturity of the Assessment Area Five Bonds treating for such purposes each Amortization Installment as a maturity divided by the aggregate principal amount of Outstanding Assessment Area Five Bonds and as otherwise provided in the Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, plus accrued interest to the Quarterly Redemption Date, if and to the extent that any one or more of the following shall have occurred:

(i) On or after Completion Date of the Assessment Area Five Project by application of moneys transferred from the Assessment Area Five Acquisition and Construction Account to the Assessment Area Five Prepayment Account in accordance with the terms of the Indenture; or

(ii) Amounts are deposited into the Assessment Area Five Prepayment Account from the prepayment of Assessment Area Five Special Assessments and from amounts deposited into the Assessment Area Five Prepayment Account from any other sources; or

(iii) When the amount on deposit in the Assessment Area Five Reserve Account, together with other moneys available therefor are sufficient to pay and redeem all the Assessment Area Five Bonds then Outstanding as provided in the Fifth Supplemental Indenture.

If less than all of the Assessment Area Five Bonds of a maturity subject to redemption shall be called for redemption, the particular Assessment Area Five Bonds or portions of such Assessment Area Five Bonds of that maturity to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of Redemption

Notice of each redemption of Assessment Area Five Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than sixty (60) days prior to the redemption date to each Registered Owner of Assessment Area Five Bonds to be redeemed at the address of such Registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Assessment Area Five Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Assessment Area Five Bonds or such portions thereof on such date, interest on such Assessment Area Five Bonds or such portions thereof so called for redemption shall cease to accrue, such Assessment Area Five Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Assessment Area Five Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent.

If at the time of mailing the notice of an optional redemption, the District shall not have deposited with the Trustee or Paying Agent moneys sufficient to redeem all the Assessment Area Five Bonds called for redemption, such notice shall state that the redemption is conditional and is subject to the deposit of the redemption moneys with the Trustee or Paying Agent, as the case may be, not later than the redemption or purchase date, and such notice shall be of no effect unless such moneys are so deposited. Reference is hereby specifically made to "APPENDIX A: COPY OF THE MASTER INDENTURE AND PROPOSED FORM OF FIFTH SUPPLEMENTAL INDENTURE" for additional details concerning the redemption of Assessment Area Five Bonds.

Purchase of Assessment Area Five Bonds

At the written direction of the District, the Trustee shall apply moneys from time to time available in the Assessment Area Five Fund Sinking Account to the purchase of Assessment Area Five Bonds, at prices not higher than the principal amount thereof, in lieu of redemption as aforesaid, provided that firm purchase commitments can be made before the notice of redemption would otherwise be required to be given. In the event of purchases at less than the principal amount thereof, the difference between the amount in the Assessment Area Five Sinking Fund representing the principal amount of the Assessment Area Five Bonds so purchased and the purchase price thereof (exclusive of accrued interest) shall be transferred to the Assessment Area Five Interest Account of the Debt Service Fund.

Book-Entry Only System

The information in this caption concerning DTC and DTC's book-entry system has been obtained from DTC, and neither the District nor the Underwriter make any representation or warranty or take any responsibility for the accuracy or completeness of such information.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Assessment Area Five Bonds. The Assessment Area Five Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Assessment Area Five Bond certificate will be issued for each maturity of the Assessment Area Five Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law,

a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Assessment Area Five Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Assessment Area Five Bonds on DTC's records. The ownership interest of each actual purchaser of each Assessment Area Five Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Assessment Area Five Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Assessment Area Five Bonds, except in the event that use of the book-entry system for the Assessment Area Five Bonds is discontinued.

To facilitate subsequent transfers, all Assessment Area Five Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Assessment Area Five Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Assessment Area Five Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Assessment Area Five Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Assessment Area Five Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Assessment Area Five Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Assessment Area Five Bond documents. For example, Beneficial Owners of Assessment Area Five Bonds may wish to ascertain that the nominee holding the Assessment Area Five Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to

provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Assessment Area Five Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such Assessment Area Five Bonds to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Assessment Area Five Bonds unless authorized by a Direct Participant in accordance with DTC's MMI procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Assessment Area Five Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions,* and interest payments on the Assessment Area Five Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Paying Agent on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC nor its nominee, the Trustee, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District and/or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Assessment Area Five Bonds at any time by giving reasonable notice to the District or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, Assessment Area Five Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry only transfers through DTC (or a successor securities depository). In that event, Assessment Area Five Bond certificates will be printed and delivered to DTC.

SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS

General

NEITHER THE ASSESSMENT AREA FIVE BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THE ASSESSMENT AREA FIVE BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM

* Not applicable to the Assessment Area Five Bonds.

TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE ASSESSMENT AREA FIVE BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE, OR THE ASSESSMENT AREA FIVE BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE ASSESSMENT AREA FIVE PLEDGED REVENUES PLEDGED TO THE ASSESSMENT AREA FIVE BONDS, ALL AS PROVIDED IN THE ASSESSMENT AREA FIVE BONDS AND IN THE INDENTURE.

The Assessment Area Five Bonds are equally and ratably secured by the Assessment Area Five Pledged Revenues, without preference or priority of one Assessment Area Five Bond over another. The Assessment Area Five Pledged Revenues consists of all right, title and interest of the District in, to and under, subject to the terms and conditions of the Master Indenture, the revenues derived by the District from the Assessment Area Five Special Assessments levied and imposed pursuant to the Assessment Proceedings (as hereinafter defined) as the same may be amended from time to time and the Funds and Accounts (except for the Assessment Area Five Rebate Account and the Assessment Area Five Cost of Issuance Account) established under the Fifth Supplemental Indenture. The "Assessment Area Five Special Assessments" are the Special Assessments levied against properties within the District specifically benefitted by the Assessment Area Five Project, as described in the Assessment Proceedings (as hereinafter defined). The Assessment Area Five Bonds are not secured by assessments on any other District Lands.

"Special Assessments" as defined in the Master Indenture means (a) the net proceeds derived from the levy and collection of "special assessments," as provided for in Sections 190.011(14) and 190.022 of the Act against District Lands that are subject to assessment as a result of a particular Project or any portion thereof, and (b) the net proceeds derived from the levy and collection of "benefit special assessments," as provided for in Section 190.021(2) of the Act, against the lands within the District that are subject to assessment as a result of a particular Project or any portion thereof, and in the case of both "special assessments" and "benefit special assessments," including the interest and penalties on such assessments, pursuant to all applicable provisions of the Act and Chapter 170, Florida Statutes, and Chapter 197, Florida Statutes (and any successor statutes thereto), including, without limitation, any amount received from any foreclosure proceeding for the enforcement of collection of such assessments or from the issuance and sale of tax certificates with respect to such assessments, less (to the extent applicable) the fees and costs of collection thereof payable to the Tax Collector and less certain administrative costs payable to the Property Appraiser pursuant to the Property Appraiser and Tax Collector Agreement. "Special Assessments" shall not include "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance special assessments" levied and collected by the District under Section 190.021(3) of the Act. The Assessment Area Five Special Assessments do not include any "benefit special assessments". "Assessment Proceedings" shall mean the proceedings of the District with respect to the establishment, levy and collection of the Assessment Area Five Special Assessments, including the Assessment Resolution and any supplemental proceedings undertaken by the District with respect to the Assessment Area Five Special Assessments.

Non-ad valorem assessments are not based on millage and are not taxes, but can become a lien against the homestead as permitted in Section 4, Article X of the Florida State Constitution. The Assessment Area Five Special Assessments will constitute a lien against the land as to which the Assessment Area Five Special Assessments are imposed. See "ENFORCEMENT OF ASSESSMENT COLLECTIONS" herein.

Covenant to Levy the Assessment Area Five Special Assessments

The District will covenant in the Indenture to comply with the terms of the proceedings heretofore adopted with respect to the Assessment Area Five Special Assessments, including the Assessment

Methodology (defined herein), and to levy Assessment Area Five Special Assessments and any required true-up payments set forth in the Assessment Methodology, in such manner as will generate funds sufficient to pay the principal of and interest on the Assessment Area Five Bonds when due. The District will further agree that it shall not amend the Assessment Methodology in any material manner without the written consent of the Majority Owners.

If any Assessment Area Five Special Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the District shall be satisfied that any such Assessment Area Five Special Assessment is so irregular or defective that the same cannot be enforced or collected, or if the District shall have omitted to make such Assessment Area Five Special Assessment when it might have done so, the District has additionally covenanted to either (i) take all necessary steps to cause a new Assessment Area Five Special Assessment to be made for the whole or any part of such improvement or against any property benefited by such improvement, or (ii) in its sole discretion, make up the amount of such Assessment Area Five Special Assessment from legally available moneys, which moneys shall be deposited into the Assessment Area Five Revenue Account. See "BONDOWNERS' RISKS" herein. In case any such subsequent Assessment Area Five Special Assessment shall also be annulled, the District shall obtain and make other Assessment Area Five Special Assessments until a valid Assessment Area Five Special Assessment shall be made.

Prepayment of Assessment Area Five Special Assessments

Pursuant to the Assessment Proceedings, an owner of property subject to the Assessment Area Five Special Assessments may pay the principal balance of such Assessment Area Five Special Assessments, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding November 1 or May 1, which is at least 45 days after the date of payment. If such prepayment shall occur within 45 days of the next Redemption Date, accrued interest shall be calculated to the next succeeding Redemption Date.

Pursuant to the Act, an owner of property subject to the levy of Assessment Area Five Special Assessments may pay the entire balance of the Assessment Area Five Special Assessments remaining due, without interest, within thirty (30) days after the Assessment Area Five Project has been completed and the Board has adopted a resolution accepting the Assessment Area Five Project pursuant to Chapter 170.09, Florida Statutes. The Developer has covenanted to waive this right in connection with the lands the Developer owns in the Assessment Area Five in connection with the issuance of the Assessment Area Five Bonds, which declaration has been recorded in the public records of the County.

Any prepayment of Assessment Area Five Special Assessments is to be applied to the extraordinary mandatory redemption of Assessment Area Five Bonds, as indicated under "DESCRIPTION OF THE Assessment Area Five Bonds – Redemption Provisions – Extraordinary Mandatory Redemption." The prepayment of Assessment Area Five Special Assessments does not entitle the owner of the property to a discount for early payment.

Additional Obligations

Other than Bonds issued to refund a portion of Outstanding Assessment Area Five Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not, while any Assessment Area Five Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Assessment Area Five Pledged Revenues. In addition, the District will covenant not to issue any other Bonds or other debt obligations secured by Special Assessments on assessable lands which are also encumbered by the Assessment Area Five Special Assessments for any capital project unless the Assessment Area Five Special Assessments have been Substantially Absorbed or the Majority Owners have

consented in writing to the issuance of such Bonds or other debt obligations; provided, however, that the foregoing shall not preclude the imposition of Special Assessments on property subject to the Assessment Area Five Special Assessments which as determined by the District, are necessary for health, safety and welfare reasons or to remediate a natural disaster, as determined by the District. "Substantially Absorbed" shall mean the date on which at least seventy-five percent (75%) of the principal portion of the Assessment Area Five Special Assessments have been assigned to residential units that have received certificates of occupancy. The District may issue Bonds or other debt obligations secured by Special Assessments on assessable lands not encumbered by the Assessment Area Five Special Assessments without limitation except as limited by the documents pursuant to which such Bonds or debt are issued. The Trustee and the District may rely on a certificate from the District Manager regarding such status of Substantial Absorption of the Assessment Area Five Special Assessments and in the absence of receipt of such certificate, may assume Substantial Absorption has not occurred.

Except as set forth above, the District and/or other public entities may impose taxes or other special assessments on the same properties encumbered by the Assessment Area Five Special Assessments without the consent of the Owners of the Assessment Area Five Bonds. Additionally, the District expects to impose certain non-ad valorem special assessments called maintenance assessments, which are of equal dignity with the Assessment Area Five Special Assessments, on the same lands upon which the Assessment Area Five Special Assessments are imposed, to fund the maintenance and operation of the District. See "THE DEVELOPMENT – Taxes, Fees and Assessments" and "BONDOWNERS' RISKS" herein.

Covenant Against Sale or Encumbrance

In the Master Indenture, the District will covenant that (a) except for those improvements comprising any Project that are to be conveyed by the District to the County, the State Department of Transportation or another governmental entity and (b) except as otherwise permitted in the Indenture, it will not sell, lease or otherwise dispose of or encumber any Project or any part thereof, including the Assessment Area Five Project. See "APPENDIX A: COPY OF THE MASTER INDENTURE AND PROPOSED FORM OF FIFTH SUPPLEMENTAL INDENTURE" herein for more information.

Assessment Area Five Acquisition and Construction Account

The Fifth Supplemental Indenture establishes a separate account within the Acquisition and Construction Fund designated as the "Assessment Area Five Acquisition and Construction Account." Amounts on deposit in the Assessment Area Five Acquisition and Construction Account shall be applied to pay the Costs of the Assessment Area Five Project upon presentment to the Trustee of a properly signed requisition in substantially the form attached to the Fifth Supplemental Indenture. Such moneys shall be applied as set forth in the Indenture and the Acquisition Agreement.

The District shall not declare that the Completion Date of the Assessment Area Five Project has occurred until after the Reserve Release Conditions (as defined herein) have been satisfied, and the excess funds shall have been transferred from the Assessment Area Five Reserve Account to the Assessment Area Five Acquisition and Construction Account and been expended or the Consulting Engineer has certified in writing to the District and the Trustee that such amount is in excess of what is needed to complete the Assessment Area Five Project. The Trustee shall have no obligation to inquire if the Reserve Release Conditions have occurred and, in the absence of notice from the District, the Trustee may assume that the Reserve Release Conditions have not occurred.

Any balance remaining in the Assessment Area Five Acquisition and Construction Account after the Completion Date of the Assessment Area Five Project and after retaining the amount, if any, of all remaining unpaid Costs of the Assessment Area Five Project set forth in the Engineers' Certificate

establishing such Completion Date, shall be deposited in the Assessment Area Five Prepayment Account in the Bond Redemption Fund and applied to the extraordinary mandatory redemption of the Assessment Area Five Bonds in the manner prescribed in the Assessment Area Five Bonds. At such time as there are no amounts on deposit in the Assessment Area Five Acquisition and Construction Account such account shall be closed. No such transfer to the Assessment Area Five Prepayment Account shall be made if on the date of such proposed transfer the Trustee has actual knowledge that an Event of Default exists until such Event of Default no longer exists or is waived or the Trustee is directed by the Majority Owners to otherwise apply such moneys. Notwithstanding the foregoing, the Assessment Area Five Acquisition and Construction Account shall not be closed until after the Reserve Release Conditions shall have occurred and the excess funds from the Assessment Area Five Reserve Account shall have been transferred to the Assessment Area Five Acquisition and Construction Account and applied in accordance with the provisions of the Fifth Supplemental Indenture.

In accordance with the provisions of the Indenture, the Assessment Area Five Bonds are payable solely from the Assessment Area Five Pledged Revenues. The District will acknowledge that (i) the Assessment Area Five Pledged Revenues include, without limitation, all amounts on deposit in the Assessment Area Five Acquisition and Construction Account then held by the Trustee, (ii) upon the occurrence of an Event of Default with respect to the Assessment Area Five Bonds, the Assessment Area Five Pledged Revenues may not be used by the District (whether to pay costs of the Assessment Area Five Project or otherwise) without the consent of the Majority Owners and (iii) the Assessment Area Five Pledged Revenues may be used by the Trustee, at the direction or with the approval of the Majority Owners, to pay costs and expenses incurred in connection with the pursuit of remedies under the Indenture. The District shall not enter into any binding agreement with respect to the Assessment Area Five Project after the occurrence of an Event of Default unless authorized in writing by the Majority Owners.

During the continuance of an Event of Default specified in Subsections 10.02(a) or 10.02(b) of the Master Indenture (a "Payment Related Default"), disbursements from the Assessment Area Five Acquisition and Construction Account shall be made only with the consent of the Majority Owners, except as provided below. During the continuance of a Payment Related Default, the Majority Owners shall have the right to provide direction to the District to terminate, suspend, or proceed under any contracts for construction of the Assessment Area Five Project entered into prior to the occurrence of such Payment Related Default. The Majority Owners may provide such direction at any time during the continuance of such Payment Related Default and shall not be deemed to have waived their right to do so through inaction or delay and may change such direction from time to time.

(i) Until such time as the Majority Owners provide such direction to the District, disbursements may be made without the consent of the Majority Owners for Costs incurred by the District under construction contracts entered into by the District prior to the occurrence of such Payment Related Default.

(ii) Upon direction by the Majority Owners to proceed under any such contract(s), no consent of the Majority Owners shall be required for disbursements for Costs incurred by the District thereunder until the date of suspension or termination of such contract directed by the Majority Owners described in subparagraph (iii) below.

(iii) Upon direction by the Majority Owners to suspend or terminate such construction contract(s), disbursements for Costs incurred by the District thereunder shall only be made (x) for disbursements for Costs incurred by the District under construction contracts entered into by the District prior to the occurrence of such Payment Related Default and which Costs relate to work performed before the earliest date on which the District is entitled to suspend or terminate such construction contract at the direction of the Majority Owners, or (y) with the consent of the Majority Owners.

Notwithstanding anything to the contrary contained herein, during the continuance of a Payment Related Default, the consent of the Majority Owners shall be required for disbursements for Costs under contracts for the acquisition of Assessment Area Five Project improvements from the Developer or its affiliates.

Assessment Area Five Reserve Account

The Indenture establishes an Assessment Area Five Reserve Account within the Debt Service Reserve Fund for the Assessment Area Five Bonds. The Assessment Area Five Reserve Account will, at the time of delivery of the Assessment Area Five Bonds, be funded from a portion of the proceeds of the Assessment Area Five Bonds in the amount of the Assessment Area Five Reserve Account Requirement. The "Assessment Area Five Reserve Account Requirement" or "Reserve Requirement" shall mean (i) initially, an amount equal to fifty percent (50%) of maximum annual debt service on the Assessment Area Five Bonds; (ii) upon the occurrence of Reserve Release Condition #1, twenty-five percent (25%) of the maximum annual debt service on the Assessment Area Five Bonds; and (iii) upon the occurrence of Reserve Release Condition #2, ten percent (10%) of the maximum annual debt service on the Assessment Area Five Bonds. Upon satisfaction of each one of the Reserve Release Conditions, such resulting excess amount shall be released from the Assessment Area Five Reserve Account and transferred to the Assessment Area Five Acquisition and Construction Account in accordance with the provisions of the Fifth Supplemental Indenture. For the purpose of calculating the Assessment Area Five Reserve Requirement, fifty percent (50%) of maximum annual debt service, twenty-five percent (25%) of maximum annual debt service, or ten percent (10%) of maximum annual debt service, as the case may be, shall be calculated as of the date of the original issuance and delivery and recalculated in connection with each extraordinary mandatory redemption of the Assessment Area Five Bonds from Assessment Area Five Prepayment Principal as set forth herein (but not upon the optional or mandatory sinking fund redemption thereof) and such excess amount shall be released from the Assessment Area Five Reserve Account and, other than as provided in the immediately preceding sentence, transferred to the Assessment Area Five Prepayment Account in accordance with the provisions of the Fifth Supplemental Indenture. The Assessment Area Five Reserve Account Requirement shall be equal to $_____.

"Reserve Release Condition #1" with respect to the Assessment Area Five Bonds shall mean collectively (i) all of the outstanding principal portion of the Assessment Area Five Special Assessments has been assigned to lots that have been developed and platted, and (ii) there shall be no Events of Default under the Indenture with respect to the Assessment Area Five Bonds, each as certified by the District Manager. The District shall present the Trustee with the certifications of the District Manager regarding the satisfaction of Reserve Release Condition #1, and the Trustee may rely conclusively upon such certifications and shall have no duty to verify the same.

"Reserve Release Condition #2" with respect to the Assessment Area Five Bonds shall mean collectively (i) all of the outstanding principal portion of the Assessment Area Five Special Assessments has been assigned to homes that have been built and have received a certificate of occupancy, and (ii) there shall be no Events of Default under the Indenture with respect to the Assessment Area Five Bonds, each as certified by the District Manager. The District shall present the Trustee with the certifications of the District Manager regarding the satisfaction of Reserve Release Condition #2, and the Trustee may rely conclusively upon such certifications and shall have no duty to verify the same.

"Reserve Release Conditions" with respect to the Assessment Area Five Bonds shall mean, collectively, Reserve Release Condition #1 and Reserve Release Condition #2.

Amounts on deposit in the Assessment Area Five Reserve Account except as provided elsewhere in the Indenture shall be used only for the purpose of making payments into the Assessment Area Five

Interest Account and the Assessment Area Five Sinking Fund Account to pay principal and interest on the Assessment Area Five Bonds when due, without distinction as to Assessment Area Five Bonds and without privilege or priority of one Assessment Area Five Bond over another, when the moneys on deposit in such Accounts and available therefor are insufficient. Whenever, for any reason, on an Interest Payment Date, principal payment date or mandatory redemption date, the amount in the Assessment Area Five Interest Account or the Assessment Area Five Sinking Fund Account, as the case may be, is insufficient to pay all amounts payable on the Assessment Area Five Bonds therefrom on such payment dates, the Trustee shall, without further instructions, but subject to contrary direction by the Majority Owners of the Assessment Area Five Bonds, transfer the amount of any such deficiency from the Assessment Area Five Reserve Account into the Assessment Area Five Interest Account and the Assessment Area Five Sinking Fund Account, as the case may be, with priority to the Assessment Area Five Interest Account and then to the Assessment Area Five Sinking Fund Account, to be applied to pay the Assessment Area Five Bonds.

The Trustee, on or before the forty-fifth day (or if such day is not a Business Day, on the Business Day next preceding such day) next preceding each Quarterly Redemption Date, after taking into account all payments and transfers made as of such date, shall compute the value of the Assessment Area Five Reserve Account and shall promptly notify the District of the amount of any deficiency or surplus as of such date in such account. The District shall immediately pay the amount of any deficiency to the Trustee, for deposit in the Assessment Area Five Reserve Account, from Assessment Area Five Special Assessments or other legally available sources of the District pledged to the Assessment Area Five Bonds. Any surplus in the Assessment Area Five Reserve Account shall be deposited into the Assessment Area Five Prepayment Account and applied to the extraordinary mandatory redemption of Assessment Area Five Bonds in accordance with the provisions therefor set forth in the form of the Assessment Area Five Bonds in Exhibit A of the Fifth Supplemental Indenture; provided, however, that any surplus resulting from (i) investment earnings, (ii) the occurrence of the Reserve Release Condition, or (iii) optional prepayment of an Assessment Area Five Special Assessment by the owner of a lot or parcel shall in each case be applied as set forth below.

All earnings on investments in the Assessment Area Five Reserve Account shall be deposited to the Assessment Area Five Revenue Account, provided that no deficiency exists in the Assessment Area Five Reserve Account. Notwithstanding the foregoing, prior to the Date of Completion of the Assessment Area Five Project, earnings shall be deposited to the Assessment Area Five Acquisition and Construction Account if a deficiency does not exist. If a deficiency exists in the Assessment Area Five Reserve Account, such earnings shall remain on deposit in the Assessment Area Five Reserve Account until the deficiency is cured. The Assessment Area Five Reserve Account shall consist only of cash and Investment Securities.

Any excess in the Assessment Area Five Reserve Account as a result of satisfaction of each one of the Reserve Account Release Conditions shall be deposited into the Assessment Area Five Acquisition and Construction Account. The District, or the District Manager on behalf of the District, shall provide written notice to the Trustee when a Reserve Release Condition has been satisfied, upon which notice the Trustee may conclusively rely.

In the event that the amount on deposit in the Assessment Area Five Reserve Account exceeds the Assessment Area Five Reserve Account Requirement due to a decrease in the amount of Assessment Area Five Bonds that will be Outstanding as a result of an optional Prepayment or a mandatory true-up payment by the owner of a lot or parcel of land of an Assessment Area Five Special Assessment against such lot or parcel, the amount to be released shall be transferred from the Assessment Area Five Reserve Account to the Assessment Area Five Prepayment Account, as a credit against the Prepayment Principal otherwise required to be made by the owner of such lot or parcel.

On any date the District receives notice from the District Manager that a landowner wishes to prepay its Assessment Area Five Special Assessments or is required to make a mandatory true-up payment, the District shall, or shall cause the District Manager on behalf of the District to, calculate the principal amount of such Prepayment, taking into account a credit against the amount of Prepayment Principal due in the amount of the surplus in the Assessment Area Five Reserve Account above the Assessment Area Five Reserve Account Requirement as a result of the proposed Prepayment. Such surplus shall be transferred to the Assessment Area Five Prepayment Account upon such Prepayment. The District Manager, on behalf of the District, shall make such calculation within ten (10) Business Days after such Prepayment and shall instruct the Trustee in writing to transfer such amount of credit given to the landowner from the Assessment Area Five Reserve Account to be used for the extraordinary mandatory redemption of the Assessment Area Five Bonds in accordance with the Fifth Supplemental Indenture. The Trustee is authorized to make such transfers and has no duty to verify such calculations.

Notwithstanding the foregoing on the earliest date on which there are sufficient monies on deposit in the Assessment Area Five Reserve Account, taking into account other monies available therefor, to pay and redeem all of the Outstanding Assessment Area Five Bonds, together with accrued interest on such Assessment Area Five Bonds, to the earliest date of redemption, then the Trustee shall transfer to the Assessment Area Five Prepayment Account the amount on deposit in the Assessment Area Five Reserve Account to pay and redeem all of the Outstanding Assessment Area Five Bonds on the earliest such date.

Deposit and Application of the Assessment Area Five Pledged Revenues

Pursuant to the Fifth Supplemental Indenture, there is established within the Revenue Fund an Assessment Area Five Revenue Account into which the Trustee shall deposit the revenues from the Assessment Area Five Special Assessments including the interest thereon with the Trustee. Upon deposit of the revenues from the Assessment Area Five Special Assessments including the interest thereon with the Trustee, the District shall provide the Trustee a written accounting setting forth the amounts of such Assessment Area Five Special Assessments in the following categories which shall be deposited by the Trustee into the Funds and Accounts established under the Indenture as follows:

(i) Assessment Interest which shall be deposited into the Assessment Area Five Interest Account;

(ii) Assessment Principal, which shall be deposited into the Assessment Area Five Sinking Fund Account;

(iii) Prepayment Principal which shall be deposited into the Assessment Area Five Prepayment Account;

(iv) Delinquent Assessment Principal shall first be applied to restore the amount of any withdrawal from the Assessment Area Five Reserve Account to pay the principal of Assessment Area Five Bonds to the extent that less than the Assessment Area Five Reserve Account Requirement is on deposit in the Assessment Area Five Reserve Account, and, the balance, if any, shall be deposited into the Assessment Area Five Sinking Fund Account;

(v) Delinquent Assessment Interest shall first be applied to restore the amount of any withdrawal, from the Assessment Area Five Reserve Account to pay the interest of Assessment Area Five Bonds to the extent that less than the Assessment Area Five Reserve Account Requirement is on deposit in the Assessment Area Five Reserve Account, and, the balance, if any, shall be deposited into the Assessment Area Five Interest Account;

(vi) The balance shall be deposited in the Assessment Area Five Revenue Account.

On each February 1, May 1, August 1 and November 1 (or if such Day is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Assessment Area Five Prepayment Account and, if the balance therein is greater than zero, shall transfer, but only after transferring sufficient amounts as directed by the District to pay amounts on the next Interest Payment Date from the Assessment Area Five Revenue Account for deposit into such Prepayment Account, an amount sufficient to increase the amount on deposit therein to the next integral multiple of $5,000, and, shall thereupon give notice and cause the extraordinary mandatory redemption of Assessment Area Five Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in such Prepayment Account in accordance with the provisions for extraordinary redemption of Assessment Area Five Bonds. All interest due in regard to such prepayments shall be paid from the Assessment Area Five Interest Account or, if insufficient amounts are on deposit in the Assessment Area Five Interest Account to pay such interest then from the Assessment Area Five Revenue Account.

Anything in the Indenture to the contrary, on each May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business day preceding such May 1 and November 1), the Trustee shall transfer from amounts on deposit in the Assessment Area Five Revenue Account to the Funds and Accounts designated below, the following amounts in the following order of priority:

FIRST, to the Assessment Area Five Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on all Assessment Area Five Bonds then Outstanding on such May 1 and November 1, less any other amount already on deposit in the Assessment Area Five Interest Account not previously credited;

SECOND, beginning on May 1, [2027], and no later than the Business Day next preceding May 1 thereafter while Assessment Area Five Bonds remain Outstanding, to the Assessment Area Five Sinking Fund Account, an amount equal to the Amortization Installment on the Assessment Area Five Bonds due on such May 1 or the principal maturing on such May 1, less any amount on deposit in the Assessment Area Five Sinking Fund Account not previously credited;

THIRD, to the Assessment Area Five Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Assessment Area Five Reserve Account Requirement with respect to the Assessment Area Five Bonds;

FOURTH, notwithstanding the foregoing, at any time the Assessment Area Five Bonds are subject to redemption on a date which is not May 1 or November 1, the Trustee shall be authorized to transfer to the Assessment Area Five Interest Account the amount necessary to pay interest on the Assessment Area Five Bonds subject to redemption on such date; and

FIFTH, the balance shall be retained in the Assessment Area Five Revenue Account.

Anything in the Indenture to the contrary notwithstanding, it shall not constitute an Event of Default under the Indenture if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefore provided, however, that nothing in this paragraph is meant to change what are otherwise Events of Default as set forth in the Indenture.

On any date required by the Arbitrage Certificate, the District shall give the Trustee written direction, and the Trustee shall, transfer from the Assessment Area Five Revenue Account to the Assessment Area Five Rebate Account established for the Assessment Area Five Bonds in the Rebate Fund,

the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Arbitrage Certificate. To the extent insufficient moneys are on deposit in the Assessment Area Five Revenue Account to make the transfer provided for in the immediately preceding sentence the District shall deposit with the Trustee from available moneys of the District the amount of any such insufficiency.

Investments

Anything in the Indenture to the contrary notwithstanding, amounts on deposit in all of the Funds and Accounts held as security for the Assessment Area Five Bonds shall be invested only in Investment Securities, and further, earnings on investments in the Assessment Area Five Acquisition and Construction Account and Assessment Area Five Cost of Issuance Account shall be retained as realized, in such Accounts and used for the purpose of such Accounts. Earnings on investments in the Assessment Area Five Revenue Account, Assessment Area Five Sinking Fund Account, the Assessment Area Five Interest Account and the Assessment Area Five Prepayment Account and the Assessment Area Five Optional Redemption Account in the Bond Redemption Fund shall be deposited, as realized, to the credit of the Assessment Area Five Revenue Account and used for the purpose of such Account.

Indenture Provisions Relating to Bankruptcy or Insolvency of a Landowner

The Indenture contains the following provisions which, pursuant to the Indenture, shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel subject to at least three percent (3%) of the Assessment Area Five Special Assessments pledged to the Assessment Area Five Bonds Outstanding (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding"). The District will acknowledge and agree that, although the Assessment Area Five Bonds were issued by the District, the Owners of the Assessment Area Five Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer: (i) the District will agree that it shall seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners of the Assessment Area Five Bonds Outstanding, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceedings or in any action related to a Proceeding that affects, either directly or indirectly, the Assessment Area Five Special Assessments relating to the Outstanding Assessment Area Five Bonds or any rights of the Trustee under the Indenture (provided, however, the Trustee shall be deemed to have consented, on behalf of the Majority Owners of the Assessment Area Five Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within thirty (30) days following receipt by the Trustee of the written request for consent); (ii) the District will agree that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Assessment Area Five Special Assessments relating to the Assessment Area Five Bonds Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee; (iii) the District will agree that it shall seek the written consent of the Trustee prior to filing and voting in any such Proceeding (provided, however, Trustee shall be deemed to have consented, on behalf of all of the Majority Owners of the Assessment Area Five Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within thirty (30) days following receipt by the Trustee of the written request for consent); (iv) the Trustee shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the Assessment Area Five Special Assessments relating to the Assessment Area Five Bonds Outstanding, would have the right to

pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute and/or defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the Assessment Area Five Special Assessments relating the Assessment Area Five Bonds Outstanding, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and (v) the District shall not challenge the validity or amount of any claim submitted in good faith in such Proceeding by the Trustee or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee in such Proceedings or take any other action in such Proceedings, which is adverse to Trustee's enforcement or the District's claim and rights with respect to the Assessment Area Five Special Assessments relating to the Assessment Area Five Bonds Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District will agree that the Trustee shall have the right (i) to file a proof of claim with respect to the Assessment Area Five Special Assessments pledged to the Assessment Area Five Bonds Outstanding, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

Notwithstanding the provisions of the immediately preceding paragraph, nothing in the immediately preceding paragraph shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for Operation and Maintenance Assessments, and the District shall be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the District in pursuance of its claim for Operation and Maintenance Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the Assessment Area Five Special Assessments relating to the Assessment Area Five Bonds Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in clause (iv) or (v) above. See "BONDOWNERS' RISKS – Bankruptcy and Related Risks" for more information regarding Indenture provisions relating to bankruptcy or insolvency of a landowner.

Events of Default and Remedies

The Indenture provides that each of the following shall be an "Event of Default" under the Indenture with respect to the Assessment Area Five Bonds:

(a) if payment of any installment of interest on any Assessment Area Five Bonds is not made when it becomes due and payable; or

(b) if payment of the principal or Redemption Price of any Assessment Area Five Bonds is not made when it becomes due and payable at maturity or upon call or presentation for redemption; or

(c) if the District, for any reason, fails in, or is rendered incapable of, fulfilling its obligations under the Indenture or under the Act, which may be determined solely by the Majority Owners of the Assessment Area Five Bonds; or

(d) if the District proposes or makes an assignment for the benefit of creditors or enters into a composition agreement with all or a material part of its creditors, or a trustee, receiver, executor, conservator, liquidator, sequestrator or other judicial representative, similar or dissimilar, is appointed for

the District or any of its assets or revenues, or there is commenced any proceeding in liquidation, bankruptcy, reorganization, arrangement of debts, debtor rehabilitation, creditor adjustment or insolvency, local, state or federal, by or against the District and if such is not vacated, dismissed or stayed on appeal within ninety (90) days; or

(e) if the District defaults in the due and punctual performance of any other covenant in the Indenture or in any Assessment Area Five Bonds and such default continues for sixty (60) days after written notice requiring the same to be remedied shall have been given to the District by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the Majority Owners of the Assessment Area Five Bonds; provided, however, that if such performance requires work to be done, actions to be taken, or conditions to be remedied, which by their nature cannot reasonably be done, taken or remedied, as the case may be, within such sixty (60) day period, no Event of Default shall be deemed to have occurred or exist if, and so long as the District shall commence such performance within such sixty (60) day period and shall diligently and continuously prosecute the same to completion; or

(f) if at any time the amount in the Assessment Area Five Reserve Account is less than the Assessment Area Five Reserve Account Requirement as a result of the Trustee withdrawing an amount therefrom to pay debt service on the Assessment Area Five Bonds and such amount has not been restored within thirty (30) days of such withdrawal; and

(g) more than fifteen percent (15%) of the Operation and Maintenance Assessments that are directly billed by the District and levied by the District on tax parcels subject to the Assessment Area Five Special Assessments are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due.

No Series of Bonds issued under the Master Indenture are subject to acceleration unless the Special Assessments securing such Bonds have been accelerated. Upon an Event of Default, no optional redemption or extraordinary mandatory redemption of the Assessment Area Five Bonds shall occur unless all of the Assessment Area Five Bonds where an Event of Default has occurred will be redeemed or if 100% of the Holders of such Assessment Area Five Bonds agree to such redemption.

If any Event of Default with respect to the Assessment Area Five Bonds has occurred and is continuing, the Trustee, in its discretion may, and upon the written request of the Majority Owners and receipt of indemnity to its satisfaction shall, in its own name:

(a) by mandamus, or other suit, action or proceeding at law or in equity, enforce all rights of the Holders of the Assessment Area Five Bonds, including, without limitation, the right to require the District to carry out any agreements with, or for the benefit of, the Bondholders of the Assessment Area Five Bonds and to perform its or their duties under the Act;

(b) bring suit upon the Assessment Area Five Bonds;

(c) by action or suit in equity require the District to account as if it were the trustee of an express trust for the Holders of the Assessment Area Five Bonds;

(d) by action or suit in equity enjoin any acts or things which may be unlawful or in violation of the rights of the Holders of the Assessment Area Five Bonds; and

(e) by other proceeding in law or equity, exercise all rights and remedies provided for by any other document or instrument securing such Assessment Area Five Bonds.

The Majority Owners of the Outstanding Assessment Area Five Bonds then subject to remedial proceedings under Article X of the Master Indenture shall have the right to direct the method and place of conducting all remedial proceedings by the Trustee under the Indenture, provided that such directions shall not be otherwise than in accordance with law or the provisions of the Indenture. The Trustee shall have no liability as a result of any actions taken upon any such direction of the Holders.

The District will covenant and agree that upon the occurrence and continuance of an Event of Default with respect to the Assessment Area Five Bonds, it will take such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of delinquent Assessment Area Five Special Assessments that are directly billed and collected by the District, as well as delinquent direct billed Operation and Maintenance Assessments, and the provisions for the foreclosure of liens of delinquent Assessment Area Five Special Assessments that are directly billed and collected by the District, as well as delinquent direct billed Operation and Maintenance Assessments, all in a manner consistent with the Indenture. All Assessment Area Five Special Assessments that are billed and collected directly by the District shall be due and payable by the applicable landowner no later than thirty (30) days prior to each Interest Payment Date and shall become delinquent thereafter.

ENFORCEMENT OF ASSESSMENT COLLECTIONS

General

The primary source of payment for the Assessment Area Five Bonds is the Assessment Area Five Special Assessments imposed on certain lands in Assessment Area Five of the District specially benefited by the Assessment Area Five Project pursuant to the Assessment Proceedings. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein and "APPENDIX D: ASSESSMENT METHODOLOGY."

The determination, order, levy, and collection of Assessment Area Five Special Assessments must be done in compliance with procedural requirements and guidelines provided by State law. Failure by the District, the Manatee County Tax Collector (the "Tax Collector") or the Manatee County Property Appraiser (the "Property Appraiser") to comply with such requirements could result in delay in the collection of, or the complete inability to collect, Assessment Area Five Special Assessments during any year. Such delays in the collection of Assessment Area Five Special Assessments, or complete inability to collect the Assessment Area Five Special Assessments, would have a material adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on such Assessment Area Five Bonds. To the extent that landowners fail to pay the Assessment Area Five Special Assessments, delay payments, or are unable to pay the same, the successful pursuance of collection procedures available to the District is essential to continued payment of principal of and interest on the Assessment Area Five Bonds. See "BONDOWNERS' RISKS" herein. The Act provides for various methods of collection of delinquent Assessment Area Five Special Assessments by reference to other provisions of the Florida Statutes. The following is a description of certain statutory provisions of assessment payment and collection procedures appearing in the Florida Statutes but is qualified in its entirety by reference to such statutes.

Uniform Tax Collection Procedure for Assessment Area Five Special Assessments

Pursuant to the Indenture, the District shall collect the Assessment Area Five Special Assessments through the Uniform Method of Collection afforded by Chapter 197, Florida Statutes (the "Uniform Method"), except that, pursuant to the Indenture and the terms of the Assessment Resolutions, the District shall collect the Assessment Area Five Special Assessments directly in lieu of using the Uniform Method with respect to any assessable lands which have not yet been platted or when the timing for using the Uniform Method will not yet allow for using such method or as otherwise directed by the Majority Owners

upon the occurrence of the Event of Default. Initially, the Developer and any subsequent landowners will directly pay the Assessment Area Five Special Assessments to the District. As District Lands within Assessment Area Five are platted, the Assessment Area Five Special Assessments will be collected pursuant to the Uniform Method. At such time as the Assessment Area Five Special Assessments are collected pursuant to the Uniform Method, the provisions described under this heading shall be come applicable. The Uniform Method of collection is available only in the event the District complies with statutory and regulatory requirements and enters into agreements with the Tax Collector and Property Appraiser providing for the Assessment Area Five Special Assessments to be levied and then collected in this manner. See "−Foreclosure" below with respect to collection of delinquent assessments not collected pursuant to the Uniform Method.

If the Uniform Method of collection is utilized, the Assessment Area Five Special Assessments will be collected together with County, special district, and other ad valorem taxes and non-ad valorem assessments, all of which will appear on the tax bill (also referred to as a "tax notice") issued to each landowner in the District. The statutes relating to enforcement of ad valorem taxes and non-ad valorem assessments provide that such taxes and assessments become due and payable on November 1 of the year when assessed, or as soon thereafter as the certified tax roll is received by the Tax Collector, and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes and assessments (including the Assessment Area Five Special Assessments being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the Assessment Area Five Special Assessments. Upon any receipt of moneys by the Tax Collector from the Assessment Area Five Special Assessments, such moneys will be delivered to the District, which will remit such Assessment Area Five Special Assessments to the Trustee for deposit to the Assessment Area Five Revenue Account within the Revenue Fund, except that any Prepayments of Assessment Area Five Special Assessments shall be deposited to the Assessment Area Five Prepayment Subaccount within the Assessment Area Five Bond Redemption Account of the Bond Redemption Fund created under the Indenture and applied in accordance therewith.

All County, school and special district, including the District, ad valorem taxes, non-ad valorem special assessments, including the Assessment Area Five Special Assessments, and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, are payable at one time, except for partial payment schedules as may be provided by Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full. In such cases, the tax Collector does not accept such partial payment and the partial payment is returned to the taxpayer. Therefore, in the event the Assessment Area Five Special Assessments are to be collected pursuant to the Uniform Method, any failure to pay any one line item, would cause the Assessment Area Five Special Assessments to not be collected to that extent, which could have a significant adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on the Assessment Area Five Bonds. See "BONDOWNERS' RISKS – Other Taxes and Assessments."

Under the Uniform Method, if the Assessment Area Five Special Assessments are paid during November when due or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment. The Tax Collector is required to collect the ad valorem taxes and non-ad valorem special assessments on the tax bill prior to April 1 and, after that date, to institute statutory procedures upon delinquency to collect such taxes and assessments through the sale of "tax certificates," as discussed below. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Neither the District nor the Underwriter can give any assurance to the holders of the Assessment Area Five Bonds (1) that the past experience of the Tax Collector with regard to tax and special assessment delinquencies is applicable in any way to the Assessment Area Five Special Assessments, (2) that future landowners and taxpayers in the District will pay such Assessment Area Five Special Assessments, (3) that a market may exist in the future for tax certificates in the event of sale of such certificates for taxable parcels within the District, and (4) that the eventual sale of tax certificates for real property within the District, if any, will be for an amount sufficient to pay amounts due under the Assessment Proceedings to discharge the lien of the Assessment Area Five Special Assessments and all other liens that are coequal therewith.

Collection of delinquent Assessment Area Five Special Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Assessment Area Five Special Assessments due. In the event of a delinquency in the payment of taxes and assessments on real property, the landowner may, prior to the sale of tax certificates, pay the total amount of delinquent ad valorem taxes and non-ad valorem assessments plus the cost of advertising and the applicable interest charge on the amount of such delinquent taxes and assessments. If the landowner does not act, the Tax Collector is required to attempt to sell tax certificates on such property to the person who pays the delinquent taxes and assessments owing, penalties and interest thereon and certain costs, and who accepts the lowest interest rate per annum to be borne by the certificates (but not more than 18%). Tax certificates are sold by public bid. If there are no bidders, the tax certificate is issued to the County. The County is to hold, but not pay for, the tax certificate with respect to the property, bearing interest at the maximum legal rate of interest (currently 18%). The Tax Collector does not collect any money if tax certificates are "struck off" (issued) to the County. The County may sell such certificates to the public at any time at the principal amount thereof plus interest at the rate of not more than 18% per annum and a fee. Proceeds from the sale of tax certificates are required to be used to pay taxes and assessments (including the Assessment Area Five Special Assessments), interest, costs and charges on the real property described in the certificate. The demand for such certificates is dependent upon various factors, which include the rate of interest that can be earned by ownership of such certificates and the underlying value of the land that is the subject of such certificates and which may be subject to sale at the demand of the certificate holder. Therefore, the underlying market value of the property within the District may affect the demand for certificates and the successful collection of the Assessment Area Five Special Assessments, which are the primary source of payment of the Assessment Area Five Bonds. Legal proceedings under Federal bankruptcy law brought by or against a landowner who has not yet paid his or her property taxes or assessments would likely result in a delay in the sale of tax certificates.

Unless full payment for a tax deed is made to the clerk of court, including documentary stamps and recording fees, any tax certificate in the hands of a person other than the County may be redeemed and canceled, in whole or in part (under certain circumstances), at any time before a tax deed is issued, and at a price equal to the face amount of the certificate or portion thereof together with all interest, costs, and charges due. Regardless of the interest rate actually borne by the certificates, persons redeeming tax certificates must pay a minimum interest rate of 5%, unless the rate borne by the certificates is zero percent. The proceeds of such a redemption are paid to the Tax Collector who transmits to the holder of the tax certificate such proceeds less service charges, and the certificate is canceled. Redemption of tax certificates held by the County is effected by purchase of such certificates from the County, as described in the preceding paragraph.

Any holder, other than the County, of a tax certificate that has not been redeemed has seven years from the date of issuance of the tax certificate during which to act against the land that is the subject of the tax certificate. After an initial period ending two years from April 1 of the year of issuance of a certificate, during which period actions against the land are held in abeyance to allow for sales and redemptions of tax certificates, and before the expiration of seven years from the date of issuance, the holder of a certificate may apply for a tax deed to the subject land. The applicant is required to pay to the Tax Collector at the

time of application all amounts required to redeem or purchase all outstanding tax certificates covering the land, plus interest, any omitted taxes or delinquent taxes and interest, and current taxes, if due. If the County holds a tax certificate on property valued at $5,000 or more and has not succeeded in selling it, the County must apply for a tax deed two years after April 1 of the year of issuance of the certificate. The County pays costs and fees to the Tax Collector but not any amount to redeem any other outstanding certificates covering the land. Thereafter, the property is advertised for public sale.

In any such public sale conducted by the Clerk of the Circuit Court, the private holder of the tax certificate who is seeking a tax deed for non-homestead property is deemed to submit a minimum bid equal to the amount required to redeem the tax certificate, charges for the cost of sale, including costs incurred for the service of notice required by statute, redemption of other tax certificates on the land, and the amount paid by such holder in applying for the tax deed, plus interest thereon. In the case of homestead property, the minimum bid is also deemed to include, in addition to the amount of money required for the minimum bid on non-homestead property, an amount equal to one-half of the latest assessed value of the homestead. If there are no higher bids, the holder receives title to the land, and the amounts paid for the certificate and in applying for a tax deed are credited toward the purchase price. If there are other bids, the holder may enter the bidding. The highest bidder is awarded title to the land. The portion of proceeds of such sale needed to redeem the tax certificate, and all other amounts paid by such person in applying for a tax deed, are forwarded to the holder thereof or credited to such holder if such holder is the successful bidder. Excess proceeds are distributed first to satisfy governmental liens against the land and then to the former title holder of the property (less service charges), lienholder of record, mortgagees of record, vendees of recorded contracts for deeds, and other lienholders and any other person to whom the land was last assessed on the tax roll for the year in which the land was assessed, all as their interest may appear.

Except for certain governmental liens and certain restrictive covenants and restrictions, no right, interest, restriction or other covenant survives the issuance of a tax deed. Thus, for example, outstanding mortgages on property subject to a tax deed would be extinguished.

If there are no bidders at the public sale, the County may, at any time within ninety (90) days from the date of offering for public sale, purchase the land without further notice or advertising for a statutorily prescribed opening bid. After ninety (90) days have passed, any person or governmental unit may purchase the land by paying the amount of the opening bid. Ad valorem taxes and non-ad valorem assessments accruing after the date of public sale do not require repetition of the bidding process but are added to the minimum bid. Three years from the date of delinquency, unsold lands escheat to the County in which they are located and all tax certificates and liens against the property are canceled and a deed is executed vesting title in the governing board of such County.

Foreclosure

The following discussion regarding foreclosure is not applicable if the Assessment Area Five Special Assessments are being collected pursuant to the Uniform Method. In the event that the District itself directly levies and enforces, pursuant to Chapters 170 and 190, Florida Statutes, the collection of the Assessment Area Five Special Assessments levied on the land within the District, Chapter 170.10, Florida Statutes provides that upon the failure of any property owner to pay all or any part of the principal of a special assessment, including an Assessment Area Five Special Assessment, or the interest thereon, when due, the governing body of the entity levying the assessment is authorized to commence legal proceedings for the enforcement of the payment thereof, including commencement of an action in chancery, commencement of a foreclosure proceeding in the same manner as the foreclosure of a real estate mortgage, or commencement of an action under Chapter 173, Florida Statutes relating to foreclosure of municipal tax and special assessment liens. Such a proceeding is in rem, meaning that it is brought against the land not against the owner. In light of the one year tolling period required before the District may commence a

foreclosure action under Chapter 173, Florida Statutes, it is likely the District would commence an action to foreclose in the same manner as the foreclosure of a real estate mortgage rather than proceeding under Chapter 173, Florida Statutes.

Enforcement of the obligation to pay Assessment Area Five Special Assessments and the ability to foreclose the lien of such Assessment Area Five Special Assessments upon the failure to pay such Assessment Area Five Special Assessments may not be readily available or may be limited as such enforcement is dependent upon judicial action which is often subject to discretion and delay.

BONDOWNERS' RISKS

There are certain risks inherent in an investment in bonds issued by a public authority or governmental body in the State and secured by special assessments. Certain of these risks are described in other headings of this Limited Offering Memorandum. Certain additional risks are associated with the Assessment Area Five Bonds offered hereby and are set forth below. Prospective investors in the Assessment Area Five Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Assessment Area Five Bonds and have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment. This heading does not purport to summarize all risks that may be associated with purchasing or owning the Assessment Area Five Bonds, and prospective purchasers are advised to read this Limited Offering Memorandum in its entirety for a more complete description of investment considerations relating to the Assessment Area Five Bonds.

Concentration of Land Ownership

As of the date hereof, the Developer owns [all of] the assessable lands within Assessment Area Five, which are the lands that will be subject to the Assessment Area Five Special Assessments securing the Assessment Area Five Bonds. Payment of the Assessment Area Five Special Assessments is primarily dependent upon their timely payment by the Developer and the other future landowners in Assessment Area Five. Non-payment of the Assessment Area Five Special Assessments by any of the landowners could have a substantial adverse impact upon the District's ability to pay debt service on the Assessment Area Five Bonds. See "THE DEVELOPER" and "SECURITY FOR AND SOURCE OF PAYMENT OF THE Assessment Area Five Bonds" herein.

Bankruptcy and Related Risks

In the event of the institution of bankruptcy or similar proceedings with respect to the Developer or any other owner of benefited property, delays could occur in the payment of debt service on the Assessment Area Five Bonds, as such bankruptcy could negatively impact the ability of: (i) the Developer and any other landowner to pay the Assessment Area Five Special Assessments; (ii) the Tax Collector to sell tax certificates in relation to such property with respect to the Assessment Area Five Special Assessments being collected pursuant to the Uniform Method; and (iii) the District to foreclose the lien of the Assessment Area Five Special Assessments not being collected pursuant to the Uniform Method. In addition, the remedies available to the Owners of the Assessment Area Five Bonds under the Indenture are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, the remedies specified by federal, state and local law and in the Indenture and the Assessment Area Five Bonds, including, without limitation, enforcement of the obligation to pay Assessment Area Five Special Assessments and the ability of the District to foreclose the lien of the Assessment Area Five Special Assessments if not being collected pursuant to the Uniform Method, may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Assessment Area Five Bonds (including Bond

Counsel's approving opinion) will be qualified as to the enforceability of the various legal instruments by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery. The inability, either partially or fully, to enforce remedies available with respect to the Assessment Area Five Bonds could have a material adverse impact on the interest of the Owners thereof.

A 2011 bankruptcy court decision in Florida held that the governing body of a community development district, and not the bondholders or indenture trustee, was the creditor of the landowners/debtors in bankruptcy with respect to claims for special assessments, and thus only the district could vote to approve or disapprove a reorganization plan submitted by the debtors in the case. The district voted in favor of the plan. The governing body of the district was at that time elected by the landowners rather than qualified electors. Under the reorganization plan that was approved, a two-year moratorium was placed on the debtor landowners' payment of special assessments. As a result of this non-payment of assessments, debt service payments on the district's bonds were delayed for two years or longer. The Indenture provides for the delegation of certain rights from the District to the Trustee in the event of a bankruptcy or similar proceeding with respect to an Insolvent Taxpayer (as previously defined). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS – Indenture Provisions Relating to Bankruptcy or Insolvency of a Landowner" herein. The District cannot express any view whether such delegation would be enforceable.

Assessment Area Five Special Assessments Are Non-Recourse

The principal security for the payment of the principal and interest on the Assessment Area Five Bonds is the timely collection of the Assessment Area Five Special Assessments. The Assessment Area Five Special Assessments do not constitute a personal indebtedness of the landowners of the land subject thereto, but are secured by a lien on such land. There is no assurance that the Developer or subsequent landowners will be able to pay the Assessment Area Five Special Assessments or that they will pay such Assessment Area Five Special Assessments even though financially able to do so. Neither the Developer nor any other subsequent landowners have any personal obligation to pay the Assessment Area Five Special Assessments. Neither the Developer nor any subsequent landowners are guarantors of payment of any Assessment Area Five Special Assessments, and the recourse for the failure of the Developer or any subsequent landowner to pay the Assessment Area Five Special Assessments is limited to the collection proceedings against the land subject to such unpaid Assessment Area Five Special Assessments, as described herein. Therefore the likelihood of collection of the Assessment Area Five Special Assessments may ultimately depend on the market value of the land subject to the Assessment Area Five Special Assessments. While the ability of the Developer or subsequent landowners to pay the Assessment Area Five Special Assessments is a relevant factor, the willingness of the Developer or subsequent landowners to pay the Assessment Area Five Special Assessments, which may also be affected by the value of the land subject to the Assessment Area Five Special Assessments, is also an important factor in the collection of Assessment Area Five Special Assessments. The failure of the Developer or subsequent landowners to pay the Assessment Area Five Special Assessments could render the District unable to collect delinquent Assessment Area Five Special Assessments and provided such delinquencies are significant, could negatively impact the ability of the District to make the full or punctual payment of debt service on the Assessment Area Five Bonds.

Regulatory and Environmental Risks

The development of the District Lands is subject to comprehensive federal, state and local regulations and future changes to such regulations. Approval is required from various public agencies in connection with, among other things, the design, nature and extent of planned improvements, both public and private, and construction of the infrastructure in accordance with applicable zoning, land use and

environmental regulations. Although all such approvals required to date have been received and any further approvals are anticipated to be received as needed, failure to obtain any such approvals in a timely manner could delay or adversely affect the completion of the development of the District Lands. See "THE DEVELOPMENT – Development Approvals" herein for more information.

The value of the land within the District, the success of the Development, the development of Assessment Area Five and the likelihood of timely payment of principal and interest on the Assessment Area Five Bonds could be affected by environmental factors with respect to the land in the District. Should the land be contaminated by hazardous materials, this could materially and adversely affect the value of the land in the District, which could materially and adversely affect the success of the development of the lands within the District and the likelihood of the timely payment of the Assessment Area Five Bonds. The District has not performed, nor has the District requested that there be performed on its behalf, any independent assessment of the environmental conditions within the District. See "THE DEVELOPMENT – Environmental" for information on environmental site assessments obtained or received. Such information is being provided solely for informational purposes, and nothing herein or in such assessments grants any legal rights or remedies in favor of the Assessment Area Five Bondholders in the event any recognized environmental conditions are later found to be present on District Lands. Nevertheless, it is possible that hazardous environmental conditions could exist within the District or in the vicinity of the District and that such conditions could have a material and adverse impact upon the value of the benefited lands within the District. No assurance can be given that unknown hazardous materials, protected animals or vegetative species, etc., do not currently exist or may not develop in the future, whether originating within the District or from surrounding property, and what effect such may have on the development or sale of the lands in Assessment Area Five.

The value of the lands subject to the Assessment Area Five Special Assessments could also be adversely impacted by flooding or wind damage caused by hurricanes, tropical storms, or other catastrophic events. In addition to potential damage or destruction to any existing development or construction in or near the District, such catastrophic events could potentially render the District Lands unable to support future development. The occurrence of any such events could materially adversely impact the District's ability to pay principal and interest on the Assessment Area Five Bonds. The Assessment Area Five Bonds are not insured, and the District's casualty insurance policies do not insure against losses incurred on private lands within its boundaries.

Economic Conditions and Changes in Development Plans

The successful development of Assessment Area Five and the sale of residential units therein, once such homes are built, may be affected by unforeseen changes in general economic conditions, changes in federal economic, trade or housing policies, laws or regulations, changes in impact or other fees, fluctuations in the real estate market and other factors beyond the control of the Developer. Moreover, the Developer has the right to modify or change plans for development of the Development from time to time, including, without limitation, land use changes, changes in the overall land and phasing plans, and changes to the type, mix, size and number of units to be developed, and may seek in the future, in accordance with and subject to the provisions of the Act, to contract or expand the boundaries of the District.

Other Taxes and Assessments

The willingness and/or ability of an owner of benefited land to pay the Assessment Area Five Special Assessments could be affected by the existence of other taxes and assessments imposed upon such property by the District, the County or any other local special purpose or general purpose governmental entities. County, school, special district taxes and special assessments, and voter-approved ad valorem taxes levied to pay principal of and interest on debt, including the Assessment Area Five Special Assessments,

collected pursuant to the Uniform Method are payable at one time. Public entities whose boundaries overlap those of the District could, without the consent of the owners of the land within the District, impose additional taxes on the property within the District. The District anticipates imposing operation and maintenance assessments encumbering the same property encumbered by the Assessment Area Five Special Assessments. In addition, lands within the District may also be subject to assessments by property owners' and homeowners' associations. See "THE DEVELOPMENT – Taxes, Fees and Assessments" herein for additional information.

Under Florida law, a landowner may contest the assessed valuation determined for its property that forms the basis of ad-valorem taxes such landowner must pay. During this contest period, the sale of a tax certificate under the Uniform Method will be suspended. If the Assessment Area Five Special Assessments are being collected along with ad valorem taxes pursuant to the Uniform Method, tax certificates will not be sold with respect to such Assessment Area Five Special Assessment, even though the landowner is not contesting the amount of the Assessment Area Five Special Assessment. However, Section 194.014, Florida Statutes, requires taxpayers challenging the assessed value of their property to pay all non-ad valorem assessments and at least 75% of their ad valorem taxes before they become delinquent. Likewise, taxpayers who challenge the denial of an exemption or classification or a determination that their improvements were substantially complete must pay all non-ad valorem assessments and the amount of ad valorem taxes that they admit in good faith to be owing. If a taxpayer fails to pay property taxes as set forth above, the Value Adjustment Board considering the taxpayer's challenge is required to deny such petition by written decision by April 20 of such year.

Limited Secondary Market for Assessment Area Five Bonds

The Assessment Area Five Bonds may not constitute a liquid investment, and there is no assurance that a liquid secondary market will exist for the Assessment Area Five Bonds in the event an Owner thereof determines to solicit purchasers for the Assessment Area Five Bonds. Even if a liquid secondary market exists, there can be no assurance as to the price for which the Assessment Area Five Bonds may be sold. Such price may be lower than that paid by the current Owners of the Assessment Area Five Bonds, depending on the progress of development of the Development and the lands within Assessment Area Five, as applicable, existing real estate and financial market conditions and other factors.

Inadequacy of Assessment Area Five Reserve Account

Some of the risk factors discussed herein, which, if materialized, would result in a delay in the collection of the Assessment Area Five Special Assessments, may not adversely affect the timely payment of debt service on the Assessment Area Five Bonds because of the moneys on deposit in the Reserve Account. The ability of moneys on deposit in the Reserve Account to fund deficiencies caused by delinquencies in the payment of the Assessment Area Five Special Assessments is dependent on the amount, duration and frequency of such deficiencies, as well as the amount of money then on deposit in the Reserve Account, which is subject to release and recalculation based on parameters set forth in the Indenture. Moneys on deposit in the Reserve Account may be invested in certain obligations permitted under the Indenture. Fluctuations in interest rates and other market factors could affect the amount of moneys in such Reserve Account to make up deficiencies. If the District has difficulty in collecting the Assessment Area Five Special Assessments, the moneys on deposit in the Reserve Account would be rapidly depleted and the ability of the District to pay debt service on the Assessment Area Five Bonds could be materially adversely affected. In addition, during an Event of Default under the Indenture, the Trustee may withdraw moneys from the Reserve Account and such other Funds, Accounts and subaccounts created under the Master Indenture to pay its extraordinary fees and expenses incurred in connection with such Event of Default. If in fact the Reserve Account is accessed for any purpose, the District does not have a designated revenue source for replenishing such account. Moreover, the District may not be permitted to

re-assess real property then burdened by the Assessment Area Five Special Assessments in order to provide for the replenishment of the Reserve Account. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS – Reserve Account" herein for more information about the Reserve Account.

Legal Delays

If the District should commence a foreclosure action against a landowner for nonpayment of Assessment Area Five Special Assessments that are not being collected pursuant to the Uniform Method, such landowner and/or its mortgagee(s) may raise affirmative defenses to such foreclosure action. Although the District expects that such affirmative defenses would likely be proven to be without merit, they could result in delays in completing the foreclosure action. In addition, the District is required under the Indenture to fund the costs of such foreclosure. It is possible that the District will not have sufficient funds and will be compelled to request the Holders of the Assessment Area Five Bonds to allow funds on deposit under the Indenture to be used to pay the costs of the foreclosure action. Under the Code (as defined herein), there are limitations on the amounts of proceeds from the Assessment Area Five Bonds that can be used for such purpose.

IRS Examination and Audit Risk

The Internal Revenue Service (the "IRS") routinely examines bonds issued by state and local governments, including bonds issued by community development districts. In 2016, the IRS concluded its lengthy examination of certain issues of bonds (for purposes of this subsection, the "Audited Bonds") issued by Village Center Community Development District (the "Village Center CDD"). During the course of the audit of the Audited Bonds, Village Center CDD received a ruling dated May 30, 2013, in the form of a non-precedential technical advice memorandum ("TAM") concluding that Village Center CDD is not a political subdivision for purposes of Section 103(a) of the Code because Village Center CDD was organized and operated to perpetuate private control and avoid indefinitely responsibility to an electorate, either directly or through another elected state or local government body. Such a conclusion could lead to the further conclusion that the interest on the Audited Bonds was not excludable from gross income of the owners of such bonds for federal income tax purposes. Village Center CDD received a second TAM dated June 17, 2015, which granted relief to Village Center CDD from retroactive application of the IRS's conclusion regarding its failure to qualify as a political subdivision. Prior to the conclusion of the audits, the Audited Bonds were all refunded with taxable bonds. The audit of the Audited Bonds that were issued for utility improvements were closed without change to the tax exempt status of those Audited Bonds on April 25, 2016, and the audit of the remainder of the Audited Bonds (which funded recreational amenity acquisitions from entities related to the principal landowner in the Village Center CDD) was closed on July 14, 2016, without the IRS making a final determination that the interest on the Audited Bonds in question was required to be included in gross income. However, the IRS letter to the Village Center CDD with respect to this second set of Audited Bonds noted that the IRS found that the Village Center CDD was not a "proper issuer of tax-exempt bonds" and that those Audited Bonds were private-activity bonds that did not fall in any of the categories that qualify for tax-exemption. Although the TAMs and the letters to the Village Center CDD from the IRS referred to above are addressed to, and binding only on, the IRS and Village Center CDD in connection with the Audited Bonds, they reflect the audit position of the IRS, and there can be no assurance that the IRS would not commence additional audits of bonds issued by other community development districts raising issues similar to the issues raised in the case of the Audited Bonds based on the analysis set forth in the first TAM or on the related concerns addressed in the July 14, 2016 letter to the Village Center CDD.

On February 23, 2016, the IRS published proposed regulations designed to provide prospective guidance with respect to potential private business control of issuers by providing a new definition of

political subdivision for purposes of determining whether an entity is an appropriate issuer of bonds the interest on which is excluded from gross income for federal tax purposes. The proposed regulations required that a political subdivision (i) have the power to exercise at least one sovereign power, (ii) be formed and operated for a governmental purpose, and (iii) have a governing body controlled by or have significant uses of its funds or assets otherwise controlled by a government unit with all three sovereign powers or by an electorate that is not controlled by an unreasonably small number of unrelated electors. On October 4, 2017, the Treasury Department ("Treasury") announced that it would withdraw the proposed regulations, stating that, "while Treasury and the IRS continue to study the legal issues relating to political subdivisions, Treasury and the IRS currently believe that these proposed regulations should be withdrawn in their entirety, and plan to publish a withdrawal of the proposed regulations shortly in the Federal Register. Treasury and the IRS may propose more targeted guidance in the future after further study of the relevant legal issues." Notice of withdrawal of the proposed regulations was published in the Federal Register on October 20, 2017.

It has been reported that the IRS has closed audits of other community development districts in the State with no change to such districts' bonds' tax-exempt status, but has advised such districts that such districts must have public electors within the timeframe established by the applicable state law or their bonds may be determined to be taxable retroactive to the date of issuance. Pursuant to the Act, general elections are not held until the later of six years from the date of establishment of the community development district or the time at which there are at least 250 qualified electors in the district. The District, unlike Village Center CDD, was formed with the intent that it will contain a sufficient number of residents to allow for a transition to control by a general electorate. Currently, all of the members of the Board of the District were elected by the landowners and none were elected by qualified electors. The Developer will certify as to its expectations as to the timing of the transition of control of the Board of the District to qualified electors pursuant to the Act. Such certification by the Developer does not ensure that such certification shall be determinative of, or may influence the outcome of any audit by the IRS, or any appeal from such audit, that may result in an adverse ruling that the District is not a political subdivision for purposes of Section 103(a) of the Code. Further, there can be no assurance that an audit by the IRS of the Assessment Area Five Bonds will not be commenced. The District has no reason to believe that any such audit will be commenced, or that any such audit, if commenced, would result in a conclusion of noncompliance with any applicable State or federal law.

Owners of the Assessment Area Five Bonds are advised that, if the IRS does audit the Assessment Area Five Bonds, under its current procedures, at least during the early stages of an audit, the IRS will treat the District as the taxpayer, and the Owners of the Assessment Area Five Bonds may have limited rights to participate in those proceedings. The commencement of such an audit could adversely affect the market value and liquidity of the Assessment Area Five Bonds until the audit is concluded, regardless of the ultimate outcome. In addition, in the event of an adverse determination by the IRS with respect to the tax-exempt status of interest on the Assessment Area Five Bonds, it is unlikely the District will have available revenues to enable it to contest such determination or enter into a voluntary financial settlement with the IRS. Further, an adverse determination by the IRS with respect to the tax-exempt status of interest on the Assessment Area Five Bonds would adversely affect the availability of any secondary market for the Assessment Area Five Bonds. Should interest on the Assessment Area Five Bonds become includable in gross income for federal income tax purposes, not only will Owners of Assessment Area Five Bonds be required to pay income taxes on the interest received on such Assessment Area Five Bonds and related penalties, but because the interest rate on such Assessment Area Five Bonds will not be adequate to compensate Owners of the Assessment Area Five Bonds for the income taxes due on such interest, the value of the Assessment Area Five Bonds may decline.

THE INDENTURE DOES NOT PROVIDE FOR ANY ADJUSTMENT IN THE INTEREST RATES ON THE ASSESSMENT AREA FIVE BONDS IN THE EVENT OF AN ADVERSE

DETERMINATION BY THE IRS WITH RESPECT TO THE TAX-EXEMPT STATUS OF INTEREST ON THE ASSESSMENT AREA FIVE BONDS. PROSPECTIVE PURCHASERS OF THE ASSESSMENT AREA FIVE BONDS SHOULD EVALUATE WHETHER THEY CAN OWN THE ASSESSMENT AREA FIVE BONDS IN THE EVENT THAT THE INTEREST ON THE ASSESSMENT AREA FIVE BONDS BECOMES TAXABLE AND/OR THE DISTRICT IS EVER DETERMINED TO NOT BE A POLITICAL SUBDIVISION FOR PURPOSES OF THE CODE AND/OR SECURITIES ACT (AS HEREINAFTER DEFINED).

Loss of Exemption from Securities Registration

The Assessment Area Five Bonds have not been and will not be registered under the Securities Act of 1933, as amended (the "Securities Act"), or any state securities laws, because of the exemption for securities issued by political subdivisions. It is possible that federal or state regulatory authorities could in the future determine that the District is not a political subdivision for purposes of federal and state securities laws, including without limitation as the result of a determination by the IRS, judicial or otherwise, of the District's status for purposes of the Code. In such event, the District and purchasers of Assessment Area Five Bonds may not be able to rely on the exemption from registration under the Securities Act relating to securities issued by political subdivisions. In that event, the Owners of the Assessment Area Five Bonds would need to ensure that subsequent transfers of the Assessment Area Five Bonds are made pursuant to a transaction that is not subject to the registration requirements of the Securities Act and applicable state securities laws.

Federal Tax Reform

Various legislative proposals are mentioned from time to time by members of Congress of the United States of America and others concerning reform of the internal revenue (tax) laws of the United States. In addition, the IRS may, in the future, issue rulings that have the effect of challenging the interpretation of existing tax laws. Certain of these proposals and interpretations, if implemented or upheld, could have the effect of diminishing the value of obligations of states and their political subdivisions, such as the Assessment Area Five Bonds, by eliminating or changing the tax-exempt status of interest on such bonds. Whether any such proposals will ultimately become or be upheld as law, and if so, the effect such proposals could have upon the value of bonds such as the Assessment Area Five Bonds cannot be predicted. However, it is possible that any such law or interpretation could have a material and adverse effect upon the availability of a liquid secondary market and/or the value of the Assessment Area Five Bonds. Prospective purchasers of the Assessment Area Five Bonds should consult their tax advisors as to the impact of any proposed or pending legislation. See also "TAX MATTERS" herein."

State Tax Reform

It is impossible to predict what new proposals may be presented regarding tax reform and/or community development districts during upcoming legislative sessions, whether such new proposals or any previous proposals regarding the same will be adopted by the Florida Senate and House of Representatives and signed by the Governor, and, if adopted, the form thereof. It is impossible to predict with certainty the impact that any existing or future legislation will or may have on the security for the Assessment Area Five Bonds. It should be noted that Section 190.016(14) of the Act provides in pertinent part that "[t]he state pledges to the holders of any bonds issued under this act that it will not limit or alter the rights of the district to ... levy and collect the … assessments … and to fulfill the terms of any agreement made with the holders of such bonds … and that it will not in any way impair the rights or remedies of such holders."

Insufficient Resources or Other Factors Causing Failure to Complete Development

The cost to finish the Assessment Area Five Project will exceed the net proceeds from the Assessment Area Five Bonds. There can be no assurance, in the event the Developer does not satisfy its completion obligations described below the District does not have sufficient moneys on hand to complete the Assessment Area Five Project, that the District will be able to raise, through the issuance of additional bonds or otherwise, the moneys necessary to complete the Assessment Area Five Project. Further, the Indenture sets forth certain limitations on the issuance of additional bonds or other debt obligations. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS – Additional Obligations" for more information.

Although the Developer will agree to fund or cause to be funded the completion of the Assessment Area Five Project regardless of the insufficiency of proceeds from the Assessment Area Five Bonds and will enter into a completion agreement with the District as evidence thereof, there can be no assurance that the Developer will have sufficient resources to do so. Such obligation of the Developer is an unsecured obligation. See "THE DEVELOPER" herein for more information.

There are no assurances that the Assessment Area Five Project and any other remaining development work associated with Assessment Area Five will be completed. Further, even if development of Assessment Area Five is completed, there are no assurances that all of the planned homes will be constructed and sold within Assessment Area Five. See "THE DEVELOPER" herein for more information.

Pandemics and Other Public Health Emergencies

The COVID-19 pandemic severely impacted global financial markets, unemployment levels and commerce generally. It is possible that, in the future, the spread of epidemic or pandemic diseases and/or government health and public safety restrictions imposed in response thereto could adversely impact the District, the Developer, the timely and successful completion of the Development, and the construction and sale to purchasers of residential units therein. Such impacts could include delays in obtaining development approvals, construction delays, supply chain delays, or increased costs. See also "Economic Conditions and Changes in Development Plans" and "Insufficient Resources or Other Factors Causing Failure to Complete Development" herein.

Cybersecurity

The District relies on a technological environment to conduct its operations. The District, its agents and other third parties the District does business with or otherwise relies upon are subject to cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to such parties' digital systems for the purposes of misappropriating assets or information or causing operational disruption and damage. No assurances can be given that any such attack(s) will not materially impact the operations or finances of the District, which could impact the timely payment of debt service on the Assessment Area Five Bonds.

Prepayment and Redemption Risk

In addition to being subject to optional and mandatory sinking fund redemptions, the Assessment Area Five Bonds are subject to extraordinary mandatory redemption, including, without limitation, as a result of prepayments of the Assessment Area Five Special Assessments by the Developer or subsequent owners of the property within Assessment Area Five. Any such redemptions of the Assessment Area Five Bonds would be at the principal amount of such Assessment Area Five Bonds being redeemed plus accrued

interest to the date of redemption. In such event, owners of the Assessment Area Five Bonds may not realize their anticipated rate of return on the Assessment Area Five Bonds and owners of any Premium Bonds (as defined herein) may receive less than the price they paid for the Assessment Area Five Bonds. See "DESCRIPTION OF THE ASSESSMENT AREA FIVE BONDS – Redemption Provisions," and "SECURITY FOR AND SOURCE OF PAYMENT OF THE ASSESSMENT AREA FIVE BONDS – Prepayment of Assessment Area Five Special Assessments" herein for more information.

Payment of Assessment Area Five Special Assessments after Bank Foreclosure

In the event a bank forecloses on property because of a default on a mortgage in favor of such bank on any of the assessable lands within Assessment Area Five of the District, and then the bank itself fails, the Federal Deposit Insurance Corporation (the "FDIC"), as receiver, will then become the fee owner of such property. In such event, the FDIC will not, pursuant to its own rules and regulations, likely be liable to pay the Assessment Area Five Special Assessments levied on such property. In addition, the District would require the consent of the FDIC prior to commencing a foreclosure action.

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ESTIMATED SOURCES AND USES OF FUNDS

Source of Funds	
Par Amount of Assessment Area Five Bonds	$_____
[Plus/Less: Net Original Issue Premium/Discount]	_____
Total Sources	$_____
Use of Funds	
Deposit to Assessment Area Five Acquisition and Construction Account	$_____
Deposit to Assessment Area Five Reserve Account	_____
Deposit to Assessment Area Five Interest Account[(1)]	
Costs of Issuance, including Underwriter's Discount[(2)]	_____
Total Uses	$_____

(1) Capitalized interest through at least November 1, 2026.

(2) Costs of issuance includes, without limitation, legal fees and other costs associated with the issuance of the Assessment Area Five Bonds.

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DEBT SERVICE REQUIREMENTS

The following table sets forth the scheduled debt service on the Assessment Area Five Bonds:

Period Ending November 1	Principal (Amortization)	Interest	Total Debt Service
*			
TOTALS			

*The final maturity of the Assessment Area Five Bonds is May 1, 20___.

THE DISTRICT

General Information

The District was established by Ordinance No. 19-33 of the Board of County Commissioners of the County enacted on October 10, 2019 and effective as of October 17, 2019 (the "Establishment Ordinance"). The District's boundaries were expanded pursuant to Ordinance No. 21-32, effective as of August 31, 2021 (the "Amending Ordinance" and, together with the Establishment Ordinance, the "Ordinance"). The District is located entirely within an unincorporated area of southeastern Manatee County and originally included approximately 199 acres of land (the "Original District Lands"). The Amending Ordinance increased the size of the Original District Lands by adding approximately 593 acres (the "Expansion Lands"), for an amended and current District boundary containing approximately 792 acres (the "District Lands"). The District Lands are being developed as two single-family residential communities known as "Crosswind Point" and "Crosswind Ranch" (collectively, the "Development"), which are expected to contain approximately 1,630 single-family units at build out. See "THE DEVELOPMENT" herein for more information.

Legal Powers and Authority

The District is an independent unit of local government created pursuant to, and established in accordance with, the Act. The Act was enacted in 1980 to provide a uniform method for the establishment of independent districts to manage and finance basic community development services, including capital infrastructure required for community developments throughout the State of Florida. The Act provides legal authority for community development districts (such as the District) to finance the acquisition, construction, operation and maintenance of the major infrastructure for community development pursuant to its general law charter. The District is classified as an independent district under Chapter 189, Florida Statutes.

Among other provisions, the Act gives the District's Board of Supervisors the authority to, among other things, (a) plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for, among other things: (i) water management and control for lands within the District and to connect any of such facilities with roads and bridges; (ii) water supply, sewer and waste-water management, reclamation and reuse systems or any combination thereof and to construct and operate connecting intercept or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system; (iii) District roads equal to or exceeding the specifications of the county in which such District roads are located and street lights, landscaping, hardscaping and undergrounding of electric utility lines; and (iv) with the consent of the local general-purpose government within the jurisdiction of which the power is to be exercised, parks and facilities for indoor and outdoor recreational uses and security; (b) borrow money and issue bonds of the District; (c) impose and foreclose special assessments liens as provided in the Act; and (d) exercise all other powers, necessary, convenient, incidental or proper in connection with any of the powers or duties of the District stated in the Act.

The Act does not empower the District to adopt and enforce any land use plans or zoning ordinances and the Act does not empower the District to grant building permits; these functions are to be performed by general purpose local governments having jurisdiction over the lands within the District.

The Act exempts all property owned by the District from levy and sale by virtue of an execution and from judgment liens, but does not limit the right of any bondholders to pursue any remedy for enforcement of any lien or pledge of the District in connection with its bonds, including the Assessment Area Five Bonds.

Board of Supervisors

The Act provides that a five-member Board of Supervisors (the "Board") serves as the governing body of the District. Members of the Board (the "Supervisors") must be residents of the State and citizens of the United States. Initially, the Supervisors were appointed in the Ordinance. Within 90 days after formation of the District, an election was held pursuant to which new Supervisors were elected on an at-large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre (with fractions thereof rounded upward to the nearest whole number). A Supervisor serves until expiration of his or her term and until his or her successor is chosen and qualified. If, during a term of office, a vacancy occurs, the remaining Supervisors may fill the vacancy by an appointment of an interim Supervisor for the remainder of the unexpired term.

The landowners in the District elect two Supervisors to four-year terms and three Supervisors to two-year terms at bi-annual elections. Thereafter, the elections will take place every two years on a date in November established by the Board. Upon the later of six years after the initial appointment of Supervisors and the year when the District next attains at least 250 qualified electors, Supervisors whose terms are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, prior to the exercise of such power, it shall call an election at which all Supervisors shall be elected by qualified electors in the District. Elections subsequent to such decision shall be held in a manner such that the Supervisors will serve four-year terms with staggered expiration dates in the manner set forth in the Act.

The Act provides that it shall not be an impermissible conflict of interest under Florida law governing public officials for a Supervisor to be a stockholder, officer or employee of a landowner or of any entity affiliated with a landowner.

The current members of the Board and the expiration of the term of each member are set forth below:

Name	Title	Term Expires
Blake Murphy*	Chairperson	November 2028
Allison Martin*	Vice-Chairperson	November 2028
John Suskauer*	Assistant Secretary	November 2026
Austin Cooper*	Assistant Secretary	November 2026
Mike Lewallen*	Assistant Secretary	November 2026

* Employee of, or affiliated with, the [Developer].

A majority of the members of the Board constitutes a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. Action taken by the District shall be upon a vote of a majority of the members present unless general law or a rule of the District requires a greater number. All meetings of the Board are open to the public under Florida's open meeting or "Sunshine" law.

The District Manager and Other Consultants

The chief administrative official of the District is the District Manager. The Act provides that a District Manager has charge and supervision of the works of the District and is responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of the Act, for maintaining and operating the equipment owned by the District, and for performing such other duties as may be prescribed by the Board. The District has retained Inframark, LLC, Tampa, Florida, to serve as its District Manager. The District Manager's corporate office is located at 2005 Pan Am Circle, Suite #300, Tampa, Florida 33607.

The Act further authorizes the Board to hire such employees and agents as it deems necessary. Thus, the District has employed the services of GrayRobinson, P.A., Tampa, Florida, as Bond Counsel and Disclosure Counsel; Clearview Land Design, P.L, Tampa, Florida, as District Engineer; and Straley Robin Vericker P.A., Tampa, Florida, as District Counsel. The Board has also retained Inframark, LLC, Tampa, Florida, to serve as Methodology Consultant, to prepare the Assessment Methodology and to serve as Dissemination Agent for the Assessment Area Five Bonds.

Outstanding Indebtedness

On February 4, 2021, the District issued its Special Assessment Revenue Bonds, Series 2021 (Assessment Area One) (the "Assessment Area One Bonds") in the original aggregate principal amount of $8,540,000, all of which was outstanding as of August 9, 2022. The Assessment Area One Bonds are secured by the Assessment Area One Special Assessments levied on lands within Assessment Area One of the District, which lands are separate and distinct from the land subject to the Assessment Area Five Special Assessments secured by the Assessment Area Five Bonds.

On September 20, 2022, the District issued its Special Assessment Revenue Bonds, Series 2022 (Assessment Area Two Project) (the "Assessment Area Two Bonds") in the original aggregate principal amount of $5,500,000, of which $3,620,000 was outstanding as of February 6, 2024. The Assessment Area Two Bonds are secured by the Assessment Area Two Special Assessments levied on lands within Assessment Area Two of the District, which lands are separate and distinct from the land subject to the Assessment Area Five Special Assessments securing the Assessment Area Five Bonds.

On April 29, 2024, the District simultaneously issued its Special Assessment Revenue Bonds, Series 2024 (Assessment Area Three Project) (the "Assessment Area Three Bonds") in the original aggregate principal amount of $13,720,000, of which $[_____] was outstanding as of [_____], 2026 and its Special Assessment Revenue Bonds, Series 2024 (Assessment Area Four Project) (the "Assessment Area Four Bonds" and together with the Assessment Area One Bonds, the Assessment Area Two Bonds and the Assessment Area Three Bonds, the "Prior Bonds") in the original aggregate principal amount of $3,465,000, of which $[_____] was outstanding as of [_____], 2026. The Assessment Area Three Bonds are secured by the Assessment Area Three Special Assessments levied on lands within Assessment Area Three of the District, which lands are separate and distinct from the land subject to the Assessment Area Five Special Assessments secured by the Assessment Area Five Bonds. The Assessment Area Four Bonds are secured by the Assessment Area Four Special Assessments levied on lands within Assessment Area Four of the District, which lands are separate and distinct from the land subject to the Assessment Area Five Special Assessments securing the Assessment Area Five Bonds.

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CAPITAL IMPROVEMENT PROGRAM AND THE ASSESSMENT AREA FIVE PROJECT

Overview

The District Lands include approximately 792.3 acres, which are being developed to contain two single-family communities: (i) a 472-unit community known as "Crosswind Point" and an approximately 1,073-unit community known as "Crosswind Ranch" (collectively, the "Development").

The District has created multiple assessment areas associated with its development phasing:

"Assessment Area One" consists of the 472 single-family lots in Crosswind Point. HBWB Development Services, LLC, is serving as the developer for Assessment Area One.

"Assessment Area Two" corresponds to Phase IA of Crosswind Ranch, which is planned for 125 single-family homes at buildout. HBWB Development Services, LLC, is serving as the developer for Assessment Area Two.

"Assessment Area Three" corresponds to Phases IB, II and V of Crosswind Ranch, which collectively contain approximately 250 acres of land and are planned in the aggregate for 319 single-family homes. HBWB Development Services, LLC is serving as the developer for Assessment Area Three.

"Assessment Area Four" corresponds to Phase III of Crosswind Ranch, which contains approximately 51.76 acres of land and is planned for 259 single-family and townhome units. The Developer is serving as the developer for Assessment Area Four.

"Assessment Area Five" corresponds to Phase IV of Crosswind Ranch, which contains approximately 113.73 acres of land and is planned for 369 single-family and townhome units. The Developer is serving as the developer for Assessment Area Five.

The District previously issued: (i) its Assessment Area One Bonds to finance a portion of the public infrastructure improvements associated with Assessment Area One (the "Assessment Area One Project"), (ii) its Assessment Area Two Bonds to finance a portion of the public infrastructure improvements associated with Assessment Area Two (the "Assessment Area Two Project"), (iii) its Assessment Area Three Bonds to finance a portion of the public infrastructure improvements associated with Assessment Area Three (the "Assessment Area Three Project") and (iv) its Assessment Area Four Bonds to finance a portion of the public infrastructure improvements associated with Assessment Area Four (the "Assessment Area Four Project"). See "THE DISTRICT – Outstanding Indebtedness" and "THE DEVELOPMENT – Update on Prior Phases" herein for more information regarding the District's Prior Bonds and the status of development of the prior Assessment Areas. See " – The Assessment Area Five Project" below for more information regarding the Assessment Area Five Project.

The Assessment Area Five Project

Clearview Land Design, P.L. (the "District Engineer") prepared the report entitled Master Report Phases III & IV (Assessment Areas #4 and #5) dated January 2024 (the "Engineer's Report"), which sets forth the public infrastructure improvements associated with Assessment Area Five (as further described herein, the "Assessment Area Five Project").

The Assessment Area Five Bonds are being issued to finance a portion of the Assessment Area Five Project. The District Engineer, in the Engineer's Report, estimates the total cost of the Assessment Area Five Project to be approximately $12.38 million, as more particularly described below.

Assessment Area Five Project Description	Cost
Earthwork	$ 1,013,691.32
Stormwater	2,076,378.58
Roadways & Paving	2,387,881.40
Potable Water	1,396,951.95
Reclaimed Water	982,401.50
Sanitary Sewer	1,508,245.62
Dry Utilities	573,000.00
Landscape/Hardscape	1,146,000.00
Permit & Impact Fees	74,492.98
Professional Services	668,325.40
Contingency	549,471.03
Total	**$12,376,839.78**

Land development associated with Assessment Area Five commenced in [_____ 202_]. Assessment Area Five is broken into two phases of land development: Phase IVA and Phase IVB. Development of Phase IVA, which is planned to contain 153 lots, commenced in [_____ 202_], with anticipated completion in the [_____] quarter of 20[__]. Development of Phase IVB, which is planned to contain 216 lots, commenced in [_____ 202_], with anticipated completion in the [_____] quarter of 20[__]. See "THE DEVELOPMENT – Development Plan and Status" herein for more information.

The total land development costs associated with the 369 lots planned for Assessment Area Five are approximately $[_____]. As of [_____], 2026, approximately $[_____] has been spent toward land development associated with Assessment Area Five, a portion of which includes the Assessment Area Five Project. See "THE DEVELOPMENT – Land Acquisition and Finance Plan" for more information.

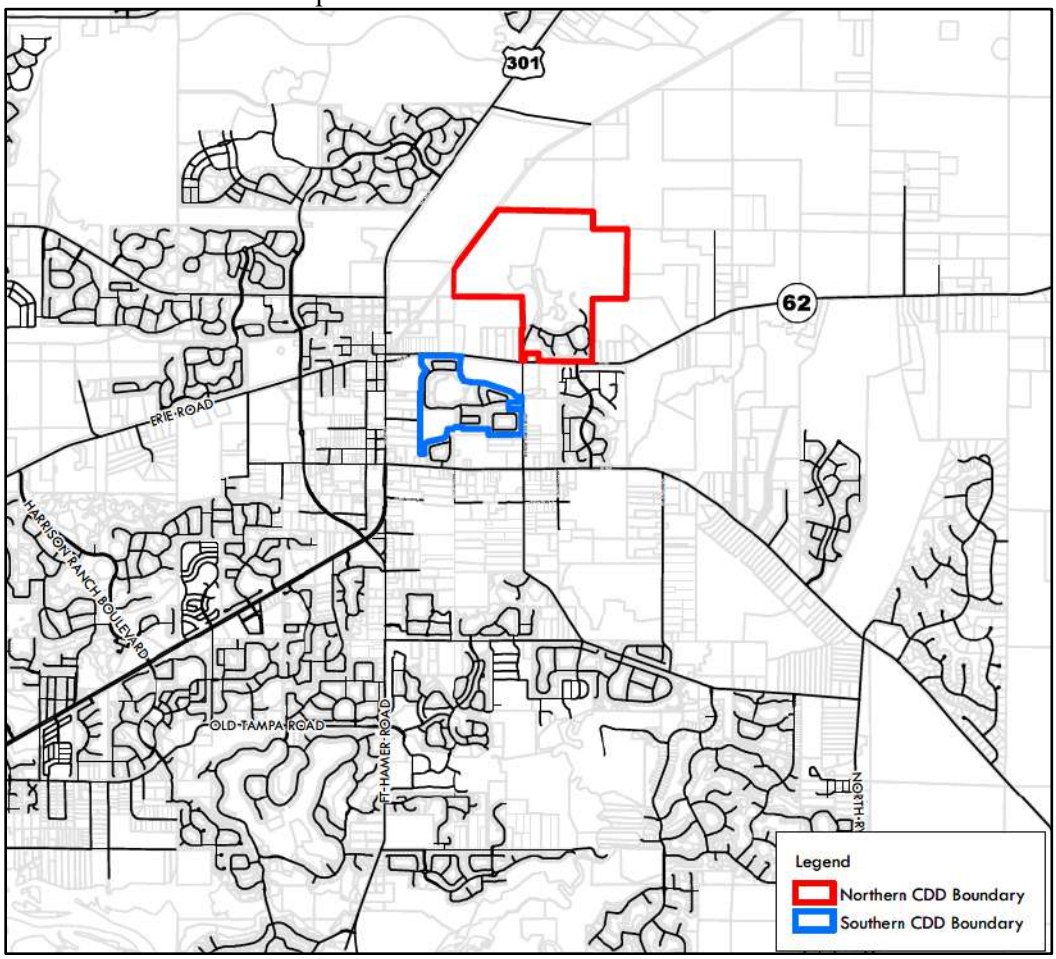
Net proceeds of the Assessment Area Five Bonds will be available to the District in the amount of approximately $4.5 million* to be applied to the funding and/or acquisition of a portion of the Assessment Area Five Project. The Developer will sign a completion agreement at closing of the Assessment Area Five Bonds, whereby it will agree to pay the costs of the Assessment Area Five Project not funded with proceeds of the Assessment Area Five Bonds. See "BONDOWNERS' RISKS – Insufficient Resources or Other Factors Causing Failure to Complete Development" herein for more information.

The District Engineer will certify that all permits necessary to construct the Assessment Area Five Project as set forth in the Engineer's Report have been obtained or are expected to be obtained in the ordinary course of business. In addition to the Engineer's Report, see "THE DEVELOPMENT – Development Approvals" for a more detailed description of the entitlement and permitting status of the Development. See "APPENDIX C: ENGINEER'S REPORT" for more information regarding the above-described improvements.

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* Preliminary, subject to change.

Set forth below is a sketch showing the general location of the District Lands. Assessment Area Five is located within the northern portion of the District Lands.



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ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS

Inframark, LLC prepared the Master Assessment Methodology Report, Assessment Area III, IV and V dated February 14, 2024 (the "Master Assessment Methodology Report"), [which has been supplemented by the Preliminary _____ Supplemental Methodology Report Assessment Area Five, dated [_____], 2026 (the "Supplemental Methodology Report" and, together with the Master Assessment Methodology Report, the "Assessment Methodology")], prepared by Inframark, LLC, a Texas limited liability company (the "Methodology Consultant"). The Assessment Methodology is included herein as APPENDIX D and sets forth an overall method for allocating the Assessment Area Five Special Assessments to be levied against the lands within Assessment Area Five within the District benefited by the Assessment Area Five Project and collected by the District as a result thereof. Once the final terms of the Assessment Area Five Bonds are determined, the Supplemental Methodology Report will be revised to reflect such final terms. Once levied and imposed, the Assessment Area Five Special Assessments are a first lien on the land against which assessed until paid or barred by operation of law, co-equal with other taxes and assessments levied by the District, including the operation and maintenance assessments, and other units of government. See "ENFORCEMENT OF ASSESSMENT COLLECTIONS" herein.

The Assessment Area Five Bonds are payable from and secured solely by the Assessment Area Five Pledged Revenues, which consist primarily of the revenues received by the District from the Assessment Area Five Special Assessments. The Assessment Area Five Special Assessments will initially be levied on the approximately 113.73 acres of land within Assessment Area Five. As lots are platted, the Assessment Area Four Special Assessments will be assigned to the 369 lots planned for Assessment Area Five on a first platted, first assigned basis in accordance with the Assessment Methodology. See APPENDIX D hereto for more information.

Assuming full platting of Assessment Area Five, the Assessment Area Five Special Assessments levied and allocated to platted units to pay debt service on the Assessment Area Five Bonds and the Assessment Area Five Bond par per unit are expected to be as follows:

Product	Planned Units	Annual Assessment Area Five Special Assessment*	Assessment Area Five Bonds Total Par Per Unit*
Townhome 18'	72	$ 440	$ 6,287
Townhome 22'	26	$ 440	$ 6,287
Single Family 40'	109	$ 978	$13,970
Single Family 50'	107	$1,222	$17,463
Single Family 60'	55	$1,466	$20,956
Total:	**369**		

* Preliminary, subject to change. Annual Assessment Area Five Special Assessments collected via the Uniform Method will include a gross up to account for fees of the Property Appraiser and Tax Collector and the statutory early payment discount.

Each homeowner in the District will pay annual taxes, fees and assessments on an ongoing basis as a result of its ownership of property within the District, including local ad valorem property taxes, the maintenance and operating assessments to be levied by the District, and homeowners' association fees to be levied by the homeowners' association. The District currently levies assessments to cover its operation and maintenance costs that range from approximately $[___] per unit annually to $[___] per unit annually, depending on product type, which amounts are subject to change. The land within the District has been and is expected to continue to be subject to taxes and assessments imposed by taxing authorities other than the District. The total ad valorem millage rate applicable to the District Lands in tax year 2025 was

approximately 13.3100 mills, which amount is subject to change on an annual basis. These taxes would be payable in addition to the Assessment Area Five Special Assessments and any other assessments levied by the District and other taxing authorities. In addition, exclusive of voter approved millages levied for general obligation bonds, as to which no limit applies, the County and the School District of Manatee County, Florida may each levy ad valorem taxes upon the land in the District. The District has no control over the level of ad valorem taxes and/or special assessments levied by other taxing authorities. It is possible that in future years taxes levied by these other entities could be substantially higher than in the current year. See "BONDOWNERS RISKS" and "THE DEVELOPMENT – Taxes, Fees and Assessments" for more information, including proposed associations' assessments.

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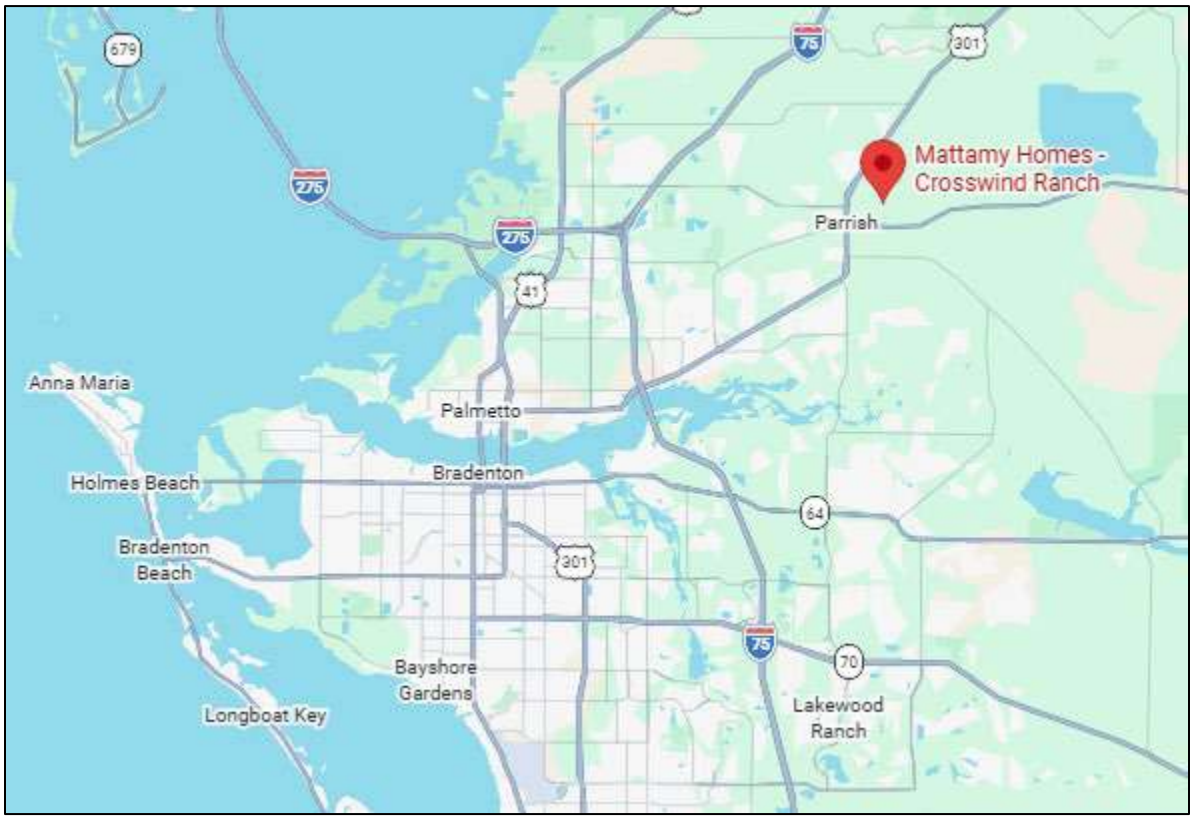
The information appearing below under the captions "THE DEVELOPMENT" and "THE DEVELOPER" has been furnished by the Developer for inclusion in this Limited Offering Memorandum and, although believed to be reliable, such information has not been independently verified by Bond Counsel, Disclosure Counsel, the District or its counsel, or the Underwriter or its counsel, and no persons other than the Developer make any representation or warranty as to the accuracy or completeness of such information supplied by such entities. The following information is provided by the Developer as a means for the prospective bondholders to understand the anticipated development plan and risks associated with the Development. The Developer is neither guaranteeing payment of the Assessment Area Five Bonds nor the Assessment Area Five Special Assessments.

THE DEVELOPMENT

General Overview

The District Lands include approximately 792.3 acres, which are being developed to contain two single-family communities: (i) a 472-unit community known as "Crosswind Point" and an approximately 1,073-unit community known as "Crosswind Ranch" (collectively, the "Development"). The Development is located in northeastern Manatee County on both the north and south sides of State Road 62. Main access to the Development is from State Road 62, with secondary access from Spencer Parrish Road.

The Development is located within the rapidly growing Parrish submarket with shopping, dining, and entertainment options available within a short drive. On a regional level, the Development is centrally located between Bradenton-Sarasota and Tampa-St. Petersburg, with drives to each of approximately 30 minutes. With land becoming increasingly scarce in southern Hillsborough County, development activity has moved into northern Manatee County, which abuts southern Hillsborough County. Set forth below is a map which depicts the location of the Development.



The District has created multiple assessment areas associated with its development phasing and has issued its Prior Bonds to finance portions of the Assessment Area One Project, the Assessment Area Two Project, the Assessment Area Three Project and the Assessment Area Four Project. See "THE DISTRICT – Outstanding Indebtedness" and "CAPITAL IMPROVEMENT PROGRAM AND THE ASSESSMENT AREA FIVE PROJECT" here and " – Update on Prior Phases" below for more information regarding the District's Prior Bonds and prior Assessment Areas.

Assessment Area Five corresponds to Phase IV of Crosswind Ranch and contains approximately 113.73 acres of land planned for 369 single-family and townhome units. The Assessment Area Five Bonds are being issued to finance a portion of the Assessment Area Five Project. See "CAPITAL IMPROVEMENT PROGRAM AND THE ASSESSMENT AREA FIVE PROJECT" herein. The Assessment Area Five Bonds will be secured by the Assessment Area Five Special Assessments, which will initially be levied on the approximately 113.73 acres of land within Assessment Area Five. As lots are platted, the Assessment Area Five Special Assessments will be assigned to the 369 lots planned for Assessment Area Five on a first-platted, first-assigned basis as set forth in the Assessment Methodology. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein.

Mattamy Tampa/Sarasota LLC, a Delaware limited liability company (the "Developer") is the [primary] owner of the land in Assessment Area Five and is serving as land developer and homebuilder for Assessment Area Five. See "THE DEVELOPER" herein for more information.

Sales and vertical construction within Assessment Area Five [commenced/are expected to commence] in [_____ 202_]. [As of July __, 2026, approximately ___ homes have closed with end users, with an additional __ homes are under contract pending closing, and approximately ___ homes are currently under construction within Assessment Area Five.] See " –Development Plan and Status" below for more information.

Assessment Area Five is planned to contain approximately 369 residential units consisting of (i) 72 townhomes on 18' lots, (ii) 26 townhomes on 22' lots, (iii) 109 single-family homes on 40' lots, (iv) 107 single-family homes on 50' lots, and (v) 55 single-family homes on 55' lots. Townhomes are expected to range in size from approximately [1,500] square feet to approximately [2,200] square feet, with prices ranging from [$250,000 to $350,000]. Single-family homes are expected to range in size from approximately [1,500] square feet to approximately [4,250] square feet, with prices ranging from [$350,000 to $910,000]. The Development will be marketed to both first-time buyers and move-up buyers. See " – Residential Product Offerings" herein for more information.

Update on Prior Phases

Assessment Area One. Assessment Area One consists of the 472 single-family lots within Crosswind Point. All 472 single-family residential lots planned for Assessment Area One have been developed and platted and have closed with Homes by West Bay or its affiliate Casa Fresca, which are the homebuilders for Assessment Area One. As of March 31, 2026, approximately 451 homes had sold and closed with end users, and an additional three homes had sold pending closing.

Assessment Area Two. Assessment Area Two corresponds to Phase IA of Crosswind Ranch and is planned for 125 single-family homes at buildout. All 125 single-family residential lots planned for Assessment Area Two have been developed, platted, and closed Homes by West Bay, the sole homebuilder for Assessment Area Two. As of March 31, 2026, approximately 123 homes had sold and closed with end users.

Assessment Area Three. Assessment Area Three corresponds to Phases IB, II and V of Crosswind Ranch, contains approximately 250 acres of land, which are planned for 319 single-family homes at buildout. As of March 31, 2026, 166 lots within Assessment Area Three had been developed and platted. As of March 31, 2026, 153 lots had closed with Homes by West Bay and Casa Fresca, which are the homebuilders for Assessment Area Three, 40 homes had sold and closed with end users, and an additional five homes had sold pending closing.

Assessment Area Four. Assessment Area Four corresponds to Phase III of Crosswind Ranch, which contains approximately 51.76 acres of land and is planned for 259 single-family and townhome units. All 259 residential lots planned for Assessment Area Four have been developed and platted. The Developer is the sole homebuilder for Assessment Area Four. As of March 31, 2026, approximately 20 homes had sold and closed with end users, and an additional 15 homes had sold pending closing.

Land Acquisition and Finance Plan

The Developer acquired title to Assessment Area Four and Assessment Area Five, which together comprise approximately 165.49 acres planned for 625 lots, on January 31, 2024, for a purchase price of approximately $28,716,000. [The land within Assessment Area Five is not subject to a mortgage.]

The total expected land development costs for Assessment Area Five will be approximately $[_____], which includes the Assessment Area Five Project. As of July [__], 2026, approximately $[_____] has been spent toward land development associated with Assessment Area Five. Net proceeds of the Assessment Area Five Bonds will be available to the District in the amount of approximately $4.5 million* to be applied to the funding and/or acquisition of a portion of the Assessment Area Five Project. Costs not funded by net proceeds of the Assessment Area Five Bonds are expected to be funded by the Developer. The Developer will enter into a completion agreement at closing on the Assessment Area Five Bonds whereby it will agree to fund any costs of the Assessment Area Five Project not funded with proceeds of the Assessment Area Five Bonds. See also "BONDOWNERS' RISKS – Insufficient Resources or Other Factors Causing Failure to Complete Development" herein.

Development Plan and Status

Land development associated with Assessment Area Five commenced in [_____ 202_]. Assessment Area Five is broken into two phases of land development, IVA and IVB. The expected product mix and development status by sub-phase for Assessment Area Five is set forth below:

Product	Phase IVA	Phase IVB	Total
Townhome 18'	72	0	72
Townhome 22'	26	0	26
Single-Family 40'	0	109	109
Single-Family 50'	0	107	107
Single-Family 60'	55	0	55
Total AA5	**153**	**216**	**369**

Phase IVA. Development of Phase IVA, which is planned to contain 153 lots, commenced in [_____ 202_], with anticipated completion in the [_____] quarter of 20[__]. A final plat for the 153 lots planned for Phase IVA [was recorded/is expected to be recorded] in [_____ 202_].

* Preliminary, subject to change.

Phase IVB. Development of Phase IVB, which is planned to contain 216 lots, commenced in [_____ 202_], with anticipated completion in the [_____] quarter of 20[__]. A final plat for the 216 lots planned for Phase IVA [was recorded/is expected to be recorded] in [_____ 202_].

Sales and vertical construction within Assessment Area Five [commenced/are expected to commence] in [_____ 202_]. [As of July __, 2026, approximately ___ homes have closed with end users, an additional __ homes are under contract pending closing, and approximately ___ homes are currently under construction within Assessment Area Five.]

Closings with homebuyers within Assessment Area Five [are expected to commence] in [_____ 202_]. It is expected that approximately [___] homes within Assessment Area Five will be sold and closed per year until buildout. These anticipated absorption rates are based upon estimates and assumptions made by the Developer that are inherently uncertain, though considered reasonable by the Developer, and are subject to significant business, economic, and competitive uncertainties, and contingencies, all of which are difficult to predict and many of which are beyond the control of the Developer. As a result, there can be no assurance such absorption rates will occur or be realized in the time frames anticipated.

Residential Product Offerings

The Development will target both first-time buyers and move-up buyers. The following table reflects the Developer's current expectations for the homes to be constructed in Assessment Area Five, all of which are subject to change.

Product Type	Est. Home Sizes (square feet)	Expected Home Price
Townhome 18'	[1,500 – 1,900]	[$250,000 - $350,000]
Townhome 22'	[1,800 – 2,200]	[$250,000 - $350,000]
Single-Family 40'	[1,500 – 2,319]	[$350,000 - $450,000]
Single-Family 50'	[2,101 – 3,380]	[$530,000 - $630,000]
Single-Family 60'	[2,535 – 4,218]	[$730,000 - $910,000]

Development Approvals

Upon its acquisition of the land within Assessment Area Five, the Developer entered into a Development Agreement (Crosswinds Ranch Phases 3 and 4) (the "Development Agreement") with an affiliate of Homes by West Bay, LLC, a Florida limited liability company, and HBWB Development Services, LLC, a Florida limited liability company, the Assessment Area Three builder and developer, whereby such affiliate agreed, among other things, to permit and complete the construction of water, sewer and reclaimed improvements associated with Assessment Area Five, as well as the Road Extension improvements associated with Assessment Area Five. The Development Agreement further provides the Developer the option to takeover and complete such work in the event it is not timely performed. In addition, the Development Agreement outlines certain rights and obligations between the parties to cooperate during earthwork operations to ensure the necessary fill dirt is available to balance the site. [Confirm completion status, total cost and amount spent to date]

[outstanding permits / material development obligations]

The District Engineer will certify that all permits and approvals necessary to complete the Assessment Area Five Project as set forth in the Engineer's Report have been received by jurisdictional

agencies to allow for the use contemplated herein or are expected to be received in the ordinary course. See "BONDOWNERS' RISKS – Regulatory and Environmental Risks" herein.

Environmental

A Phase I Environmental Site Assessment was performed on the District Lands north of State Road 62, including Assessment Area Five, in October 2020 (the "2020 ESA"). The 2020 ESA revealed no recognized environmental conditions on the subject lands.

In addition, a Phase I Environmental Site Assessment was performed on the land within the District, including Assessment Area Five, in January 2024 (the "2024 ESA"). The 2024 ESA likewise revealed no recognized environmental conditions on the subject lands.

See "BONDOWNERS' RISKS – Regulatory and Environmental Risks" herein for more information regarding potential environmental risks.

Taxes, Fees and Assessments

The Assessment Area Five Bonds are payable from and secured solely by the Assessment Area Five Pledged Revenues, which consist primarily of the revenues received by the District from the Assessment Area Five Special Assessments. The Assessment Area Five Special Assessments will initially be levied on the approximately 113.73 acres of land within Assessment Area Five. As lots are platted, the Assessment Area Four Special Assessments will be assigned to the 369 lots planned for Assessment Area Five on a first platted, first assigned basis in accordance with the Assessment Methodology. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein.

Assuming full platting of Assessment Area Five, the Assessment Area Five Special Assessments levied and allocated to platted units to pay debt service on the Assessment Area Five Bonds and the Assessment Area Five Bond par per unit are expected to be as follows:

Product	Planned Units	Annual Assessment Area Five Special Assessment*	Assessment Area Five Bonds Total Par Per Unit*
Townhome 18'	72	$ 440	$ 6,287
Townhome 22'	26	$ 440	$ 6,287
Single Family 40'	109	$ 978	$13,970
Single Family 50'	107	$1,222	$17,463
Single Family 60'	55	$1,466	$20,956
Total:	**369**		

* Preliminary, subject to change. Annual Assessment Area Five Special Assessments collected via the Uniform Method will include a gross up to account for fees of the Property Appraiser and Tax Collector and the statutory early payment discount.

The District currently levies assessments to cover its operation and maintenance costs that range from approximately $[___] per unit annually to $[___] per unit annually, depending on product type, which amounts are subject to change. In addition, residents in Assessment Area Five will be required to pay homeowners' association fees, which are currently between $[____] to $[____] per lot per year, which amounts are subject to change. The land within the District has been and is expected to continue to be subject to taxes and assessments imposed by taxing authorities other than the District. The total ad valorem millage rate applicable to the District Lands in tax year 2025 was approximately 13.3100 mills, which

amount is subject to change on an annual basis. These taxes would be payable in addition to the Assessment Area Five Special Assessments and any other assessments levied by the District and other taxing authorities. In addition, exclusive of voter approved millages levied for general obligation bonds, as to which no limit applies, the County and the School District of Manatee County, Florida may each levy ad valorem taxes upon the land in the District. The District has no control over the level of ad valorem taxes and/or special assessments levied by other taxing authorities. It is possible that in future years taxes levied by these other entities could be substantially higher than in the current year.

Amenities

A pool and cabana were constructed within Assessment Area One of the District at a total cost of approximately $1.6 million (collectively, the "Amenity"). Construction of the Amenity is complete. The Amenity will be owned and maintained by the District. [There is a future amenity center planned that will include a pool, community building, dog park, and pickleball courts.][Confirm this amenity constructed or under construction, the expected start, completion, and cost] [All residents within the Development / Assessment Area Five will have access the future amenity center.]

Utilities

Electric utilities will be provided to the Development by Florida Power and Light. Potable water, reclaimed water and sanitary sewer service to the Development will be provided by Manatee County Utilities.

Education

The public schools for children residing in the Development are expected to be Annie Lucy Williams Elementary School, Buffalo Creek Middle School and Parrish Community High School, which are located approximately 3.5 miles, 6 miles and 2 miles from the Development, respectively, and which were rated A, B and B, respectively, by the Florida Department of Education in 2026. The Manatee County School Board may change school boundaries from time to time and there is no requirement that students residing in the Development be permitted to attend the schools which are closest to the Development.

Competition

The Development is expected to compete with projects in the Manatee County market, which include [North River Ranch, Bay View, SaltMeadows, Summerwoods, Isles of BayView, Aviary at Rutland Ranch, Cypress Glen at River Wilderness, Windwater, The Willows, Wildleaf, and Bella Lago.] The foregoing does not purport to summarize all of the existing or planned communities in the area of the Development.

Development Agreements

The Developer will enter into a completion agreement that will obligate the Developer to complete any portions of the Assessment Area Five Project not funded with proceeds of the Assessment Area Five Bonds.

In addition, the Developer will execute and deliver to the District a Collateral Assignment and Assumption of Development Rights (the "Collateral Assignment"), pursuant to which the Developer will collaterally assign to the District, to the extent assignable and to the extent that they are solely owned or controlled by the Developer, development rights relating to the Assessment Area Five Project. That said, the Developer has previously granted similar rights ("Prior Collateral Assignments") in connection with the

issuance of the Assessment Area Four Bonds, and such rights under such Prior Collateral Assignments are superior to and may take priority over the rights granted under the Collateral Assignments. In addition, any mortgagees may have certain development rights and other rights assigned to it under the terms of their mortgage relating to the Development, which may be superior to such rights that might otherwise be assigned to the District under the terms of the Collateral Assignment. Notwithstanding such Collateral Assignment, in the event the District forecloses on the lands subject to the Assessment Area Five Special Assessments as a result of the Developer's or subsequent landowners' failure to pay such assessments, there is a risk that the District, or its designee, if any, will not have all of the permits and entitlements necessary to complete the Assessment Area Five Project or the development of Assessment Area Five.

Finally, the Developer will also enter into True-Up Agreement in connection with its obligations to pay true-up payments in the event that debt levels remaining on unplatted lands in Assessment Area Five increase above the maximum debt levels set forth in the Assessment Methodology. See "APPENDIX D: ASSESSMENT METHODOLOGY" herein for additional information regarding the "true-up mechanism."

Such obligations of the Developer are unsecured obligations. See "BONDOWNERS' RISKS – Insufficient Resources or Other Factors Causing Failure to Complete Development" and "THE DEVELOPER" herein for more information regarding the respective entities.

THE DEVELOPER

Mattamy Tampa/Sarasota LLC, a Delaware limited liability company (the "Developer") owns [all] of the land within Assessment Area Five and will serve as the land developer and homebuilder for Assessment Area Five.

The Developer is an ultimate subsidiary of Mattamy Group Corporation, a Canadian corporation, which does business under the fictitious name of Mattamy Homes ("Mattamy"). Mattamy is a privately held corporation and one of the largest privately owned homebuilders in North America. Originally established in 1978 in Ontario, Canada by Peter Gilgan, Mattamy is now Canada's largest new home construction and development firm, with homes built in communities that stretch across the Greater Toronto Area, as well as in Ottawa, Calgary, and Edmonton. With operations across Canada and the United States, Mattamy has sold over 100,000 homes in hundreds of communities and is a leading homebuilding brand in North America. Mattamy is currently represented in eleven US metropolitan areas – Raleigh, Charlotte, Phoenix, Tucson, Jacksonville, Orlando, Naples, Tampa, Sarasota, Southeast Florida, and Dallas.

The scope of Mattamy's operations encompasses land acquisition, community design and development, and housing and parkland design and construction, with particular emphasis on creating complete communities. Mattamy offers personalized homes in desired locations across a wide variety of demographics, price points, and ages and stages in life. Its core market includes first-time homebuyers and move-up families, as well as the empty-nester and second-home segments.

Neither the Developer nor Mattamy is guaranteeing payment of the Assessment Area Five Bonds or the Assessment Area Five Special Assessments. None of the entities listed herein, except as set forth herein, has entered into any agreements in connection with the issuance of the Assessment Area Five Bonds.

TAX MATTERS

Federal Income Taxes

The delivery of the Assessment Area Five Bonds is subject to the opinion of GrayRobinson, P.A., Bond Counsel, to the effect that the interest on the Assessment Area Five Bonds is excluded from gross

income of the owners thereof for federal income tax purposes. The Internal Revenue Code of 1986, as amended (the "Code"), imposes certain requirements that must be met subsequent to the issuance and delivery of the Assessment Area Five Bonds for interest thereon to be and remain excluded from gross income for federal income tax purposes. Noncompliance with such requirements could cause the interest on the Assessment Area Five Bonds to be included in gross income for federal income tax purposes retroactive to the date of issue of the Assessment Area Five Bonds. Pursuant to the Indenture and the Tax Certificate, the District has covenanted to comply with the applicable requirements of the Code in order to maintain the exclusion of the interest on the Assessment Area Five Bonds from gross income for federal income tax purposes pursuant to Section 103 of the Code. The opinion of Bond Counsel on federal tax matters with respect to the Assessment Area Five Bonds will be based on and will assume the accuracy of certain representations and certifications of the District and the Developer, and compliance with certain covenants of the District to be contained in the transcript of proceedings. Bond Counsel will not independently verify the accuracy of those certifications and representations.

In the opinion of Bond Counsel, under existing law and assuming compliance with the aforementioned covenant, and the accuracy of certain representations and certifications made by the District described above, interest on the Assessment Area Five Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Code. Bond Counsel, is also of the opinion that such interest is not treated as a preference item in calculating the alternative minimum tax imposed under the Code. However, interest on the Assessment Area Five Bonds will be taken into account in computing the alternative minimum tax imposed on certain corporations under the Code to the extent that such interest is included in the "adjusted financial statement income" of such corporations.

State Taxes

Bond Counsel is of the opinion that the Assessment Area Five Bonds and the interest thereon will not be subject to taxation under the laws of the State, except estate taxes and taxes under Chapter 220, Florida Statutes, as amended, on interest, income or profits on debt obligations owned by corporations as defined therein. Bond Counsel expresses no opinion as to other State or local tax consequences arising with respect to the Assessment Area Five Bonds or as to the taxability of the Assessment Area Five Bonds or the income therefrom under the laws of any state other than the State.

[Original Issue Discount and Premium Bonds]

[Certain of the Assessment Area Five Bonds ("Discount Bonds") may be offered and sold to the public at an original issue discount ("OID"). OID is the excess of the stated redemption price at maturity (the principal amount) over the "issue price" of a Discount Bond determined under Code Section 1273 or 1274 (i.e., for obligations issued for money in a public offering, the initial offering price to the public (other than to bond houses and brokers) at which a substantial amount of the obligation of the same maturity is sold pursuant to that offering). For federal income tax purposes, OID accrues to the owner of a Discount Bond over the period to maturity based on the constant yield method, compounded semiannually (or over a shorter permitted compounding interval selected by the owner). The portion of OID that accrues during the period of ownership of a Discount Bond (i) is interest excludable from the owner's gross income for federal income tax purposes to the same extent, and subject to the same considerations discussed above, as other interest on the Assessment Area Five Bonds, and (ii) is added to the owner's tax basis for purposes of determining gain or loss on the maturity, redemption, prior sale or other disposition of that Discount Bond.

Certain of the Assessment Area Five Bonds ("Premium Bonds") may be offered and sold to the public at a price in excess of their stated redemption price (the principal amount) at maturity (or earlier for certain Premium Bonds callable prior to maturity). That excess constitutes bond premium. For federal income tax purposes, bond premium is amortized over the period to maturity of a Premium Bond, based on

the yield to maturity of that Premium Bond (or, in the case of a Premium Bond callable prior to its stated maturity, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on that Premium Bond), compounded semiannually (or over a shorter permitted compounding interval selected by the owner). No portion of that bond premium is deductible by the owner of a Premium Bond. For purposes of determining the owner's gain or loss on the sale, redemption (including redemption at maturity) or other disposition of a Premium Bond, the owner's tax basis in the Premium Bond is reduced by the amount of bond premium that accrues during the period of ownership. As a result, an owner may realize taxable gain for federal income tax purposes from the sale or other disposition of a Premium Bond for an amount equal to or less than the amount paid by the owner for that Premium Bond.

Owners of Discount and Premium Bonds should consult their own tax advisers as to the determination for federal income tax purposes of the amount of OID or bond premium properly accruable in any period with respect to the Discount or Premium Bonds and as to other federal tax consequences, and the treatment of OID and bond premium for purposes of state and local taxes on, or based on, income.]

Ancillary Tax Matters

Ownership of the Assessment Area Five Bonds may result in other federal tax consequences to certain taxpayers, including, without limitation, certain S corporations, foreign corporations with branches in the United States, property and casualty insurance companies, individuals receiving Social Security or Railroad Retirement benefits, individuals seeking to claim the earned income credit, and taxpayers (including banks, thrift institutions and other financial institutions) who may be deemed to have incurred or continued indebtedness to purchase or to carry the Assessment Area Five Bonds. Prospective investors are advised to consult their own tax advisors regarding these rules.

Interest paid on tax-exempt obligations such as the Assessment Area Five Bonds is subject to information reporting to the IRS in a manner similar to interest paid on taxable obligations. In addition, interest on the Assessment Area Five Bonds may be subject to backup withholding if such interest is paid to a registered owner that (a) fails to provide certain identifying information (such as the registered owner's taxpayer identification number) in the manner required by the IRS, or (b) has been identified by the IRS as being subject to backup withholding.

Bond Counsel is not rendering any opinion as to any federal tax matters other than those described in the opinions attached as APPENDIX B. Prospective investors, particularly those who may be subject to special rules described above, are advised to consult their own tax advisors regarding the federal tax consequences of owning and disposing of the Assessment Area Five Bonds, as well as any tax consequences arising under the laws of any state or other taxing jurisdiction.

Changes in Law and Post Issuance Events

Legislative or administrative actions and court decisions, at either the federal or state level, could have an adverse impact on the potential benefits of the exclusion from gross income of the interest on the Assessment Area Five Bonds for federal or state income tax purposes, and thus on the value or marketability of the Assessment Area Five Bonds. This could result from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), repeal of the exclusion of the interest on the Assessment Area Five Bonds from gross income for federal or state income tax purposes, or otherwise. It is not possible to predict whether any legislative or administrative actions or court decisions having an adverse impact on the federal or state income tax treatment of holders of the Assessment Area Five Bonds may occur. Prospective purchasers of the Assessment Area Five Bonds

should consult their own tax advisors regarding the impact of any change in law on the Assessment Area Five Bonds.

Bond Counsel's opinions will be based on existing law, which is subject to change. Bond Counsel has not undertaken to advise in the future whether any events after the date of issuance and delivery of the Assessment Area Five Bonds may affect the tax status of interest on the Assessment Area Five Bonds. Bond Counsel expresses no opinion as to any federal, state or local tax law consequences with respect to the Assessment Area Five Bonds, or the interest thereon, if any action is taken with respect to the Assessment Area Five Bonds or the proceeds thereof upon the advice or approval of other counsel. Moreover, the opinions of Bond Counsel are not a guarantee of a particular result and are not binding on the IRS or the courts; rather, such opinions represent Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinions.

AGREEMENT BY THE STATE

Under the Act, the State pledges to the holders of any bonds issued thereunder, including the Assessment Area Five Bonds, that it will not limit or alter the rights of the issuer of such bonds, including the District, to own, acquire, construct, reconstruct, improve, maintain, operate or furnish the projects, including the portion of the Assessment Area Five Project funded by the Assessment Area Five Bonds, subject to the Act or to levy and collect taxes, assessments, rentals, rates, fees and other charges provided for in the Act and to fulfill the terms of any agreement made with the holders of such bonds and that it will not in any way impair the rights or remedies of such holders.

LEGALITY FOR INVESTMENT

The Act provides that bonds issued by community development districts are legal investments for savings banks, banks, trust companies, insurance companies, executors, administrators, trustees, guardians, and other fiduciaries, and for any board, body, agency, instrumentality, county, municipality or other political subdivision of the State, and constitute securities that may be deposited by banks or trust companies as security for deposits of state, county, municipal or other public funds, or by insurance companies as required or voluntary statutory deposits.

SUITABILITY FOR INVESTMENT

In accordance with applicable provisions of Florida law, the Assessment Area Five Bonds may initially be sold by the District only to "accredited investors" within the meaning of Chapter 517, Florida Statutes, and the rules of the Florida Department of Financial Services promulgated thereunder. The limitation of the initial offering to accredited investors does not denote restrictions on transfers in any secondary market for the Assessment Area Five Bonds. Investment in the Assessment Area Five Bonds poses certain economic risks. No dealer, broker, salesman or other person has been authorized by the District or the Underwriter to give any information or make any representations, other than those contained in this Limited Offering Memorandum, and, if given or made, such other information or representations must not be relied upon as having been authorized by either of the foregoing.

ENFORCEABILITY OF REMEDIES

The remedies available to the owners of the Assessment Area Five Bonds upon an event of default under the Indenture are in many respects dependent upon judicial actions, which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including the federal bankruptcy code, the remedies specified by the Indenture and the Assessment Area Five Bonds may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the

delivery of the Assessment Area Five Bonds will be qualified, as to the enforceability of the remedies provided in the various legal instruments, by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors and enacted before or after such delivery.

LITIGATION

The District

There is no litigation of any nature now pending or, to the knowledge of the District, threatened, seeking to restrain or enjoin the issuance, sale, execution or delivery of the Assessment Area Five Bonds, or in any way contesting or affecting (i) the validity of the Assessment Area Five Bonds or any proceedings of the District taken with respect to the issuance or sale thereof, (ii) the pledge or application of any moneys or security provided for the payment of the Assessment Area Five Bonds, (iii) the existence or powers of the District or (iv) the validity of the Assessment Proceedings.

The Developer

The Developer has represented that there is no litigation of any nature now pending or, to the knowledge of the Developer, threatened, which could reasonably be expected to have a material and adverse effect upon the development of Assessment Area Five or the completion of the Assessment Area Five Project as described herein, or materially and adversely affect the ability of the Developer to pay the Assessment Area Five Special Assessments imposed against the land within Assessment Area Five owned by the Developer, or to otherwise perform its various obligations described in this Limited Offering Memorandum.

CONTINGENT FEES

The District has retained Bond Counsel, Disclosure Counsel, District Counsel, the Consulting Engineer, the District Manager/Methodology Consultant, the Underwriter (who has retained Underwriter's Counsel) and the Trustee (which has retained Trustee's counsel), with respect to the authorization, sale, execution and delivery of the Assessment Area Five Bonds. Except for the payment of certain fees to District Counsel, the Consulting Engineer and the District Manager, the payment of fees of the other professionals is each contingent upon the issuance of the Assessment Area Five Bonds.

NO RATING

No application for a rating for the Assessment Area Five Bonds has been made to any rating agency, nor is there any reason to believe that an investment grade rating for the Assessment Area Five Bonds would have been obtained if application had been made.

EXPERTS

The Engineer's Report included in APPENDIX C to this Limited Offering Memorandum has been prepared by Clearview Land Design, P.L., Tampa, Florida, the District Engineer. APPENDIX C should be read in its entirety for complete information with respect to the subjects discussed therein. Inframark, LLC, Tampa, Florida, as Methodology Consultant, has prepared the Assessment Methodology set forth as APPENDIX D hereto. APPENDIX D should be read in its entirety for complete information with respect to the subjects discussed therein. As a condition to closing on the Assessment Area Five Bonds, both the District Engineer and the Methodology Consultant will consent to the inclusion of their reports in this Limited Offering Memorandum. The Assessment Methodology is being included herein as a publicly available document and consent from the prior methodology consultant has not been requested.

FINANCIAL INFORMATION

This District will covenant in the Continuing Disclosure Agreement, the proposed form of which is set forth in APPENDIX E hereto, to provide its annual audited financial statements to certain information repositories as described in APPENDIX E, commencing with the audit for the District fiscal year ending September 30, 2026. Attached hereto as APPENDIX F is a copy of the District's audited financial statements for the District's fiscal year ended September 30, 2025, as well as the District's unaudited monthly financial statements for the period ended May 31, 2026. Such financial statements, including the auditor's report included within the audited financial statements, have been included in this Limited Offering Memorandum as public documents and consent from the auditor was not requested. Further, the auditors have not performed any services related to, and therefore are not associated with, the preparation of this Limited Offering Memorandum.

By the end of the first full fiscal year after its creation, each community development district in Florida must have a separate website with certain information as set forth in Section 189.069, F.S., including, without limitation, the district's proposed and final budgets and audit. Additional information regarding the District's website is available from the District Manager at the address set forth under "THE DISTRICT – The District Manager and Other Consultants."

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Section 517.051, Florida Statutes, and the regulations promulgated thereunder requires that the District make a full and fair disclosure of any bonds or other debt obligations that it has issued or guaranteed and that are or have been in default as to principal or interest at any time after December 31, 1975 (including bonds or other debt obligations for which it has served only as a conduit issuer such as industrial development or private activity bonds issued on behalf of private business). The District is not and has never been in default as to principal and interest on its bonds or other debt obligations.

CONTINUING DISCLOSURE

The District and the Developer will enter into the Continuing Disclosure Agreement (the "Disclosure Agreement") in the proposed form of APPENDIX E, for the benefit of the Assessment Area Five Bondholders (including owners of beneficial interests in such Assessment Area Five Bonds), to provide certain financial information and operating data relating to the District and the Development by certain dates prescribed in the Disclosure Agreement (the "Reports") with the MSRB through the MSRB's EMMA system. The specific nature of the information to be contained in the Reports is set forth in "APPENDIX E: PROPOSED FORM OF CONTINUING DISCLOSURE AGREEMENT." Under certain circumstances, the failure of the District or the Developer to comply with their respective obligations under the Disclosure Agreement constitutes an event of default thereunder. Such a default will not constitute an event of default under the Indenture, but such event of default under the Disclosure Agreement would allow the Assessment Area Five Bondholders (including owners of beneficial interests in such Assessment Area Five Bonds) to bring an action for specific performance.

The District has previously entered into continuing disclosure undertakings pursuant to Rule 15c2-12, promulgated under the Securities Exchange Act of 1934, as amended (the "Rule"), with respect to its Prior Bonds. [A review of filings made pursuant to such prior undertakings indicates that certain filings required to be made by the District were not timely filed and that notice of such late filings was not provided.] The District will appoint the District Manager as the dissemination agent in the Disclosure Agreement and anticipates satisfying all future disclosure obligations required pursuant to the Disclosure Agreement.

The Developer has previously entered into continuing disclosure undertakings pursuant to the Rule, with respect to the District's Assessment Area Four Bonds and other community development districts. [A review of filings made pursuant to such prior undertakings indicates that certain filings required to be made by the Developer were either not filed or not timely filed and that notice of such missed or late filings was not always provided. In addition, certain required filing information was inadvertently omitted.] The Developer anticipates satisfying all future disclosure obligations required pursuant to the Disclosure Agreement.

UNDERWRITING

FMSbonds, Inc. (the "Underwriter") has agreed, pursuant to a contract with the District, subject to certain conditions, to purchase the Assessment Area Five Bonds from the District at a purchase price of $_____ (representing the par amount of the Assessment Area Five Bonds [plus/less net original issue premium/discount of $_____ and] less an Underwriter's discount of $_____). The Underwriter's obligations are subject to certain conditions precedent and, upon satisfaction or waiver of such conditions, the Underwriter will be obligated to purchase all of the Assessment Area Five Bonds if any are purchased.

The Assessment Area Five Bonds may be offered and sold to certain dealers, banks and others at prices lower than the initial offering prices, and such initial offering prices may be changed from time to time by the Underwriter.

VALIDATION

Bonds issued pursuant to the terms of the Master Indenture have been validated by judgments of the Circuit Court of the Twelfth Judicial Circuit of Florida in and for the County, rendered on February 3, 2020 and June 27, 2023. The period of time during which an appeal can be taken from such judgments has expired without an appeal having been taken.

LEGAL MATTERS

Certain legal matters related to the authorization, sale and delivery of the Assessment Area Five Bonds are subject to the approval of GrayRobinson, P.A., Tampa, Florida, Bond Counsel. Certain legal matters will be passed upon for the District by its counsel Straley Robin Vericker P.A., Tampa, Florida, as District Counsel, and GrayRobinson, P.A., Tampa, Florida, as Disclosure Counsel. Certain legal matters will be passed upon for the Developer (as defined herein) by its counsel, Kilinski | Van Wyk PLLC, Tallahassee, Florida. The Underwriter is represented by Nabors, Giblin & Nickerson, P.A., Tampa, Florida. GrayRobinson, P.A. represents the Underwriter in unrelated matters.

Bond Counsel's opinion included herein is based on existing law, which is subject to change. Such opinion is further based on factual representations made to Bond Counsel as of the date hereof. Bond Counsel assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel's opinion is not a guarantee of a particular result, and is not binding on the Internal Revenue Service or the courts; rather, such opinion represents Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

MISCELLANEOUS

Any statements made in this Limited Offering Memorandum involving matters of opinion or estimates, whether or not expressly so stated, are set forth as such and not as representations of fact, and no representations are made that any of the estimates will be realized.

The references herein to the Assessment Area Five Bonds and other documents referred to herein are brief summaries of certain provisions thereof. Such summaries do not purport to be complete and reference is made to such documents for full and complete statements of such provisions.

This Limited Offering Memorandum is submitted in connection with the limited offering of the Assessment Area Five Bonds and may not be reproduced or used, as a whole or in part, for any other purpose. This Limited Offering Memorandum is not to be construed as a contract with the purchaser or the Beneficial Owners of any of the Assessment Area Five Bonds.

[Remainder of page intentionally left blank.]

AUTHORIZATION AND APPROVAL

The execution and delivery of this Limited Offering Memorandum has been duly authorized by the Board of the District.

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

By: _____
Chairperson, Board of Supervisors

APPENDIX A

COPY OF THE MASTER INDENTURE AND PROPOSED FORM OF FIFTH SUPPLEMENTAL INDENTURE

APPENDIX B

PROPOSED FORM OF OPINION OF BOND COUNSEL

APPENDIX C

ENGINEER'S REPORT

APPENDIX D

ASSESSMENT METHODOLOGY

APPENDIX E

PROPOSED FORM OF CONTINUING DISCLOSURE AGREEMENT

DRAFT-1
GrayRobinson, P.A.
July 9, 2026

CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (this "Disclosure Agreement") dated as of [_____], 2026 is executed and delivered by the Parrish Plantation (the "Issuer" or the "District"), Mattamy Tampa/Sarasota LLC, a Delaware limited liability company (the "Developer"), and Inframark, LLC, a Florida limited liability company, as Dissemination Agent (as defined herein) in connection with the Issuer's Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project) (the "Bonds"). The Bonds are secured pursuant to a Master Trust Indenture dated as of February 1, 2021 (the "Master Indenture") and a Fifth Supplemental Trust Indenture dated as of [_____] 1, 2026 (the "Fifth Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), each entered into by and between the Issuer and U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under the laws of the United States of America and having a designated corporate trust office in Orlando, Florida, as trustee (the "Trustee"). The Issuer, the Developer and the Dissemination Agent covenant and agree as follows:

1. **Purpose of this Disclosure Agreement**. This Disclosure Agreement is being executed and delivered by the Issuer, the Developer and the Dissemination Agent for the benefit of the Beneficial Owners (as defined herein) of the Bonds and to assist the Participating Underwriter (as defined herein) of the Bonds in complying with the Rule (as defined herein). The Issuer has no reason to believe that this Disclosure Agreement does not satisfy the requirements of the Rule and the execution and delivery of this Disclosure Agreement is intended to comply with the Rule. To the extent it is later determined by a court of competent jurisdiction, a governmental regulatory agency, or an attorney specializing in federal securities law, that the Rule requires the Issuer or other Obligated Person (as defined herein) to provide additional information, the Issuer and each Obligated Person agree to promptly provide such additional information.

The provisions of this Disclosure Agreement are supplemental and in addition to the provisions of the Indenture with respect to reports, filings and notifications provided for therein, and do not in any way relieve the Issuer, the Trustee or any other person of any covenant, agreement or obligation under the Indenture (or remove any of the benefits thereof) nor shall anything herein prohibit the Issuer, the Trustee or any other person from making any reports, filings or notifications required by the Indenture or any applicable law.

2. **Definitions**. Capitalized terms not otherwise defined in this Disclosure Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with the Rule, in the Indenture. The following capitalized terms as used in this Disclosure Agreement shall have the following meanings:

"Annual Filing Date" means the date set forth in Section 3(a) hereof by which the Annual Report is to be filed with each Repository.

"Annual Financial Information" means annual financial information as such term is used in paragraph (b)(5)(i)(A) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"Assessment Area" shall mean that portion of the District lands subject to the Assessments.

"Assessments" shall mean the non-ad valorem Assessment Area Five Special Assessments pledged to the payment of the Bonds pursuant to the Indenture.

"Audited Financial Statements" means the financial statements (if any) of the Issuer for the prior Fiscal Year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise, as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Audited Financial Statements Filing Date" means the date set forth in Section 3(a) hereof by which the Audited Financial Statements are to be filed with each Repository if the same are not included as part of the Annual Report.

"Beneficial Owner" shall mean any person which, (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"Bond Year" means the annual period beginning on the second day of November of each year and ending on the first day of November of the following year.

"Business Day" means any day other than (a) a Saturday, Sunday or a day on which banks located in the city in which the designated corporate trust office of the Trustee is located are required or authorized by law or executive order to close for business, and (b) a day on which the New York Stock Exchange is closed.

"Disclosure Representative" shall mean (i) as to the Issuer, the District Manager or its designee, or such other person as the Issuer shall designate in writing to the Dissemination Agent from time to time as the person responsible for providing information to the Dissemination Agent; and (ii) as to each entity comprising an Obligated Person (other than the Issuer), the individuals executing this Disclosure Agreement on behalf of such entity or such person(s) as such entity shall designate in writing to the Dissemination Agent from time to time as the person(s) responsible for providing information to the Dissemination Agent.

"Dissemination Agent" shall mean the Issuer or an entity appointed by the Issuer to act in the capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Issuer pursuant to Section 8 hereof. Inframark, LLC has been designated as the initial Dissemination Agent hereunder.

"District Manager" shall mean Inframark, LLC, and its successors and assigns.

"EMMA" means the Electronic Municipal Market Access system for municipal securities disclosures located at http://emma.msrb.org/.

"EMMA Compliant Format" shall mean a format for any document provided to the MSRB (as hereinafter defined) which is in an electronic format and is accompanied by identifying information, all as prescribed by the MSRB.

"Financial Obligation" means a (a) debt obligation, (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) guarantee of an obligation or instrument described in either clause (a) or (b). Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the period commencing on October 1 and ending on September 30 of the next succeeding year, or such other period of time provided by applicable law.

"Limited Offering Memorandum" shall mean that Limited Offering Memorandum dated [_____], 2026, prepared in connection with the issuance of the Bonds.

"Listed Events" shall mean any of the events listed in Section 6(a) of this Disclosure Agreement.

"MSRB" means the Municipal Securities Rulemaking Board.

"Obligated Person(s)" shall mean, with respect to the Bonds, those person(s) who either generally or through an enterprise fund or account of such persons are committed by contract or other arrangement to support payment of all or a part of the obligations on such Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities), which person(s) shall include the Issuer, and for the purposes of this Disclosure Agreement, the Developer for so long as such Developer or its affiliates, successors or assigns (excluding residential homebuyers who are end users) are the owners of District Lands responsible for payment of at least 10% of the Assessments.

"Participating Underwriter" shall mean FMSbonds, Inc.

"Quarterly Filing Date" shall mean for the quarter ending: (i) March 31, each May 1; (ii) June 30, each August 1; (iii) September 30, each November 1; and (iv) December 31, each February 1 of the following year. The first Quarterly Filing Date shall be February 1, 2027.

"Quarterly Report" shall mean any Quarterly Report provided by any Obligated Person (other than the Issuer) pursuant to, and as described in, Section 5 of this Disclosure Agreement.

"Repository" shall mean each entity authorized and approved by the SEC (as hereinafter defined) from time to time to act as a repository for purposes of complying with the Rule. The Repositories approved by the SEC may be found by visiting the SEC's website at http://www.sec.gov/info/municipal/nrmsir.htm. As of the date hereof, the Repository recognized by the SEC for such purpose is the MSRB, which currently accepts continuing disclosure submissions through its EMMA web portal. As used herein, "Repository" shall include the State Repository, if any.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same has and may be amended from time to time.

"SEC" means the Securities and Exchange Commission.

"State" shall mean the State of Florida.

"State Repository" shall mean any public or private repository or entity designated by the State as a state repository for the purposes of the Rule.

3. **Provision of Annual Reports.**

(a) Subject to the following sentence, the Issuer shall provide the Annual Report to the Dissemination Agent no later than March 31st following the close of the Issuer's Fiscal Year (the "Annual Filing Date"), commencing with the Annual Report for the Fiscal Year ending September 30, 2026 which shall be due no later than March 31, 2027. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Agreement; *provided that* the Audited Financial Statements of the Issuer may be submitted separately from the balance of the Annual Report, and may be submitted in accordance with State law, which currently requires such Audited Financial Statements to be provided up to, but no later than, nine (9) months after the close of the Issuer's Fiscal Year (the "Audited Financial Statements Filing Date"). The Issuer shall, or shall cause the Dissemination Agent to, provide to the Repository the components of an Annual Report which satisfies the requirements of Section 4(a) of this Disclosure Agreement within thirty (30) days after same becomes available, but in no event later than the Annual Filing Date or Audited Financial Statements Filing Date, if applicable. If the Issuer's Fiscal Year changes, the Issuer shall give notice of such change in the same manner as for a Listed Event under Section 6.

(b) If on the fifteenth (15th) day prior to each Annual Filing Date or the Audited Financial Statements Filing Date, as applicable, the Dissemination Agent has not received a copy of the Annual Report or Audited Financial Statements, as applicable, the Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be via email) to remind the Issuer of its obligation to provide the Annual Report or Audited Financial Statements, as applicable, pursuant to Section 3(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report or the Audited Financial Statements, as applicable, in accordance with Section 3(a) above, or (ii) advise the Dissemination Agent in writing that the Issuer will not be able to file the Annual Report or Audited Financial Statements, as applicable, within the times required under this Disclosure Agreement, state the date by which the Annual Report or the Audited Financial Statements for such year, as applicable, will be provided and instruct the Dissemination Agent that a Listed Event as described in Section 6(a)(xvii) has occurred and to immediately send a notice to the Repository in substantially the form attached hereto as Exhibit A.

(c) If the Dissemination Agent has not received an Annual Report by 12:00 noon on the first (1st) Business Day following the Annual Filing Date for the Annual Report or the Audited Financial Statements by 12:00 noon on the first (1st) Business Day following the Audited Financial Statements Filing Date for the Audited Financial Statements, then a Listed Event as described in Section 6(a)(xvii) shall have occurred and the Dissemination Agent shall immediately send a notice to the Repository in substantially the form attached as Exhibit A.

(d) The Dissemination Agent shall:

(i) determine each year prior to the Annual Filing Date the name, address and filing requirements of the Repository; and

(ii) promptly upon fulfilling its obligations under subsection (a) above, file a notice with the Issuer stating that the Annual Report or Audited Financial Statements has been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided and listing all Repositories with which it was filed.

(e) All documents, reports, notices, statements, information and other materials provided to the MSRB under this Disclosure Agreement shall be provided in an EMMA Compliant Format.

4. **Content of Annual Reports**.

(a) Each Annual Report shall be in the form set in Schedule A attached hereto and shall contain the following Annual Financial Information with respect to the Issuer:

(i) All fund balances in all Funds, Accounts and subaccounts for the Bonds and the total amount of Bonds Outstanding, in each case as of September 30th of the most recent prior Fiscal Year.

(ii) The method by which Assessments are being levied (whether on-roll or off-roll) and the amounts being levied by each method in the Assessment Area for the current Fiscal Year, and a copy of the assessment roll (on roll and off roll) for the Assessments certified for collection in the Assessment Area for the current Fiscal Year.

(iii) The method by which Assessments were levied (whether on-roll or off-roll) and the amounts levied by each method in the Assessment Area for the most recent prior Fiscal Year.

(iv) The amount of Assessments collected in the Assessment Area from the property owners during the most recent prior Fiscal Year.

(v) If available, the amount of delinquencies in the Assessment Area greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than ten percent (10%) of the amounts of the Assessments due in any year, a list of delinquent property owners.

(vi) If available, the amount of tax certificates sold for lands within the Assessment Area, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year.

(vii) The amount of principal and interest to be paid on the Bonds in the current Fiscal Year.

(viii) The most recent Audited Financial Statements of the Issuer.

(ix) In the event of any amendment or waiver of a provision of this Disclosure Agreement, a description of such amendment or waiver in the next Annual Report, and in each case shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change in accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements: (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(b); and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

To the extent any of the items set forth in subsections (i) through (vii) above are included in the Audited Financial Statements referred to in subsection (viii) above, they do not have to be separately set forth (unless Audited Financial Statements are being delivered later than March 31st after the close of the Issuer's Fiscal Year pursuant to Section 3(a) hereof). Any or all of the items listed above may be incorporated by reference from other documents, including limited offering memorandums and official statements of debt issues of the Issuer or related public entities, which have been submitted to the MSRB or the SEC. If the document incorporated by reference is a final limited offering memorandum or official statement, it must be available from the MSRB. The Issuer shall clearly identify each such other document so incorporated by reference.

(b) Any Annual Financial Information containing modified operating data or financial information is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

5. **Quarterly Reports.**

(a) Each Obligated Person (other than the Issuer), or the Developer on behalf of any other Obligated Person that fails to execute an Assignment (as hereinafter defined), shall provide an electronic copy of the Quarterly Report to the Dissemination Agent no later than five (5) days prior to the Quarterly Filing Date. Promptly upon receipt of an electronic copy of the Quarterly Report, but in any event no later than the applicable Quarterly Filing Date, the Dissemination Agent shall provide a Quarterly Report to the Repository.

(b) Each Quarterly Report shall contain an update of the following information to the extent available with respect to the Assessment Area only:

(i) The number of lots planned.

Lot Ownership Information

(ii) The number of lots owned by the Developer.

(iii) The number of lots owned by homebuilders. (Note: if the Developer and the homebuilder are the same entity, then only report the info in (ii).)

(iv) The number of lots owned by homebuyers.

Lot Status Information

(v) The number of lots developed.

(vi) The number of lots platted.

Home Sales Status Information

(vii) The number of homes sold (but not closed) with homebuyers during quarter.

(viii) The number of homes sold (and closed) with homebuyers during quarter.

(ix) The total number of homes sold and closed with homebuyers (cumulative).

Material Changes/Transfers

(x) Material changes to any of the following: (1) builder contracts, if applicable, (2) the number of lots planned to be developed, (3) permits/approvals, and (4) existing mortgage debt of the Obligated Person or the incurrence of new mortgage debt by the Obligated Person since the date hereof.

(xi) Any sale, assignment or transfer of ownership of lands by the Obligated Person to a third party which will in turn become an Obligated Person hereunder.

(c) If an Obligated Person sells, assigns or otherwise transfers ownership of real property in the Assessment Area (a "Transferor Obligated Person") to a third party (a "Transferee"), which will in turn be an Obligated Person for purposes of this Disclosure Agreement as a result thereof (a "Transfer"), the Transferor Obligated Person hereby agrees to use its best efforts to contractually obligate such Transferee to agree to comply with the disclosure obligations of an Obligated Person hereunder for so long as such Transferee is an Obligated Person hereunder, to the same extent as if such Transferee were a party to this Disclosure Agreement (an "Assignment"). The Transferor Obligated Person shall notify the District and the Dissemination Agent in writing of any Transfer within five (5) Business Days of the occurrence thereof. Nothing herein shall be construed to relieve the Developer from its obligations hereunder except to the extent a written Assignment from a Transferee is obtained and delivered to the Dissemination Agent and then only to the extent of such Assignment.

6. **Reporting of Listed Events.**

(a) This Section 6 shall govern the giving of notices of the occurrence of any of the following Listed Events:

(i) Principal and interest payment delinquencies;

(ii) Non-payment related defaults, if material;

(iii) Unscheduled draws on the Assessment Area Five Reserve Account reflecting financial difficulties;

(iv) Unscheduled draws on credit enhancements reflecting financial difficulties;∗

(v) Substitution of credit or liquidity providers, or their failure to perform;*

(vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;

(vii) Modifications to rights of Bond holders, if material;

(viii) Bond calls, if material, and tender offers;

(ix) Defeasances;

(x) Release, substitution, or sale of property securing repayment of the Bonds, if material;

(xi) Rating changes;*

(xii) Bankruptcy, insolvency, receivership or similar event of the Issuer or any Obligated Person (which is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer or any Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer or any Obligated Person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer or any Obligated Person);

(xiii) Consummation of a merger, consolidation, or acquisition involving the Issuer or any Obligated Person or the sale of all or substantially all of the assets of the Issuer or any Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(xiv) Appointment of a successor or additional Trustee or the change of name of the Trustee, if material;

∗ Not applicable to the Bonds at their date of issuance.

(xv) Incurrence of a Financial Obligation of the Issuer or Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer or Obligated Person, any of which affect security holders, if material;

(xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the Financial Obligation of the Issuer or Obligated Person, any of which reflect financial difficulties;

(xvii) Failure to provide (A) any Annual Report or Audited Financial Statements as required under this Disclosure Agreement that contains, in all material respects, the information required to be included therein under Section 4(a) of this Disclosure Agreement, or (B) any Quarterly Report that contains, in all material respects, the information required to be included therein under Section 5(b) of this Disclosure Agreement, which failure shall, in all cases, be deemed material under federal securities laws; and

(xviii) Any amendment to the accounting principles to be followed in preparing financial statements as required pursuant to Section 4(a)(ix) hereof.

(b) The Issuer shall give, or cause to be given, notice of the occurrence of any of the above subsection (a) Listed Events to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) Business Days after its occurrence, with the exception of the Listed Events described in Section 6(a)(xvii) and (xviii), which notice will be given in a timely manner. Such notice shall instruct the Dissemination Agent to report the occurrence pursuant to subsection (d) below. Such notice by the Issuer to the Dissemination Agent shall identify the Listed Event that has occurred, include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Dissemination Agent to disseminate the information (provided that such date is in compliance within the filing dates provided within this Section 6(b)).

(c) Notwithstanding anything contained in Section 6(b) above, each Obligated Person other than the Issuer shall notify the Issuer and the Dissemination Agent of the occurrence of a Listed Event described in subsections (a)(x), (xii), (xiii), (xv), (xvi), or (xvii) that has occurred with respect to such Obligated Person in compliance with the notification and filing requirements provided in Section 6(b).

(d) If the Dissemination Agent has been instructed by the Issuer to report the occurrence of a Listed Event, the Dissemination Agent shall immediately file a notice of such occurrence with each Repository.

7. **Termination of Disclosure Agreement**. This Disclosure Agreement shall terminate upon the defeasance, prior redemption or payment in full of all of the Bonds.

8. **Dissemination Agent**. Upon termination of the Dissemination Agent's services as Dissemination Agent, whether by notice of the Issuer or the Dissemination Agent, the Issuer agrees to appoint a successor Dissemination Agent or, alternatively, agrees to assume all responsibilities

of Dissemination Agent under this Disclosure Agreement for the benefit of the Holders of the Bonds. If at any time there is not any other designated Dissemination Agent, the District shall be deemed to be the Dissemination Agent. The initial Dissemination Agent shall be Inframark, LLC. The acceptance of such designation is evidenced by the execution of this Disclosure Agreement by a duly authorized signatory of Inframark, LLC. Inframark, LLC, may terminate its role as Dissemination Agent at any time upon delivery of sixty (60) days prior written notice to the District and each Obligated Person. The District may terminate the agreement hereunder with the Dissemination Agent at any time upon delivery of sixty (60) days prior written notice to the Dissemination Agent and each Obligated Person.

9. **Amendment; Waiver**. Notwithstanding any other provision of this Disclosure Agreement, the Issuer and the Dissemination Agent may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws, acceptable to the Issuer, to the effect that such amendment or waiver would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule.

Notwithstanding the above provisions of this Section 9, no amendment to the provisions of Section 5(b) hereof may be made without the consent of each Obligated Person, if any.

10. **Additional Information**. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

11. **Default**. In the event of a failure of the Issuer, the Disclosure Representative, any Obligated Person or the Dissemination Agent to comply with any provision of this Disclosure Agreement, the Trustee may (and, at the request of any Participating Underwriter or the Beneficial Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds and receipt of indemnity satisfactory to the Trustee, shall), or any beneficial owner of a Bond may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer, the Disclosure Representative, any Obligated Person or a Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement by any Obligated Person shall not be deemed a default by the Issuer hereunder and no default hereunder shall be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer, the Disclosure Representative, any Obligated Person, or a Dissemination Agent, to comply with this Disclosure Agreement shall be an action to compel performance.

12. **Duties of Dissemination Agent**. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement between the District, the Developer and such Dissemination Agent. The Dissemination Agent shall have no obligation to notify any other party hereto of an event that may constitute a Listed Event. The District, each Obligated Person and the Disclosure Representative covenant that they will supply, in a timely fashion, any information reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The District, each Obligated Person and the Disclosure Representative acknowledge and agree that the information to be collected and disseminated by the Dissemination Agent will be provided by the District, Obligated Person(s), the Disclosure Representative and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the District, any Obligated Person or the Disclosure Representative as thereafter disseminated by the Dissemination Agent. Any filings under this Disclosure Agreement made to the MSRB through EMMA shall be in an EMMA Compliant Format.

13. **Beneficiaries**. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Developer, the Dissemination Agent, the Trustee, the Participating Underwriter and the Owners of the Bonds (the Dissemination Agent, the Trustee, Participating Underwriter and Owners of the Bonds being hereby deemed express third party beneficiaries of this Disclosure Agreement), and shall create no rights in any other person or entity.

14. **Tax Roll and Budget**. Upon the request of the Dissemination Agent, the Trustee or any Bondholder, the Issuer, through its District Manager, if applicable, agrees to provide such party with a certified copy of its most recent tax roll provided to the Manatee County Tax Collector and the Issuer's most recent adopted budget.

15. **Governing Law**. The laws of the State of Florida and Federal law shall govern this Disclosure Agreement and venue shall be any state or federal court having jurisdiction in Manatee County, Florida.

16. **Counterparts**. This Disclosure Agreement may be executed in several counterparts and each of which shall be considered an original and all of which shall constitute but one and the same instrument. A scanned copy of the signatures delivered in a PDF format may be relied upon as if the original had been received.

17. **Trustee Cooperation.** The Issuer represents that the Dissemination Agent is a bona fide agent of the Issuer and the Issuer instructs the Trustee to deliver to the Dissemination Agent at the expense of the Issuer, any information or reports readily available to and in the possession of the Trustee that the Issuer has a right to request from the Trustee to make the required reporting under this Disclosure Agreement which the Dissemination Agent requests in writing.

18. **Binding Effect.** This Disclosure Agreement shall be binding upon each party to this Disclosure Agreement and upon each successor and assignee of each party to this Disclosure Agreement and shall inure to the benefit of, and be enforceable by, each party to this Disclosure Agreement and each successor and assignee of each party to this Disclosure Agreement. Notwithstanding the foregoing, as to the Developer or any assignee or successor thereto that

becomes an Obligated Person pursuant to the terms of this Disclosure Agreement, only successors or assignees to such parties who are, by definition, Obligated Persons, shall be bound or benefited by this Disclosure Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has executed this Disclosure Agreement as of the date and year set forth above.

PARRISH PLANTATION, AS ISSUER AND OBLIGATED PERSON

[SEAL]

By: _____
Blake Murphy, Chairperson
Board of Supervisors

ATTEST:

By: _____
_____, Secretary

MATTAMY TAMPA/SARASOTA LLC, AS OBLIGATED PERSON

By: _____
Name: _____
Title: _____

INFRAMARK, LLC, and its successors and assigns, AS DISSEMINATION AGENT

By: _____
Name: _____
Title: _____

CONSENTED TO AND AGREED TO BY:

DISTRICT MANAGER

INFRAMARK, LLC, AS DISTRICT MANAGER

By: _____
Name: _____
Title: _____

Acknowledged and agreed to for purposes of Sections 11, 13 and 17 only:

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE

By: _____
Name: _____
Title: _____

EXHIBIT A

FORM OF NOTICE TO REPOSITORIES OF FAILURE TO FILE [ANNUAL REPORT] [AUDITED FINANCIAL STATEMENTS][QUARTERLY REPORT]

Name of Issuer:	Parrish Plantation
Name of Bond Issue:	$[_____] original aggregate principal amount of Special Assessment Revenue Bonds, Series 2026 (Assessment Area Five Project)
Obligated Person(s):	Parrish Plantation; _____.
Original Date of Issuance:	[_____], 2026
CUSIP Numbers:	_____

NOTICE IS HEREBY GIVEN that the [Issuer][Obligated Person] has not provided an [Annual Report] [Audited Financial Statements] [Quarterly Report] with respect to the above-named Bonds as required by [Section 3] [Section 5] of the Continuing Disclosure Agreement dated [_____], 2026, by and between the Issuer, the Developer and the Dissemination Agent named therein. The [Issuer][Obligated Person] has advised the undersigned that it anticipates that the [Annual Report] [Audited Financial Statements] [Quarterly Report] will be filed by _____, 20____.

Dated: _____

_____, as Dissemination Agent

By: _____
Name: _____
Title: _____

cc: Issuer
Trustee

SCHEDULE A

FORM OF DISTRICT'S ANNUAL REPORT (Due 3/31)

1. Fund Balances

Combined Trust Estate Assets	**Quarter Ended – 9/30**
Acquisition and Construction Fund	
Revenue Fund	
Reserve Fund	
Prepayment Fund	
Other	
Total Bonds Outstanding	
TOTAL	

2. Assessment Certification and Collection Information

1. For the Current District Fiscal Year – Manner in which Assessments are collected (On Roll vs. Off Roll)

	$ Certified
On Roll	$_____
Off Roll	$_____
TOTAL	$_____

2. Attach to Report the following:

A. On Roll – Copy of certified assessment roll for the District's current Fiscal Year

B. Off Roll – List of folios for all off roll Assessments, together with annual Assessment assigned to each folio

3. For the most recent prior Fiscal Year, provide the levy and collection information

Total Levy	**$ Levied**	**$ Collected**
On Roll	$_____	$_____
Off Roll	$_____	$_____
TOTAL		

4. If available, the amount of delinquencies in the Assessment Area greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than ten percent (10%) of the amount of the Assessments due in any year, a list of delinquent property owners

5. If available, the amount of tax certificates sold for lands within the Assessment Area, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year

6. The amount of principal and interest to be paid on the Bonds in the current Fiscal Year

GRAYROBINSON

Brian J. Fender | Brian.Fender@gray-robinson.com | **D** 813-273-5070
101 East Kennedy Boulevard, Suite 4000, Tampa, Florida 33602 | **T** 813.273.5000 | **F** 813.273.5145

July 16, 2026

VIA E-MAIL

Board of Supervisors of
Parrish Plantation Community Development District
c/o Brian Lamb, as District Manager
Inframark, LLC
2005 Pan Am Circle, Suite #300
Tampa, Florida 33607

Re: Parrish Plantation Community Development District Special Assessment Bonds, Series 2026 (the "Series 2026 Bonds") and subsequent issuances of Special Assessment Bonds (the "Bonds")

Dear Board of Supervisors:

GrayRobinson, P.A. would be pleased to serve as Bond Counsel and Disclosure Counsel to the Parrish Plantation Community Development District (the "District") in connection with the proposed issuance of the Series 2026 Bonds and any subsequent issuances of Special Assessment Bonds by the District.

We would propose to perform all of the services customarily performed by bond counsel and disclosure counsel, including necessary tax analysis in connection with the issuance of the above-referenced Bonds under a trust indenture (which we shall prepare), the filing of necessary forms with the Internal Revenue Service (Form 8038-G), the preparation of all bond resolutions, assisting in the preparation of a preliminary and final limited offering memorandum and a continuing disclosure agreement, the drafting of all closing papers and the delivery of our customary tax-exempt and 10b-5 opinions.

For our services as bond counsel and disclosure counsel, we would propose legal fees of $85,000 in the aggregate for the Series 2026 Bonds. We would propose the same fee with respect to any subsequent issuance(s) of Bonds. We also will seek reimbursement of our reasonable documented expenses, which shall not exceed $500 without your prior written approval. Our legal fees and expenses shall be payable at, and contingent upon, the closing of the Series 2026 Bonds (other than our expenses which are not contingent on the closing of the Series 2026 Bonds) and similarly with respect to the closing on any subsequent Bonds. Our out-of-pocket expenses, for which we will bill the District at the time of delivery of the Series 2026 Bonds or any other Bonds, as applicable, will not include the cost of preparing the final bond transcripts. Such item will be a post-closing matter and will be billed to the District at cost. Our fees assume that the requirements of Circular 230 will not be applicable to the Series 2026 Bonds or the Bonds; but in any event could not exceed the above stated amounts without notice to the Board of Supervisors.

The District has the right to terminate our representation for any reason at any time and assign this agreement to another law firm. We reserve the same right to terminate upon giving reasonable notice. Among the reasons which might lead us to conclude that we should terminate our representation are (1) a failure to be forthright, cooperative or supportive of our effort; (2) the misrepresentation of, or failure or refusal to, disclose material facts to us; (3) the failure or refusal to accept our advice; (4) the discovery of a conflict of interest with another client; or (5) any other reason permitted or

required under the rules of professional conduct governing the legal profession. Upon any termination of our representation, we will submit a statement for services rendered and costs incurred to the date of termination, payable in full upon receipt. This statement will be based on the pro rata amount of work done by us to the point of termination to the total work required to be done to close the issue.

Lastly, it is our understanding the FMSbonds, Inc. will serve as underwriter of the Series 2026 Bonds and any subsequent Bonds. Our firm currently represents FMSbonds, Inc. in other matters. Although this representation does not create a legal conflict, we wanted to bring this representation to your attention in full disclosure.

If these terms are acceptable to you, please indicate by signing below on the extra copy of this letter enclosed and return the same to me. If you have any questions, please feel free to give me a call. We look forward to the opportunity to work with you on this financing.

Sincerely,

/s/ Brian Fender

Brian J. Fender
Attorney At Law

PARRISH PLANTATION COMMUNITY
DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: _____

Flock Safety + FL - Parrish Plantation CDD

_____

Flock Group Inc.
3284 Northside Parkway NW, Suite 150
Atlanta, GA 30327

_____

MAIN CONTACT:
Christian Hillhouse
christian.hillhouse@flocksafety.com
813-694-8869

Created Date: 06/25/2026
Expiration Date: 07/25/2026
Quote Number: Q-212673
PO Number:

flock safety

flock safety

Budgetary Quote

This document is for informational purposes only. Pricing is subject to change.

Bill To:	2005 Pan Am Circle, Suite 300 Tampa, Florida 33607	Ship To:	2005 Pan Am Circle, Suite 300 Tampa, Florida 33607
Billing Company Name:	FL - Parrish Plantation CDD	Subscription Term:	24 Months
Billing Contact Name:	Jayna Cooper	Payment Terms:	Net 15
Billing Email Address:	jayna.cooper@inframark.com	Retention Period:	30 Days
Billing Phone:	(941) 773-6413	Billing Frequency:	Annual Plan - First Year Invoiced at Signing.

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			**$2,500.00**
Flock Safety Platform			
Flock Safety Platform - Community	Included	1	Included
Flock Safety LPR Products			
Flock Safety LPR - Neighborhoods, fka Sparrow	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			
Flock Safety Professional Services			
Professional Services - Standard Implementation Fee	$650.00	1	$650.00

Subtotal Year 1:	$3,150.00
Annual Recurring Subtotal:	$2,500.00
Estimated Tax:	$0.00
Contract Total:	$5,650.00

Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This is not an invoice – this document is a non-binding proposal for informational purposes only. Pricing is subject to change.

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	$3,150.00
Annual Recurring after Year 1	$2,500.00
Contract Total	$5,650.00

*Tax not included

Product and Services Description

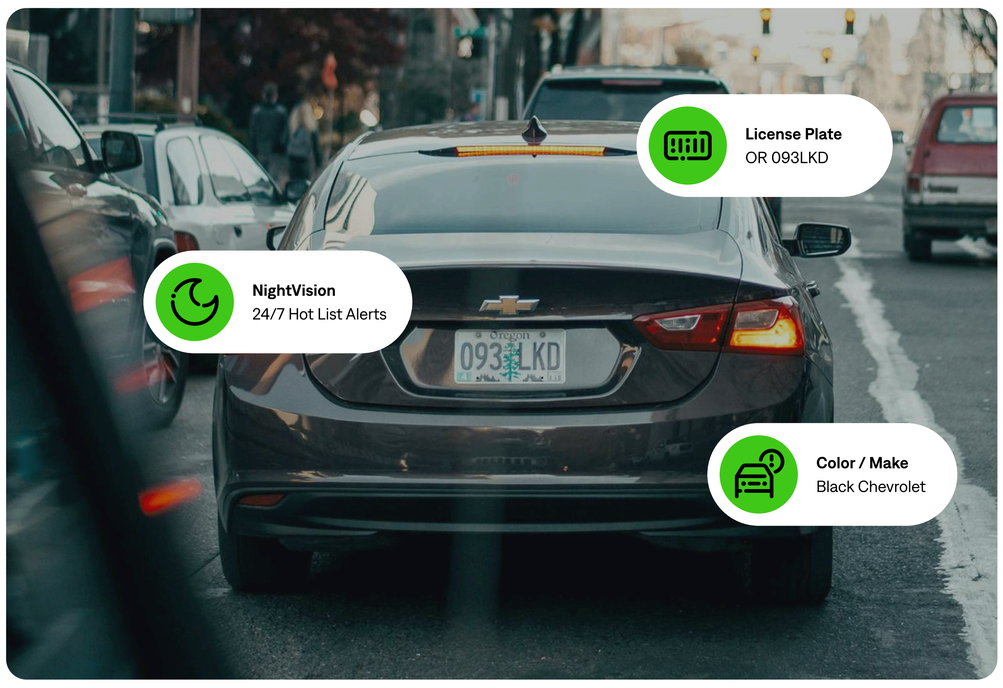
FlockOS Features	Description
Flock Safety Platform - Community	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.
Flock Safety LPR - Neighborhoods, fka Sparrow	Residential grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Professional Services - Standard Implementation Fee	One-time Professional Services engagement. Includes site and safety assessment, camera setup and testing, and shipping and handling in accordance with the Flock Safety Standard Implementation Service Brief.

FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Real-Time NCIC alerts sent to Shared Agencies	Alert sent to any shared community Law Enforcement agency when a vehicle entered into the NCIC crime database passes by a Flock camera
Unlimited Custom Hot Lists	Create a list of vehicles of interest and receive real-time alerts when they’re detected by your Flock LPR cameras.

Flock Safety

Protect Your Neighborhood with Flock Safety LPR Cameras



License plate readers (LPRs) improve resident safety and peace of mind by:

- Generating actionable, investigative leads to help law enforcement solve crimes more quickly
- Helping to intercepting potential threats before they escalate

Why neighborhoods & HOAs choose Flock Safety's solutions



INFRASTRUCTURE FREE

Cameras run on solar power and LTE so they can be placed almost anywhere on your property with no additional utility bills.

24/7 PROTECTION

Flock LPR cameras never sleep — **capturing license plates and vehicle details 24/7** to keep your neighborhood secure.

OPTIONAL PARTNERSHIP WITH LAW ENFORCEMENT

Choose to share your camera' data with law enforcement so they can be notified when known wanted vehicles or known offenders enter your neighborhood.

HASSLE-FREE SUBSCRIPTION SERVICE MODEL

Flock Safety's annual subscription **includes hardware, permitting, installation, maintenance and software training.**



Larry Hubbard
HOA Board Member
Collierville, Tennessee

"Just knowing that we have a way to deter crime, and if crime did happen – we have a way to solve crime. That's the number one thing that I like."

flocksafety.com (866) 901-1781 | support@flocksafety.com

Flock Safety

Join thousands of neighborhoods and HOAs across the U.S. that already trust Flock Safety to **protect their community**



2800+

Crimes Solved Weekly Using Flock Safety

1000+

Missing Persons Have Been Located with Flock Technology

6000+

Communities Use Flock Safety

Flock's LPR cameras proactively help proactively address issues including:

- Vehicle Theft
- Mail & Package Theft
- Illegal Dumping
- Amber Alerts
- Unauthorized Access
- Violent Crimes
- Gate Damage
- Vandalism
- Burglaries

Captain Ryan Smith
St. Johns County Sheriff's Office

"I've been in law enforcement about 20 years. And it is the single greatest law enforcement tool I've ever seen."

flocksafety.com (866) 901-1781 | support@flocksafety.com

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

Blake Murphy	Chair
Allison Martin	Vice-Chair
Brian Lamb	Secretary
Eric Davidson	Treasurer
Mike Lewallen	Assistant Treasurer
John Suskauer	Assistant Secretary
Austin Cooper	Assistant Secretary
Kristee Cole	Assistant Secretary
Angel Montagna	Assistant Secretary

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

Passed and Adopted on July 16, 2026.

Attest:

Parrish Plantation Community Development District

_____
Name: _____
☐Secretary/☐Assistant Secretary

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

MINUTES OF MEETING
PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Parrish Plantation Community Development District was held on Thursday, June 18, 2026, and called to order at 3:26 p.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish, Florida 34219.

Present and constituting a quorum were:

Blake Murphy	Chairperson
Allison Martin	Vice Chairperson
Mike LeWallen	Assistant Secretary

Also, present were:

Jayna Cooper	District Manager	
Rollamay Turkoane	District Manager	*(via phone)*
Kari Allen Webster	District Counsel	*(via phone)*
Chris Fisher	District Engineer	*(via phone)*

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cooper called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

There being none, the next order of business followed.

FORTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of the Regular Meeting Minutes for May 21, 2026
B. Consideration of Operations and Maintenance Expenditures May 2026
C. Review of Financial Statements & Check Registers May 2026
D. Ratification of the Gulf Coast Pressure Washing Solutions Proposal 3439
E. Ratification of the Gulf Coast Pressure Washing Solutions Proposal 3440
F. Ratification of the Clearview Land Change Order No. 1 at Crosswind Ranch
G. Ratification of the Sunrise Landscape Crosswind Pointe Point Twin Leaf Cul De Sac Grading and Sod Proposal 42546
H. Ratification of the Sunrise Landscape Crosswind Pointe Point Bahia Sod Proposal 42542

I. Ratification of the Sunrise Landscape Crosswind Ranch Walter Viburnum Replacement 42543

J. Ratification of the Sunrise Landscape Crosswind Ranch Spence Parrish and SR. 62 Podocarpus Replacement

K. Ratification of the Steadfast Concrete Repair and Construction Debris Clean up

On MOTION by Ms. Martin seconded by Mr. Murphy, with all in favor, Consent Agenda, was approved. 3-0

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

B. District Engineer

C. District Manager

There being no reports, the next item followed.

i. Field Inspections Report

The Field Inspections Report, was presented, a copy of which was included in the agenda package. Mr. Young provided updates, completed/pending items.

SIXTH ORDER OF BUSINESS **Board of Supervisors' Requests and Comments**

There being none the next order of business followed.

SEVENTH ORDER OF BUSINESS **Adjournment**

There being nothing further,

On MOTION by Mr. Murphy seconded by Mr. LeWallen, with all in favor, the meeting was adjourned at 3:30 p.m. 3-0

_____ _____

Assistant Secretary Blake Murphy
Chairperson

PARRISH PLANTATION CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
AQUASENTRY	6/1/2026	H10968	$5,900.00			Pool Maintenance - Crosswinds Ranch 06/26
CYPRESS CREEK AQUATICS INC	6/1/2026	1536	$1,693.00			Aquatic Maintenance 06/26 - Crosswind Point
CYPRESS CREEK AQUATICS INC	6/1/2026	1536	$4,508.00		$6,201.00	Aquatic Maintenance 06/26 - Crosswind Ranch
ENVERA SYSTEMS	6/1/2026	769923	$1,345.75			Crosswind Point Amenity Security & Monitoring Services 07/01/26-07/31/26
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT	6/2/2026	PP0626-01	$4.01			Meeting Rental Space 05/26
HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT	6/2/2026	PP0626-01	$195.99	$200.00	$200.00	Meeting Rental Space 05/26
INFRAMARK LLC	6/3/2026	180987	$220.58			Accounting Services - Crosswind Point 06/26
INFRAMARK LLC	6/3/2026	180987	$529.42			Accounting Services - Crosswind Ranch 06/26
INFRAMARK LLC	6/3/2026	180987	$147.05			Construction Accounting - Crosswind Point 06/26
INFRAMARK LLC	6/3/2026	180987	$352.95			Construction Accounting - Crosswind Ranch 06/26
INFRAMARK LLC	6/3/2026	180987	$110.29			Administration - Crosswind Point 06/26
INFRAMARK LLC	6/3/2026	180987	$264.71			Administration - Crosswind Ranch 06/26
INFRAMARK LLC	6/3/2026	180987	$367.62			Dissemination Services - Crosswind Point 06/26
INFRAMARK LLC	6/3/2026	180987	$882.36			Dissemination Services - Crosswind Ranch 06/26
INFRAMARK LLC	6/3/2026	180987	$14.71			Rental & Leases - Crosswind Point 06/26
INFRAMARK LLC	6/3/2026	180987	$35.29			Rental & Leases - Crosswind Ranch 06/26
INFRAMARK LLC	6/3/2026	180987	$14.71			Technology / Data Storage - Crosswind Point 06/26
INFRAMARK LLC	6/3/2026	180987	$35.29			Technology / Data Storage - Crosswind Ranch 06/26
INFRAMARK LLC	6/3/2026	180987	$58.82			Recording Secretary - Crosswind Point 06/26
INFRAMARK LLC	6/3/2026	180987	$141.18			Recording Secretary - Crosswind Ranch 06/26
INFRAMARK LLC	6/3/2026	180987	$612.85			District Management - Crosswind Point 06/26
INFRAMARK LLC	6/3/2026	180987	$1,470.97			District Management - Crosswind Ranch 06/26
INFRAMARK LLC	6/3/2026	180987	$294.10			Field Management - Crosswind Point 06/26
INFRAMARK LLC	6/3/2026	180987	$705.90			Field Management - Crosswind Ranch 06/26
INFRAMARK LLC	6/3/2026	180987	$122.64			Financial & Revenue Collection - Crosswind Point 06/26
INFRAMARK LLC	6/3/2026	180987	$294.36			Financial & Revenue Collection - Crosswind Ranch 06/26
INFRAMARK LLC	6/3/2026	180987	$29.41			Website Maintenance/Admin - Crosswind Point 06/26

PARRISH PLANTATION CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
INFRAMARK LLC	6/3/2026	180987	$70.59			Website Maintenance/Admin - Crosswind Ranch 06/26
INFRAMARK LLC	6/3/2026	180987	$790.54			Personnel Services - Seasonal Pool Monitoring - Crosswind Point 06/26
INFRAMARK LLC	6/3/2026	180987	$1,897.46			Personnel Services - Seasonal Pool Monitoring - Crosswind Ranch 06/26
INFRAMARK LLC	6/3/2026	180987	$2,083.21			Clubhouse Management - Crosswind Point 06/26
INFRAMARK LLC	6/3/2026	180987	$5,000.12			Clubhouse Management - Crosswind Ranch 06/26
INFRAMARK LLC	6/19/2026	181835	$220.58			Accounting Services - Crosswind Point 05/26
INFRAMARK LLC	6/19/2026	181835	$529.42			Accounting Services - Crosswind Ranch 05/26
INFRAMARK LLC	6/19/2026	181835	$147.05			Construction Accounting - Crosswind Point 05/26
INFRAMARK LLC	6/19/2026	181835	$352.95			Construction Accounting - Crosswind Ranch 05/26
INFRAMARK LLC	6/19/2026	181835	$367.62			Dissemination Services - Crosswind Point 05/26
INFRAMARK LLC	6/19/2026	181835	$882.36			Dissemination Services - Crosswind Ranch 05/26
INFRAMARK LLC	6/19/2026	181835	$14.71			Record Storage Fee - Crosswind Point 05/26
INFRAMARK LLC	6/19/2026	181835	$35.29			Record Storage Fee - Crosswind Ranch 05/26
INFRAMARK LLC	6/19/2026	181835	$14.71			Technology/Data Storage - Crosswind Point 05/26
INFRAMARK LLC	6/19/2026	181835	$35.29			Technology/Data Storage - Crosswind Ranch 05/26
INFRAMARK LLC	6/19/2026	181835	$58.82			Recording Secretary - Crosswind Point 05/26
INFRAMARK LLC	6/19/2026	181835	$141.18			Recording Secretary - Crosswind Ranch 05/26
INFRAMARK LLC	6/19/2026	181835	$612.85			District Management - Crosswind Point 05/26
INFRAMARK LLC	6/19/2026	181835	$1,470.97			District Management - Crosswind Ranch 05/26
INFRAMARK LLC	6/19/2026	181835	$294.10			Field Management - Crosswind Point 05/26
INFRAMARK LLC	6/19/2026	181835	$705.90			Field Management - Crosswind Ranch 05/26
INFRAMARK LLC	6/19/2026	181835	$122.64			Financial & Revenue Collection - Crosswind Point 05/26
INFRAMARK LLC	6/19/2026	181835	$294.36			Financial & Revenue Collection - Crosswind Ranch 05/26
INFRAMARK LLC	6/19/2026	181835	$29.41			Website Maintenance/Admin - Crosswind Point 05/26
INFRAMARK LLC	6/19/2026	181835	$70.59			Website Maintenance/Admin - Crosswind Ranch 05/26
INFRAMARK LLC	6/19/2026	181835	$110.29			Administration - Crosswind Point 05/26
INFRAMARK LLC	6/19/2026	181835	$264.71	$6,775.80	$23,322.93	Administration - Crosswind Ranch 05/26
LAPENSEE PLUMBING, INC.	6/1/2026	110279345	$900.00			Commercial Pool Services 06/26
STRALEY ROBIN VERICKER	6/4/2026	28491	$394.07			District Counsel 05/26

PARRISH PLANTATION CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
STRALEY ROBIN VERICKER	6/4/2026	28491	$945.93	$1,340.00	$1,340.00	District Counsel 05/26
SUNRISE LANDSCAPE	6/1/2026	14 63140	$2,787.07			Fertilization & Herbicide - Crosswind Ranch 06/26
SUNRISE LANDSCAPE	6/1/2026	14 63140	$1,178.84	$3,965.91	$3,965.91	Fertilization & Herbicide - Crosswind Point 06/26
TOTAL COMMUNITY MAINTENANCE LLC	6/2/2026	8936	$1,127.00			Janitorial Services - Crosswind Ranch 06/26
TURNER PEST CONTROL	6/16/2026	622397728	$75.00			Pest Control - Crosswind Point 06/26
TURNER PEST CONTROL	6/16/2026	622397727	$140.00		$215.00	Pest Control - Crosswind Ranch 06/26
WEISER SECURITY SERVICES INC	5/28/2026	1268533	$1,565.20			SECURITY MONITORING 05/15/26-05/21/26 - GUARD REGULAR - GI
WEISER SECURITY SERVICES INC	6/4/2026	1269473	$1,649.36			Security Monitoring 05/22/26-05/28/26
WEISER SECURITY SERVICES INC	6/11/2026	1270489	$1,551.23			Weekly Billing 05/29/2026- 06/04/2026 - Guard Regular - GI
WEISER SECURITY SERVICES INC	6/18/2026	1271254	$1,565.20			Weekly Billing 06/05/2026- 06/11/2026 - Guard Regular - GI
WEISER SECURITY SERVICES INC	6/25/2026	1272480	$1,565.20		$7,896.19	Weekly Billing 06/12/2026- 06/18/2026 - Guard Regular - GI
Monthly Contract Subtotal			**$52,413.78**			
Variable Contract						
CLEARVIEW LAND DESIGN, P.L.	5/31/2026	26-31333	$1,335.00			CW Crosswind Ranch (AKA Cone Ranch) - Engineering Services 05/26
CLEARVIEW LAND DESIGN, P.L.	5/31/2026	26-31332	$1,227.50		$2,562.50	CW Crosswind Ranch (AKA Cone Ranch) - Engineering Services - Landscape Exhibit 05/26
GULF COAST PRESSURE WASHING SOLUTIONS	6/7/2026	INV-001293	$625.00			Pressure Washing - 8825 Aurelia Avenue 06/26
INFRAMARK LLC	6/22/2026	182457	$6.96			Postage - Crosswind Point 05/26
INFRAMARK LLC	6/22/2026	182457	$16.72		$23.68	Postage - Crosswind Ranch 05/26
SUNRISE LANDSCAPE	5/29/2026	14 62971	$13,195.83			Crosswinds Point Spring Plantings 2026 - 05/26
SUNRISE LANDSCAPE	5/29/2026	14 62955	$9,365.30			Crosswinds Point Pool Enhancement 03/31/26
SUNRISE LANDSCAPE	6/2/2026	14 63725	$3,541.67			Sod Install - 13725 Vista Court Lot 165 06/26
SUNRISE LANDSCAPE	6/8/2026	14 64337	$26,044.23			Crosswinds Point Spender Parrish Tree Replacements 06/26
SUNRISE LANDSCAPE	6/8/2026	14 64338	$5,823.33			Winged Elm Replacement Depot Lane 06/26
SUNRISE LANDSCAPE	6/22/2026	14 64760	$386.79			Irrigation Repairs 06/26
SUNRISE LANDSCAPE	6/22/2026	14 64759	$3,695.50			Mailbox Podocarpus Removal - Crosswind Ranch 06/26
SUNRISE LANDSCAPE	6/22/2026	14 64732	$2,571.43		$64,624.08	Tree Removal - Crosswind Point 06/26

PARRISH PLANTATION CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL COMMUNITY MAINTENANCE LLC	6/2/2026	8937	$1,256.00			Janitorial Services - Crosswind Point 06/26
Variable Contract Subtotal			**$69,091.26**			
Utilities						
CHARTER COMMUNICATIONS	5/27/2026	2971246052726-ACH	$200.17			8825 Aurelia Avenue - TV, Internet, Voice - 05/27/2026 -06/26/2026
CHARTER COMMUNICATIONS	6/14/2026	0126684061426-ACH	$276.33		$476.50	12610 Oak Hill Way Internet/Voice Services 06/14/26-07/13/26
FPL	6/15/2026	061526-44549-ACH	$31.68			13224 Oak Hill Way, #Statue 05/14/26-06/15/26
FPL	6/15/2026	061526-34549-ACH	$1,139.43			12618 Oak Hill Way 05/14/26-06/15/26
FPL	6/15/2026	061526-38374-ACH	$37.25			13605 Shadow Creek Trail, #Mail Kiosk 05/14/26-06/15/26
FPL	6/15/2026	061526-19563-ACH	$39.66			8950 Spencer Parrish Road, #Irrigation 05/14/26-06/15/26
FPL	6/15/2026	061526-43094-ACH	$31.52			12766 Oak Hill Way, #Irrigation 05/14/26-06/15/26
FPL	6/16/2026	061626-5472-ACH	$658.36			12610 Oak Hill Way 05/15/26 - 06/16/26
FPL	6/18/2026	061826-2567-ACH	$32.79			8110 Spencer Parrish Rd #Entry 05/19/26-06/18/26
FPL	6/22/2026	062226-36129-ACH	$2,731.74			Street Lights #Parrish 05/21/26-06/22/26
FPL	6/23/2026	062326-46009-ACH	$2,139.48			8825 Aurelia Ave #Amenity 05/14/26-06/15/26
FPL	6/8/2026	060826-64552-ACH	$483.15			8206 Carrhill Pl #Fountain 05/07/26-06/08/26
FPL	6/8/2026	060826-54551-ACH	$505.38			13854 Heartwood Way #Fountain 05/07/26-06/08/26
FPL	6/8/2026	060826-18194-ACH	$33.88			13828 Heartwood Way #Mail Kiosk 05/07/26-06/08/26
FPL	6/8/2026	060826-32561-ACH	$35.30			13305 Heartwood Way #Irr 05/07/26-06/08/26
FPL	6/18/2026	061826-5047-ACH	$235.15			8125 Pioneer Dr # IRR 05/19/26-06/18/26
FPL	6/18/2026	061826-3008-ACH	$3,503.73		$11,638.50	8205 Carrhill Pl # SL LED 05/19/26-06/18/26

PARRISH PLANTATION CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
GIG FIBER, LLC	6/1/2026	7239	$2,670.20			Solar Equipment Lease - Crosswind Ranch Extension 06/26
GIG FIBER, LLC	6/1/2026	7237	$2,204.58			Solar Equipment Lease - Crosswind Ranch 06/26
GIG FIBER, LLC	6/1/2026	7238	$462.15			Solar Equipment Lease - Crosswind Ranch Amenity Center 06/26
GIG FIBER, LLC	6/1/2026	7236	$1,574.70		$6,911.63	Solar Equipment Lease - Crosswind Point 06/26
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-47619-ACH	$12.75			13603 Shadow Creek Trail 04/16/26-05/17/26
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-47623-ACH	$57.21			9056 Solace Drive 04/20/26-05/17/26
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-41692-ACH	$1.22			8956 Eastwyck Drive 04/20/26-05/17/26
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-41697-ACH	$21.86			13730 Vista Oaks Court 04/20/26-05/17/26
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-41698-ACH	$20.02			8935 Eastwyck Drive 04/20/26-05/17/26
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-41699-ACH	$35.81			8914 Eastwyck Drive 04/20/26-05/17/26
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-38084-ACH	$128.83			8510 Spencer Parrish Road 04/20/26-05/17/26
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-63894-ACH	$87.63			13503 Shadow Creek Trail 04/20/26-05/16/26
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-62266-ACH	$1,921.79			8825 Aurelia Avenue 04/20/26-05/18/26
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-14698-ACH	$10.81			12764 Oak Hill Way 04/20/26-05/18/26
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-14779-ACH	$88.97			12663 Oak Hill Way 04/20/26-05/18/26
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-14843-ACH	$79.71			13224 Oak Hill Way 04/17/26-05/14/26
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-14874-ACH	$304.14			12597 Oak Hill Way 04/20/26-05/18/26
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-14923-ACH	$496.28			12610 Oak Hill Way 04/18/26-05/18/26
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-14982-ACH	$7.19			12986 Oak Hill Way 04/20/26-05/18/26
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-28043-ACH	$73.58			8532 Dove Bog Terrace 04/20/26-05/18/26

PARRISH PLANTATION CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
MANATEE COUNTY UTILITIES DEPT	5/27/2026	052726-28047-ACH	$73.58		$3,421.38	13973 Interlude Cove 04/20/26-05/18/26
REVCO SOLUTIONS INC	5/18/2026	22-61163058	$104.45			MCUD Account #100247580 - 13503 Shadow Creek Trail - Water Bill Collections 05/26
Utilities Subtotal			**$22,552.46**			
Regular Services						
GULF COAST PRESSURE WASHING SOLUTIONS	6/7/2026	INV-001294	$525.00			Pressure Washing - 12610 Oak Hill Way 06/26
SUNRISE LANDSCAPE	5/29/2026	14 62973	$448.38			Irrigation Repairs 05/26
SUNRISE LANDSCAPE	5/29/2026	14 62972	$313.60		$761.98	Irrigation Repairs 05/26
US BANK	5/22/2026	8199941	$2,023.39			Trustee Fees S2024 AA3 05/01/2026-04/30/2027
US BANK	5/22/2026	8199941	$2,832.74	$4,856.13		Trustee Fees S2024 AA3 05/01/2026-04/30/2027
US BANK	5/22/2026	8195490	$389.51			TRUSTEE FEE
US BANK	5/22/2026	8195490	$934.92			Trustee Fees S2024 AA4 05/01/26-04/30/27
US BANK	5/22/2026	8195490	$1,854.20	$3,178.63	$8,034.76	Trustee Fees S2024 AA4 05/01/26-04/30/27
WETLAND MANAGEMENT SVCS LLC	6/9/2026	44373	$540.00			Herbicide Maintenance of Wetland Buffers - Crosswind Point (Phase 2) 05/26
WETLAND MANAGEMENT SVCS LLC	6/9/2026	44372	$2,250.00		$2,790.00	Herbicide Maintenance of Wetland Buffers - Crosswind Point (Phase 1) 05/26
Regular Services Subtotal			**$12,111.74**			
Additional Services						
ALVAREZ PLUMBING & AIR CONDITIONING	5/26/2026	84466	$314.00			Service Call - Men's Restroom - Crosswind Ranch 05/26
INFRAMARK LLC	6/22/2026	182457	$68.50			05/04/26 - Brooke Jones - Amazon Purchases
LAPENSEE PLUMBING, INC.	6/18/2026	545097	$185.59			Life Ring Holder - Crosswind Point Pool 06/26
PARRISH PLANTATION CDD	6/3/2026	06032026-0603	$6,940.80			SERIES 2024 FY26 OFF ROLL COLLECTIONS
PARRISH PLANTATION CDD	6/4/2026	06042026-0604	$660.00			SERIES 2024 FY26 OFF ROLL
PARRISH PLANTATION CDD	6/10/2026	061026-0610	$2,400.00			SERIES 2024 FY26 DS
PARRISH PLANTATION CDD	6/11/2026	06112026-0611	$540.00			SERIES 2024 FY26 DS
PARRISH PLANTATION CDD	6/15/2026	06152026-0615	$3,483.46			SERIES 2021 FY26 DS
PARRISH PLANTATION CDD	6/15/2026	06152026-0615	$1,481.56	$4,965.02		SERIES 2022 FY26 DS
PARRISH PLANTATION CDD	6/16/2026	06162026-01	$540.00			SERIES 2024 FY26 DS

PARRISH PLANTATION CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PARRISH PLANTATION CDD	6/17/2026	061726-0617	$1,009.21			SERIES 2021 FY26 TAX ROLL
PARRISH PLANTATION CDD	6/17/2026	061726-0617	$429.23	$1,438.44		SERIES 2022 FY26 TAX ROLL
PARRISH PLANTATION CDD	6/24/2026	06242026-0624	$540.00			SERIES 2024 FY26 DS
PARRISH PLANTATION CDD	6/26/2026	06262026-0626	$2,160.00		$20,184.26	SERIES 2024 FY26 DS
Additional Services Subtotal			**$20,752.35**			
TOTAL			**$176,921.59**			

AquaSentry
Pool & Spa Services

13194 U.S. 301
154
Riverview, FL 33578
(813) 943-2755

Date:	**06/01/2026**
Due:	**07/01/2026**
Invoice #:	**H10968**
Customer:	**Crosswinds Ranch**
Bill To:	**Crosswind RanchCDD** **2005 Pan Am Circle Ste 300** **Tampa, FL 33607**
Ship To:	**2005 Pan Am Circle Ste 300** **Tampa, FL 33607**

Item	Qty	Credit Card	Cash or Check
Commercial Account Cleaning & Maintenance Full Service Weekly - 4x a Week	1	6,106.50	5,900.00
	Total	**$6,106.50**	**$5,900.00**

Cypress Creek Aquatics, Inc.
12231 Main St Unit 1196
San Antonio, FL 33576
352-877-4463

Invoice

Date	Invoice #
6/1/2026	1536

Bill To

Parrish Plantation
Crosswind Point CDD / Crosswind Ranch
2005 Pan Am Circle Suite 300
Tampa, FL 33607

Ship To

P.O. Number	Terms	Project
	Net 30	Aquatic Maintenance

Quantity	Item Code	Description	Price Each	Amount
1	Aquatic Maintenance	June Aquatic Maintenance (Ponds 1-9) Crosswind Point 1. Floating Vegetation Control 2. Filamentous Algae Control 3. Submersed vegetation Control 4. Shoreline grass & brush control 5. Perimeter trash cleanup	1,693.00	1,693.00
	Aquatic Maintenance	Amendment No 1 Crosswind Ranch Additional Ponds 10-17	673.00	673.00
	Aquatic Maintenance	Amendment No 3 (Ponds 18-21) Crosswind Ranch Additional Pond No 3	1,750.00	1,750.00
	Aquatic Maintenance	Amendment No 5 (Ponds 31-35)	565.00	565.00
	Aquatic Maintenance	Aquatic Maintenance April Amendment #6 Ponds 22-25 & 30	1,520.00	1,520.00

Total $6,201.00

Envera

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number	Date
769923	**06/01/2026**
Customer Number	Due Date
400498	**07/01/2026**

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Parrish Plantation CDD (Crosswind Point	400498		06/01/2026	07/01/2026

Quantity	Description	Months	Rate	Amount
2715 - CCTV - Parrish Plantation CDD (Crosswind Point) - Amenity, 12954 Oak Hill Way, Parrish, FL				
1.00	Data Management 07/01/2026 - 07/31/2026	1.00	$231.53	$231.53
1.00	Passive Standard Camera 07/01/2026 - 07/31/2026	1.00	$86.82	$86.82
1.00	Active Video Monitoring 07/01/2026 - 07/31/2026	1.00	$494.01	$494.01
1.00	Service & Maintenance 07/01/2026 - 07/31/2026	1.00	$533.39	$533.39
			Subtotal:	**$1345.75**
	Tax			$0.00
	Payments/Credits Applied			$0.00
			Invoice Balance Due:	**$1345.75**

Date	Invoice #	Description	Amount	Balance Due
6/1/2026	769923	Monitoring Services	$1345.75	**$1345.75**

Envera

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number	Date
769923	**06/01/2026**
Customer Number	Due Date
400498	**07/01/2026**

Net Due: $1,345.75
Amount Enclosed:_____

Parrish Plantation CDD (Crosswind Point)
C/O Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Harrison Ranch

INVOICE

Community Development District
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
Phone 813.533.2950

DATE: June 2, 2026

INVOICE: PP0626-01

Bill To:
Parrish Plantation CDD
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Type	DESCRIPTION	AMOUNT
Rent	Rent - May Meeting	200.00
	TOTAL	**$200.00**

Make all checks payable to Harrison Ranch CDD.
If you have any questions please contact Eric Kanjirathingal at 813-533-2950 or ekanjirathingal@rizzetta.com.

Invoice Payment Terms:
Due Date: **July 2, 2026**

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
180987	6/3/2026
CUSTOMER ID	**NET TERMS**
C2304	Due On Receipt
PO#	**DUE DATE**
	6/3/2026

BILL TO
Parrish Plantation CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Construction Accounting	1	Ea	500.00		500.00
Administration	1	Ea	375.00		375.00
Dissemination Services	3	Ea	416.66		1,249.98
Rental & Leases	1	Ea	50.00		50.00
Technology / Data Storage	1	Ea	50.00		50.00
Recording Secretary	1	Ea	200.00		200.00
District Management	1	Ea	2,083.82		2,083.82
Field Management	1	Ea	1,000.00		1,000.00
Financial & Revenue Collection	1	Ea	417.00		417.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Personnel Services-Seasonal Pool Monitoring	1	Ea	2,688.00		2,688.00
Clubhouse Management	1	Ea	7,083.33		7,083.33
Subtotal					**16,547.13**

Subtotal	$16,547.13
Tax	$0.00
Total Due	$16,547.13

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
181835	6/19/2026
CUSTOMER ID	**NET TERMS**
C2304	Due On Receipt
PO#	**DUE DATE**
	6/19/2026

BILL TO
Parrish Plantation CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Replaces #178476					
Accounting Services	1	Ea	1,250.00		1,250.00
Administration	1	Ea	375.00		375.00
Dissemination Services	3	Ea	416.66		1,249.98
Record Storage Fee	1	Ea	50.00		50.00
Technology / Data Storage	1	Ea	50.00		50.00
Recording Secretary	1	Ea	200.00		200.00
District Management	1	Ea	2,083.82		2,083.82
Field Management	1	Ea	1,000.00		1,000.00
Financial & Revenue Collection	1	Ea	417.00		417.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Subtotal					**6,775.80**

Subtotal	$6,775.80
Tax	$0.00
Total Due	$6,775.80

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

LaPensee Plumbing, Inc.
401 Manatee Ave
Holmes Beach, FL 34217
941-778-5622
CPC1459826

Invoice 110279345
Invoice Date 6/1/2026
Payment Term Net 10
Due Date 6/11/2026

Billing Address
Parrish Plantation CDD Crosswind Point
12610 Oak Hill Way
Parrish, FL 34219 USA

Job Address
Crosswind Point
12610 Oak Hill Way
Parrish, FL 34219 USA

Service #	Description	Quantity	Your Price	Total
CONTRACT-BILLING-C	Commercial Pool Contract Billing	1.00	$900.00	$900.00

Sub-Total	$900.00
Tax	$0.00
Total	$900.00
Payment	$0.00
Balance Due	$900.00

Thank you for choosing LaPensee Plumbing, Pools & Air

This invoice is agreed and acknowledged. Payment is due upon receipt. A service fee will be charged for any returned checks, and a financing charge of 1% per month shall be applied for overdue amounts.

I find and agree that all work performed by LaPensee Plumbing, Inc. has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

Parrish Plantation CDD
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

June 04, 2026
Client: 001538
Matter: 000001
Invoice #: 28491

RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2026	CAW	PREPARE RESOLUTION RE-DESIGNATING A QUALIFIED PUBLIC DEPOSITORY.	0.4	$134.00
5/7/2026	CAW	REVIEW NOTICE OF TERMINATION OF NOTICE OF COMMENCEMENT ON AMENITY TRACT; REVIEW AND SEND DEED FOR AMENITY TRACT; RESEARCH STATUS OF PLATS FOR TRACT TURNOVER.	0.6	$201.00
5/11/2026	CAW	REVIEW CONTRACTOR'S AFFIDAVIT FROM ENVERA RELATING TO AMENITY SITE.	0.2	$67.00
5/14/2026	CAW	EMAIL CORRESPONDENCE REGARDING AMENITY CENTER DEED; REVIEW PROPOSED UTILITY EASEMENT TO THE COUNTY.	0.6	$201.00
5/15/2026	CAW	PHONE AND EMAIL CORRESPONDENCE WITH A. MARTIN REGARDING LANDSCAPE AGREEMENT.	0.6	$201.00
5/19/2026	CAW	EMAIL CORRESPONDENCE WITH T. PENNY REGARDING AMENITY CENTER DEED.	0.2	$67.00
5/20/2026	CAW	REVIEW AGENDA AND PREPARE FOR MAY BOARD MEETING; EMAIL CORRESPONDENCE WITH DISTRICT MANAGER REGARDING MEETING.	0.4	$134.00
5/21/2026	CAW	PREPARE FOR AND ATTEND MAY BOARD MEETING VIA TEAMS.	0.8	$268.00
5/27/2026	CAW	PHONE CALL WITH DISTRICT MANAGER REGARDING GENERAL ELECTION.	0.2	$67.00
		Total Professional Services	4.0	$1,340.00

Total Services	$1,340.00	
Total Disbursements	$0.00	
Total Current Charges		$1,340.00
Previous Balance		$12,949.50
Less Payments		*($12,949.50)*
PAY THIS AMOUNT		**$1,340.00**

Please Include Invoice Number on all Correspondence

SUNRISE LANDSCAPE

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 63140

PO#	Date
	06/01/2026
Sales Rep	**Terms**
Kody Dafoe	Net 30

Bill To
Parrish Plantation CDD 2005 Pan Am Circle #30 Tampa, FL 33607

Property Address
Parrish Plantation CDD 12594 Oak Hill Way Parrish, FL 34219

Item	Qty	Rate	Ext. Price	Amount
#39961 - Fertilization & Herbicide 26" June 2026				**$3,965.91**
Fertilization & Herbicide Crosswind Ranch = $2,787.07				
Fertilization & Herbicide Crosswind Point = $ 1,178.84				

Total	**$3,965.91**
Credits/Payments	($0.00)
Balance Due	**$3,965.91**

Phone: 813-985-9381 / ar@sunriselandscape.com

INVOICE

TOTAL COMMUNITY MAINTENANCE LLC
29642 Birds Eye Dr
Wesley Chapel, FL 33543-9519

samogden@tcmaintenance.org
+1 (813) 466-4210
tcmaintenance.org

Bill to
Parrish Plantation CDD / Crosswind Ranch

Invoice details
Invoice no.: 8936
Terms: Net 15
Invoice date: 06/02/2026
Due date: 06/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Services**	Weekly janitorial services per the approved service agreement.	1	$1,127.00	$1,127.00

Total **$1,127.00**

Note to customer

Thank you for your business.

Service Slip/Invoice

Turner Pest Control
turnerpest.com

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

INVOICE:	622397728
DATE:	06/16/2026
ORDER:	622397728

Bill To: [1057019]
Parrish Plantation CCD
2005 Pan Am Cir
Suite 300
Tampa, FL 33607-2359

Work Location: [1057020] 813-340-9022
Crosswind Pointe
12610 Oak Hill Way
Parrish, FL 34219-5517

Work Date	Time	Target Pest	Technician		Time In
06/16/2026	11:54 AM				11:54 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	06/16/2026			12:12 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	$75.00

SUBTOTAL	$75.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$75.00
AMOUNT DUE	**$75.00**

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

Service Slip/Invoice

Turner Pest Control
turnerpest.com

Turner Pest Control LLC
PO Box 600323
Jacksonville, FL 32260-0323
904-355-5300

INVOICE:	622397727
DATE:	06/16/2026
ORDER:	622397727

Bill To: [1057019]
Parrish Plantation CCD
2005 Pan Am Cir
Suite 300
Tampa, FL 33607-2359

Work Location: [1057019] 813-340-9022
Crosswind Ranch
8825 Aurelia Ave
Parrish, FL 34219

Work Date	Time	Target Pest	Technician		Time In
06/16/2026	11:30 AM				11:30 AM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	06/16/2026			11:50 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	$140.00

SUBTOTAL	$140.00
TAX	$0.00
AMT. PAID	$0.00
TOTAL	$140.00

AMOUNT DUE **$140.00**

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1268533
DATE	05/28/26

CUSTOMER

Parrish Plantation CDD c/o Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

SERVICE LOCATION

Parrish Plantation CDD
12610 Oak Hill Way
Parrish, FL 34219

TERMS:	CUSTOMER NO.	P.O. NO.
Net 30 Days	4171654	

Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 5/15/2026 - 5/21/026				
Guard Regular - G1	56.00	Hours	27.95	1,565.20
Total Hours	56.00			0.00

Questions? Call 504-586-4701. A finance charge of 1 1/2% per month (18%annual)will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

Sub-Total	1,565.20
Sales Tax	
TOTAL	$1,565.20

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

Parrish Plantation CDD c/o Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Customer No.	4171654
Job No.	1080235
Invoice No.	1268533
Invoice Date	05/28/26
Amount Due	$1,565.20
Amount Remitted	

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1269473
DATE	06/04/26

CUSTOMER

Parrish Plantation CDD c/o Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

SERVICE LOCATION

Parrish Plantation CDD
12610 Oak Hill Way
Parrish, FL 34219

TERMS:	CUSTOMER NO.	P.O. NO.
Net 30 Days	4171654	

Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 5/22/2026 - 5/28/2026				
Guard Regular - G1	47.25	Hours	27.95	1,320.64
Guard Holiday Worked - G1	8.00	Hours	41.09	328.72
Total Hours	55.25			0.00

Questions? Call 504-586-4701. A finance charge of 1 1/2% per month (18%annual)will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

Sub-Total	1,649.36
Sales Tax	
TOTAL	$1,649.36

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

Parrish Plantation CDD c/o Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Customer No.	4171654
Job No.	1080235
Invoice No.	1269473
Invoice Date	06/04/26
Amount Due	$1,649.36
Amount Remitted	

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1270489
DATE	06/11/26

CUSTOMER

Parrish Plantation CDD c/o Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

SERVICE LOCATION

Parrish Plantation CDD
12610 Oak Hill Way
Parrish, FL 34219

TERMS:	CUSTOMER NO.	P.O. NO.
Net 30 Days	4171654	

Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 5/29/2026 - 6/4/2026				
Guard Regular - G1	55.50	Hours	27.95	1,551.23
Total Hours	55.50			0.00

Questions? Call 504-586-4701. A finance charge of 1 1/2% per month (18%annual)will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

Sub-Total	1,551.23
Sales Tax	
TOTAL	$1,551.23

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

Parrish Plantation CDD c/o Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Customer No.	4171654
Job No.	1080235
Invoice No.	1270489
Invoice Date	06/11/26
Amount Due	$1,551.23
Amount Remitted	

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1271254
DATE	06/18/26

CUSTOMER

Parrish Plantation CDD c/o Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

SERVICE LOCATION

Parrish Plantation CDD
12610 Oak Hill Way
Parrish, FL 34219

TERMS:	CUSTOMER NO.	P.O. NO.
Net 30 Days	4171654	

Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 6/5/2026 - 6/11/2026				
Guard Regular - G1	56.00	Hours	27.95	1,565.20
Total Hours	56.00			0.00

Questions? Call 504-586-4701. A finance charge of 1 1/2% per month (18%annual)will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

Sub-Total	1,565.20
Sales Tax	
TOTAL	$1,565.20

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

Parrish Plantation CDD c/o Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Customer No.	4171654
Job No.	1080235
Invoice No.	1271254
Invoice Date	06/18/26
Amount Due	$1,565.20
Amount Remitted	

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Clearview LAND DESIGN, P.L.

Clearview Land Design
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609
813-223-3919

Parrish Plantation CDD
Parrish Plantation CDD Accounts Payable

Invoice number 26-31333
Date 05/31/2026

Project **CW CROSSWIND RANCH (AKA CONE RANCH)**

Terms: Net 30

Crosswind CDD Engineer

Crosswind CDD Engineer

CDD-CW-002 Wetland Delineation & SWFWMD Approval

Labor

	Date	Hours	Rate	Billed Amount
Chris M. Fisher				
	05/21/2026	0.75	230.00	172.50
Monthly Call				
	05/29/2026	0.50	230.00	115.00
Review Engineer's Report for AA 5 Costs				
Garrett L. Noble				
	05/11/2026	0.50	215.00	107.50
Lot count coordinations per WestBay request.				
Peyton V. Ryan				
	05/26/2026	2.00	140.00	280.00
Created and organized Parking Petition for Crosswind Point. Requested Cory GIS Exhibit				
	05/27/2026	0.75	140.00	105.00
Created and organized Parking Petition for Crosswind Point.				
	05/29/2026	1.25	140.00	175.00
Correscted and Organized Petition Packet to Allison and Carri as requested				
William C. Swales				
	05/29/2026	2.00	190.00	380.00
Parking Restriction Petition Exhibit				
			Phase subtotal	1,335.00
			Crosswind CDD Engineer subtotal	1,335.00

Invoice total **1,335.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
26-31333	05/31/2026	1,335.00	1,335.00				
	Total	1,335.00	1,335.00	0.00	0.00	0.00	0.00

Clearview LAND DESIGN, P.L.

Clearview Land Design
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609
813-223-3919

Parrish Plantation CDD
Parrish Plantation CDD Accounts Payable

Invoice number 26-31332
Date 05/31/2026

Project **CW CROSSWIND RANCH (AKA CONE RANCH)**

Terms: Net 30

LA Phases 1A,1B, 2, 3, 4 & 5 CDD Landscape Maintenance Exhibit

CDD-CW-004 LA Phases 1A,1B, 2, 3, 4 & 5 CDD Landscape Maintenance Exhibit

LABOR

	Date	Hours	Rate	Billed Amount
Eric S. Reardon				
	04/02/2026	2.00	160.00	320.00
Crosswind Ranch CDD Maintenance Exhibit				
	04/09/2026	5.00	160.00	800.00
Crosswind Ranch CDD Maintenance Exhibit				
Garrett L. Noble				
	04/10/2026	0.50	215.00	107.50
Maintenance exhibit updates.				
			Phase subtotal	1,227.50
			LA Phases 1A,1B, 2, 3, 4 & 5 CDD Landscape Maintenance Exhibit subtotal	1,227.50

Invoice total **1,227.50**

Invoice Summary

Description	Contract Amount	Total Billed	Prior Billed	Current Billed
LA PHASES 1A,1B, 2, 3, 4 & 5 CDD LANDSCAPE MAINTENANCE EXHIBIT				
CDD-CW-004 LA PHASES 1A,1B, 2, 3, 4 & 5 CDD LANDSCAPE MAINTENANCE EXHIBIT	5,000.00	4,727.50	3,500.00	1,227.50
Total	5,000.00	4,727.50	3,500.00	1,227.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
26-31332	05/31/2026	1,227.50	1,227.50				
	Total	1,227.50	1,227.50	0.00	0.00	0.00	0.00

INVOICE

INV-001293

Date Issued:	Jun 07, 2026
Date Due:	Due on Receipt
Type:	Final Payment
Check Payable To:	Gulf Coast Pressure Washing Solutions
Balance Due:	**$625.00**

FROM:
Gulf Coast Pressure Washing Solutions LLC
Email: PressureWashGC@gmail.com
Phone: (941) 209-8871

TO:
Parrish Plantation CDD
Attn: Mia Rodriguez
(Clubhouse Manager)
12610 Oak Hill Way
Parrish, FL, 34219
Phone: (207) 705-8868

JOB LOCATION:
8825 Aurelia Ave
Parrish, FL, 34219

JOB:

#	Services	Qty	Price	Discount	Tax	Total
1	Building Wash	1.00	$625.00	$0.00	No Tax	$625.00
	Pool patio and mail box ceiling floors walls - general cleaning of dirt, grime, organic material					

Subtotal	$625.00
Grand Total ($)	**$625.00**

Accepted payment methods
Credit Card, Check, Cash

Message
Thank you for your business.

Terms
Payment is due upon completion of work.

There will be a $35 return check fee.

We accept all major credit cards which are processed through PayPal

There will be a late fee charge of $25 every 30 days invoice is overdue. After 90 days your invoice will be sent to collections.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
182457	6/22/2026
CUSTOMER ID	**NET TERMS**
C2304	Due On Receipt
PO#	**DUE DATE**
	6/22/2026

BILL TO
Parrish Plantation CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Brooke Jones- 5-4-26 AMAZON MKTPL: $68.50	1	Ea	68.50		68.50
Postage	32	Ea	0.74		23.68
Subtotal					**92.18**

Subtotal	$92.18
Tax	$0.00
Total Due	$92.18

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

SUNRISE LANDSCAPE

Invoice 14 62971

PO#	Date
	05/29/2026
Sales Rep	**Terms**
Kody Dafoe	Net 30

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Bill To
Parrish Plantation CDD 2005 Pan Am Circle #30 Tampa, FL 33607

Property Address
Parrish Plantation CDD 12594 Oak Hill Way Parrish, FL 34219

Item	Qty	Rate	Ext. Price	Amount

#39212 - Crosswinds Point Spring plantings 2026

Installation of Thryallis, Maui Ixora, Dwarf Red Ixora and Pink muhly grass where voids remain from freeze hard cutbacks. Dead plants that did not make it from freeze cutbacks will be removed and replaced.

Shrubs in front of monument and along entrance will be replaced fully, shrubs along the berm will be installed along front and back and a few bare areas will be filled back in it will not be planted back fully to save cost.

Parking lot of Point pool, remove juniper at end caps and install Pink Muhly Grass.

No mulch will be installed.

Irrigation modifications are not included.

Proposal Pricing is valid for 30 days from the proposal date.

EM - Installation - 05/26/2026 $13,195.83

Total	**$13,195.83**
Credits/Payments	($0.00)
Balance Due	**$13,195.83**

SUNRISE LANDSCAPE

Invoice 14 62955

PO#	Date
	05/29/2026
Sales Rep	**Terms**
Kody Dafoe	Net 30

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Bill To
Parrish Plantation CDD 2005 Pan Am Circle #30 Tampa, FL 33607

Property Address
Parrish Plantation CDD 12594 Oak Hill Way Parrish, FL 34219

Item	Qty	Rate	Ext. Price	Amount

#38309 - Crosswinds Point Pool Enhancement 3.31.26

Crosswinds Point Pool area Enhancement.

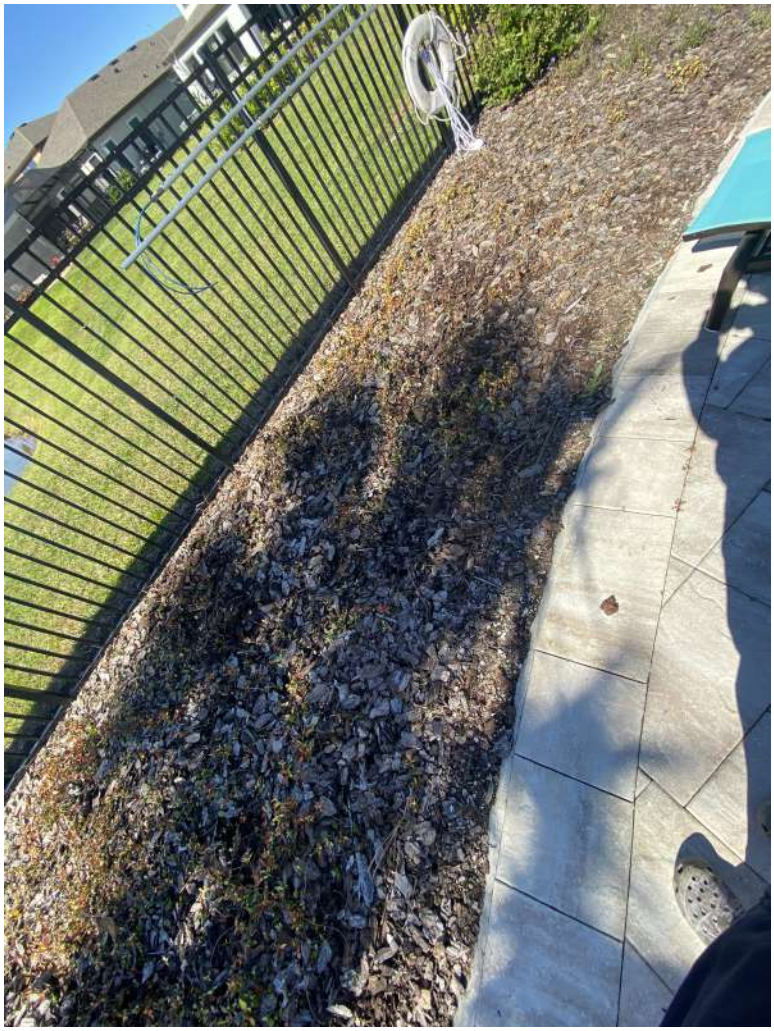
Removal of top layer of mulch, jasmine and blue daze.

Install 2 catch basins with a drain outlet running towards the pond.

Bring in 6 yards of command soil and fill in low lying areas where plants are removed. Command soil will help the soil drain as well as build the low areas up to help avoid pooling water away from drains.

Install Coontie Palms around palm trees, install row of green island Ficus along pavers then fill in voids behind with dwarf pink bougainvillea.

New plants will be mulched.





Irrigation modifications are not included.

Proposal Pricing is valid for 30 days from the proposal date.

EM - Installation - 05/26/2026	$9,365.30

Total	**$9,365.30**
Credits/Payments	($0.00)
Balance Due	**$9,365.30**

Phone: 813-985-9381 / ar@sunriselandscape.com

SUNRISE LANDSCAPE

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 63725

PO#	Date
	06/02/2026
Sales Rep	**Terms**
Kody Dafoe	Net 30

Bill To
Parrish Plantation CDD 2005 Pan Am Circle #30 Tampa, FL 33607

Property Address
Parrish Plantation CDD 12594 Oak Hill Way Parrish, FL 34219

Item	Qty	Rate	Ext. Price	Amount

#41493 - 13725 Vista Court Lot 165 Common area back yard sod

Installation of Bahia sod where there is bare dirt behind home in common area, dirt will be removed so new sod is level with existing grass.

Proposal Pricing is valid for 30 days from the proposal date.

EM - Installation - 06/02/2026 $3,541.67

Total	**$3,541.67**
Credits/Payments	($0.00)
Balance Due	**$3,541.67**

SUNRISE LANDSCAPE

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 64337

PO#	Date
	06/08/2026
Sales Rep	**Terms**
Kody Dafoe	Net 30

Bill To
Parrish Plantation CDD 2005 Pan Am Circle #30 Tampa, FL 33607

Property Address
Parrish Plantation CDD 12594 Oak Hill Way Parrish, FL 34219

Item	Qty	Rate	Ext. Price	Amount

#37467 - Crosswinds Point Spencer Parrish Tree Replacements Larger Trees

EM - Installation - 06/05/2026 $26,044.23

Total	**$26,044.23**
Credits/Payments	($0.00)
Balance Due	**$26,044.23**

SUNRISE LANDSCAPE

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 64338

PO#	Date
	06/08/2026
Sales Rep	**Terms**
Kody Dafoe	Net 30

Bill To
Parrish Plantation CDD 2005 Pan Am Circle #30 Tampa, FL 33607

Property Address
Parrish Plantation CDD 12594 Oak Hill Way Parrish, FL 34219

Item	Qty	Rate	Ext. Price	Amount
#39227 - Winged Elm Replacement Depot Ln				
EM - Installation - 06/05/2026				$5,823.33

Total	**$5,823.33**
Credits/Payments	($0.00)
Balance Due	**$5,823.33**

Phone: 813-985-9381 / ar@sunriselandscape.com

SUNRISE LANDSCAPE

Invoice 14 64760

PO#	Date
	06/22/2026
Sales Rep	**Terms**
Kody Dafoe	Net 30

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Bill To
Parrish Plantation CDD 2005 Pan Am Circle #30 Tampa, FL 33607

Property Address
Parrish Plantation CDD 12594 Oak Hill Way Parrish, FL 34219

Item	Qty	Rate	Ext. Price	Amount
#42450 - repair and modify irrigation for new plants				
Irrigation Repairs - 06/09/2026				$386.79
Labor - 06/05/26	2.00			
Labor - 06/08/26	2.00			
12" Hunter Dripline CV (Material)	80.00			
1/2" Hunter FlexSG Swing Pipe (Material)	80.00			

Total	**$386.79**
Credits/Payments	($0.00)
Balance Due	**$386.79**

Phone: 813-985-9381 / ar@sunriselandscape.com

SUNRISE LANDSCAPE

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 64759

PO#	Date
	06/22/2026
Sales Rep	**Terms**
Kody Dafoe	Net 30

Bill To
Parrish Plantation CDD 2005 Pan Am Circle #30 Tampa, FL 33607

Property Address
Parrish Plantation CDD 12594 Oak Hill Way Parrish, FL 34219

Item	Qty	Rate	Ext. Price	Amount

#41957 - Crosswinds Ranch Mailbox Podocarpus removal 5.29.26

EM - Installation - 06/15/2026 $3,695.50

Total	**$3,695.50**
Credits/Payments	($0.00)
Balance Due	**$3,695.50**

Phone: 813-985-9381 / ar@sunriselandscape.com

SUNRISE LANDSCAPE

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 64732

PO#	Date
	06/22/2026
Sales Rep	**Terms**
Kody Dafoe	Net 30

Bill To
Parrish Plantation CDD 2005 Pan Am Circle #30 Tampa, FL 33607

Property Address
Parrish Plantation CDD 12594 Oak Hill Way Parrish, FL 34219

Item	Qty	Rate	Ext. Price	Amount

#41352 - Parrish Plantation Crosswinds Point tree removal

EM - Installation - 06/08/2026 $2,571.43

Total	**$2,571.43**
Credits/Payments	($0.00)
Balance Due	**$2,571.43**

Phone: 813-985-9381 / ar@sunriselandscape.com

INVOICE

TOTAL COMMUNITY MAINTENANCE LLC
29642 Birds Eye Dr
Wesley Chapel, FL 33543-9519

samogden@tcmaintenance.org
+1 (813) 466-4210
tcmaintenance.org

Parrish Plantation CDD /Crosswind Point

Bill to
Crosswind Point

Ship to
Crosswind Point

Invoice details

Invoice no.: 8937
Terms: Due on receipt
Invoice date: 06/02/2026
Due date: 06/02/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Services**	Janitorial services per service agreement: Pool deck cleaning, restrooms, common area trash pickup and dog stations.	1	$1,256.00	$1,256.00

Total **$1,256.00**

Note to customer

Thank you for your business.

Spectrum BUSINESS

May 27, 2026
Invoice Number: 2971246052726
Account Number: **8337 12 013 2971246**
Security Code: **4605**
Service At: 8825 AURELIA AVE
OFC
PARRISH FL 34219

Auto Pay Notice

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-866-294-9488 now.

Summary

Service from 05/27/26 through 06/26/26 details on following pages

Previous Balance	419.13
Payments Received -Thank You!	-419.13
Remaining Balance	**$0.00**
Spectrum Business™ TV	55.00
Spectrum Business™ Internet	110.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
Taxes, Fees and Charges	10.17
Current Charges	$200.17
YOUR AUTO PAY WILL BE PROCESSED 06/14/26	
Total Due by Auto Pay	**$200.17**

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 27 05282026 NNNNNNN 01 000769 0003

JUN 05 2026

PARISH PLANTION CDD IN CARE INFRAMARK
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

May 27, 2026

PARISH PLANTION CDD IN CARE

Invoice Number: 2971246052726
Account Number: 8337 12 013 2971246
Service At: 8825 AURELIA AVE
OFC
PARRISH FL 34219

Total Due by Auto Pay **$200.17**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

8337120132971246002001 70

PARISH PLANTION CDD IN CARE INFRAMARK

Invoice Number: 2971246052726
Account Number: 8337 12 013 2971246
Security Code: **4605**

Spectrum BUSINESS

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 27 05282026 NNNNNNNN 01 000769 0003

Charge Details

Previous Balance		419.13
One-time EFT Payment	05/05	-419.13
Remaining Balance		**$0.00**

Payments received after 05/27/26 will appear on your next bill.

Service from 05/27/26 through 06/26/26

Spectrum Business™ TV

Spectrum Business TV Stream	45.00
Your promotional price will expire on 02/26/29	
Xumo Stream Box	5.00
Xumo Stream Box Additional	5.00
	$55.00
Spectrum Business™ TV Total	$55.00

Spectrum Business™ Internet

Spectrum Business Internet Gig	180.00
Bundle Discount	-90.00
Your promotional price will expire on 02/26/29	
Invincible WiFi	20.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	$110.00
Spectrum Business™ Internet Total	$110.00

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00
Your promotional price will expire on 02/26/29	

Spectrum Business™ Voice Continued

$20.00

Phone number (941) 304-3024

$0.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$20.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	1.07
Federal Universal Service Fund	1.48
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	6.58
Taxes, Fees and Charges Total	$10.17

Current Charges	**$200.17**
Total Due by Auto Pay	**$200.17**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Continued on the next page...

Spectrum BUSINESS

June 14, 2026
Invoice Number: 0126684061426
Account Number: **8337 12 014 0126684**
Security Code: **3097**
Service At: 12610 OAK HILL WAY
PARRISH FL 34219-5517

Auto Pay Notice

NEWS AND INFORMATION

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

Summary *Service from 06/14/26 through 07/13/26 details on following pages*	
Previous Balance	276.33
Payments Received -Thank You!	-276.33
Remaining Balance	**$0.00**
Spectrum Business™ Internet	210.00
Spectrum Business™ Voice	50.00
Other Charges	5.00
Taxes, Fees and Charges	11.33
Current Charges	$276.33
YOUR AUTO PAY WILL BE PROCESSED 07/01/26	
Total Due by Auto Pay	**$276.33**

Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

Auto Pay - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8633 2390 DY RP 14 06152026 NNNNNNNN 01 000764 0003

JUN 22 2026

PARISH PLANTATION C DD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

June 14, 2026

PARISH PLANTATION C DD

Invoice Number: 0126684061426
Account Number: 8337 12 014 0126684
Service At: 12610 OAK HILL WAY
PARRISH FL 34219-5517

Total Due by Auto Pay **$276.33**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

83371201401266840027633 7

PARISH PLANTATION C DD
Invoice Number: 0126684061426
Account Number: 8337 12 014 0126684
Security Code: **3097**

Spectrum BUSINESS

Contact Us
Visit us at SpectrumBusiness.net
Or, call us at **855-252-0675**

8633 2390 DY RP 14 06152026 NNNNNNNN 01 000764 0003

Charge Details

Previous Balance		276.33
EFT Payment	05/31	-276.33
Remaining Balance		**$0.00**

Payments received after 06/14/26 will appear on your next bill.

Service from 06/14/26 through 07/13/26

Spectrum Business™ Internet

Spectrum Business Internet Ultra	200.00
Advanced WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	$210.00
Spectrum Business™ Internet Total	$210.00

Spectrum Business™ Voice

Phone number (941) 981-9311

Spectrum Business Voice	50.00
	$50.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total $50.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	1.39
State and Local Sales Tax	0.41

Taxes, Fees and Charges Continued

Federal Universal Service Fund	3.71
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	5.34
Taxes, Fees and Charges Total	$11.33

Current Charges	**$276.33**
Total Due by Auto Pay	**$276.33**

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Spectrum Terms and Conditions of Service – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Notice - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Insufficient Funds Payment Policy - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

Continued on the next page...

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 66602-44549
Service Address:
13224 OAK HILL WAY # STATUE
PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

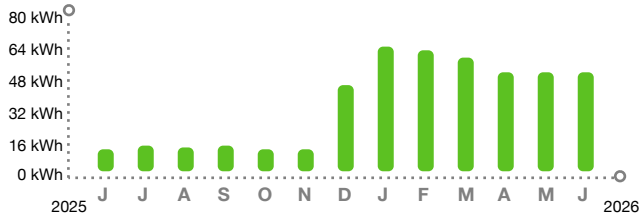
CURRENT BILL

$31.68
TOTAL AMOUNT YOU OWE

Jul 6, 2026
NEW CHARGES DUE BY

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FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	33.36
Payments received	-33.36
Additional Activity	–1.68
Balance before new charges	–1.68
Total new charges	33.36
Total amount you owe	**$31.68**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 03, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after July 05, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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TAMPA FL 33607-6008

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

66602-44549	$31.68	Jul 6, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		33.36
Payment received - Thank you		–33.36
Additional activity		
Deposit Interest		–1.68
Balance before new charges		–$1.68
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$11.46	
Non-fuel: *($0.094600 per kWh)*	$5.11	
Fuel: *($0.032020 per kWh)*	$1.73	
Electric service amount	32.50	
Gross receipts tax (State tax)	0.83	
Taxes and charges	0.83	
Regulatory fee (State fee)	0.03	
Total new charges		$33.36
Total amount you owe		**$31.68**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD9417. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02225		02171		54

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	54	54	12
Service days	32	30	30
kWh/day	2	2	0
Amount	$33.36	$33.36	$26.29

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 86422-34549
Service Address:
12618 OAK HILL WAY
PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

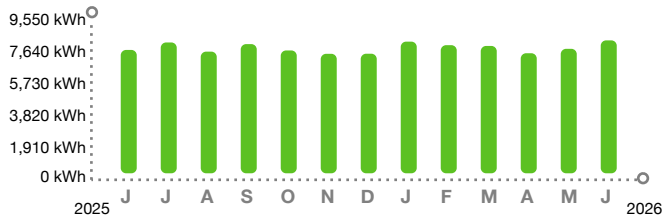
CURRENT BILL

$1,137.78
TOTAL AMOUNT YOU OWE

Jul 6, 2026
NEW CHARGES DUE BY

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FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,067.93
Payments received	-1,067.93
Additional Activity	–1.65
Balance before new charges	–1.65
Total new charges	1,139.43
Total amount you owe	**$1,137.78**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 03, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after July 05, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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86422-34549	$1,137.78	Jul 6, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,067.93
Payment received - Thank you		–1,067.93
Additional activity		
Deposit Interest		–1.65
Balance before new charges		–$1.65
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$818.67	
Fuel: *($0.032020 per kWh)*	$277.10	
Electric service amount	1,109.97	
Gross receipts tax (State tax)	28.49	
Taxes and charges	28.49	
Regulatory fee (State fee)	0.97	
Total new charges		$1,139.43
Total amount you owe		**$1,137.78**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KCD8841. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	64714		56060		8654

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 15, 2026	May 14, 2026	Jun 13, 2025
kWh Used	8654	8104	8032
Service days	32	30	30
kWh/day	270	270	267
Amount	$1,139.43	$1,067.93	$1,029.66

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 42301-38374
Service Address:
13605 SHADOW CREEK TRL #MAIL KIOSK
PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL

$37.25
TOTAL AMOUNT YOU OWE

Jul 6, 2026
NEW CHARGES DUE BY

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KEEP IN MIND

- Payment received after September 03, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after July 05, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	37.01
Payments received	-37.01
Balance before new charges	0.00
Total new charges	37.25
Total amount you owe	**$37.25**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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42301-38374	$37.25	Jul 6, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		37.01
Payment received - Thank you		–37.01
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$4.87	
Non-fuel: *($0.094600 per kWh)*	$12.87	
Fuel: *($0.032020 per kWh)*	$4.35	
Electric service amount	36.29	
Gross receipts tax (State tax)	0.93	
Taxes and charges	0.93	
Regulatory fee (State fee)	0.03	
Total new charges		$37.25
Total amount you owe		**$37.25**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD9796. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00789		00653		136

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jun 15, 2026	May 14, 2026
kWh Used	136	131
Service days	32	30
kWh/day	4	4
Amount	$37.25	$37.01

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 76725-19563
Service Address:
8950 SPENCER PARRISH RD #IRRIGATION
PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL

$39.66
TOTAL AMOUNT YOU OWE

Jul 6, 2026
NEW CHARGES DUE BY

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KEEP IN MIND

- Payment received after September 03, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after July 05, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	40.18
Payments received	-40.18
Balance before new charges	0.00
Total new charges	39.66
Total amount you owe	**$39.66**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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76725-19563	$39.66	Jul 6, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		40.18
Payment received - Thank you		–40.18
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$0.77	
Non-fuel: *($0.094600 per kWh)*	$17.68	
Fuel: *($0.032020 per kWh)*	$5.99	
Electric service amount	38.64	
Gross receipts tax (State tax)	0.99	
Taxes and charges	0.99	
Regulatory fee (State fee)	0.03	
Total new charges		$39.66
Total amount you owe		**$39.66**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD3269. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	01288		01101		187

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jun 15, 2026	May 14, 2026
kWh Used	187	197
Service days	32	30
kWh/day	6	7
Amount	$39.66	$40.18

KEEP IN MIND

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Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 85229-43094
Service Address:
12766 OAK HILL WAY #IRRIGATION
PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL

$31.52
TOTAL AMOUNT YOU OWE

Jul 6, 2026
NEW CHARGES DUE BY

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KEEP IN MIND

- Payment received after September 03, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after July 05, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	31.48
Payments received	-31.48
Balance before new charges	0.00
Total new charges	31.52
Total amount you owe	**$31.52**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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Visit **FPL.com/PayBill** for ways to pay.

85229-43094	$31.52	Jul 6, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		31.48
Payment received - Thank you		–31.48
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$14.59	
Non-fuel: *($0.094600 per kWh)*	$1.43	
Fuel: *($0.032020 per kWh)*	$0.48	
Electric service amount	30.70	
Gross receipts tax (State tax)	0.79	
Taxes and charges	0.79	
Regulatory fee (State fee)	0.03	
Total new charges		$31.52
Total amount you owe		**$31.52**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD3843. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00074		00059		15

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jun 15, 2026	May 14, 2026
kWh Used	15	14
Service days	32	30
kWh/day	0	0
Amount	$31.52	$31.48

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: May 15, 2026 to Jun 16, 2026 (32 days)
Statement Date: Jun 16, 2026
Account Number: 65187-55472
Service Address:
12610 OAK HILL WAY
SARASOTA, FL 34232

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

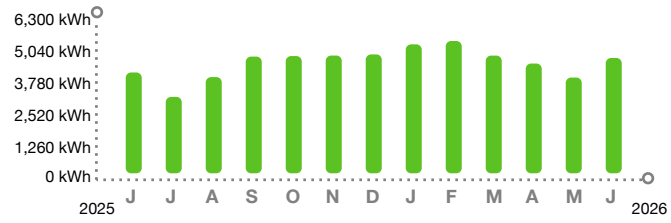
CURRENT BILL

$658.36
TOTAL AMOUNT YOU OWE

Jul 7, 2026
NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have $630.74 withdrawn instead of $658.36.
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	549.07
Payments received	-549.07
Balance before new charges	0.00
Total new charges	658.36
Total amount you owe	**$658.36**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit $630.74 instead of $658.36 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after July 06, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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TAMPA FL 33607-6008

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65187-55472	$658.36	Jul 7, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		549.07
Payment received - Thank you		–549.07
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.094600 per kWh)*	$468.54	
Fuel: *($0.032020 per kWh)*	$158.60	
Electric service amount	641.34	
Gross receipts tax (State tax)	16.46	
Taxes and charges	16.46	
Regulatory fee (State fee)	0.56	
Total new charges		$658.36
Total amount you owe		**$658.36**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD2586. Next meter reading Jul 16, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	06535		01582		4953

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 16, 2026	May 15, 2026	Jun 16, 2025
kWh Used	4953	4112	4330
Service days	32	30	32
kWh/day	155	137	135
Amount	$658.36	$549.07	$561.18

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: May 19, 2026 to Jun 18, 2026 (30 days)
Statement Date: Jun 18, 2026
Account Number: 70760-52567
Service Address:
8110 SPENCER PARRISH RD #ENTRY
PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

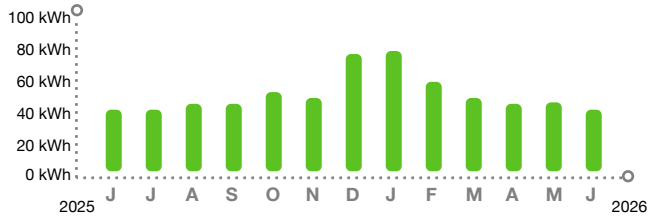
CURRENT BILL

$32.79
TOTAL AMOUNT YOU OWE

Jul 9, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	33.04
Payments received	-33.04
Balance before new charges	0.00
Total new charges	32.79
Total amount you owe	**$32.79**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 09, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after July 08, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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70760-52567	$32.79	Jul 9, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		33.04
Payment received - Thank you		–33.04
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$12.42	
Non-fuel: *($0.094600 per kWh)*	$3.98	
Fuel: *($0.032020 per kWh)*	$1.34	
Electric service amount	31.94	
Gross receipts tax (State tax)	0.82	
Taxes and charges	0.82	
Regulatory fee (State fee)	0.03	
Total new charges		$32.79
Total amount you owe		**$32.79**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD9136. Next meter reading Jul 20, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02127		02085		42

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 18, 2026	May 19, 2026	Jun 18, 2025
kWh Used	42	47	42
Service days	30	32	30
kWh/day	1	1	1
Amount	$32.79	$33.04	$27.84

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: May 21, 2026 to Jun 22, 2026 (32 days)
Statement Date: Jun 22, 2026
Account Number: 67180-36129
Service Address:
STREET LIGHTS # PARRISH
PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL

$2,731.74
TOTAL AMOUNT YOU OWE

Jul 13, 2026
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	2,731.99
Payments received	-2,731.99
Additional Activity	–0.25
Balance before new charges	–0.25
Total new charges	2,731.99
Total amount you owe	**$2,731.74**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 11, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after July 12, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

Customer Service:	(941) 917-0512	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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67180-36129	$2,731.74	Jul 13, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		2,731.99
Payment received - Thank you		–2,731.99
Additional activity		
Deposit Interest		–0.25
Balance before new charges		–$0.25
New Charges		
Rate: SL-1 STREET LIGHTING SERVICE		
Electric service amount **	2,727.64	
Gross receipts tax (State tax)	2.03	
Taxes and charges	2.03	
Regulatory fee (State fee)	2.32	
Total new charges		$2,731.99
Total amount you owe		**$2,731.74**

FPL automatic bill pay - DO NOT PAY

**** Your electric service amount includes the following charges:**

Non-fuel energy charge:	$0.041940 per kWh
Fuel charge:	$0.031560 per kWh

METER SUMMARY

Next bill date Jul 22, 2026.

Usage Type	**Usage**
Total kWh used	975

ENERGY USAGE COMPARISON

	This Month	**Last Month**	**Last Year**
Service to	Jun 22, 2026	May 21, 2026	Jun 21, 2025
kWh Used	975	975	975
Service days	32	30	31
kWh/day	30	33	31
Amount	$2,731.99	$2,731.99	$2,577.99

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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For: 05-21-2026 to 06-22-2026 (32 days)
kWh/Day: 30
Service Address:
STREET LIGHTS # PARRISH
PARRISH, FL 34219

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863250	39	5100	F	57		741	
Energy					0.600000		34.20
Non-energy							
Fixtures					13.500000		769.50
Maintenance					1.650000		94.05
F863251	39	4888	F	18		234	
Energy					0.600000		10.80
Non-energy							
Fixtures					13.500000		243.00
Maintenance					1.650000		29.70
PWSH18B				75			
Non-energy							
Fixtures					19.600000		1,470.00
Additional lighting facility charge							
Non-energy							42.38

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

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For: 05-21-2026 to 06-22-2026 (32 days)
kWh/Day: 30
Service Address:
STREET LIGHTS # PARRISH
PARRISH, FL 34219

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		45.00
					Non-energy sub total		2,648.63
					Sub total	975	2,693.63
					Energy conservation cost recovery		0.49
					Capacity payment recovery charge		0.06
					Environmental cost recovery charge		0.58
					Transition rider credit		–1.01
					Storm protection recovery charge		3.12
					Fuel charge		30.77
					Electric service amount		**2,727.64**
					Gross receipts tax (State tax)		2.03
					Regulatory fee (State fee)		2.32
					Total	**975**	**2,731.99**

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 23, 2026
Account Number: 49292-46009
Service Address:
8825 AURELIA AVE #AMENITY
PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL

$2,139.48
TOTAL AMOUNT YOU OWE

Jul 14, 2026
NEW CHARGES DUE BY

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BILL SUMMARY

Amount of your last bill	2,040.05
Payments received	-2,040.05
Balance before new charges	0.00
Total new charges	2,139.48
Total amount you owe	**$2,139.48**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 14, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after July 13, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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49292-46009	$2,139.48	Jul 14, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		2,040.05
Payment received - Thank you		–2,040.05
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:		$14.20
Non-fuel:	*($0.094600 per kWh)*	$1,546.52
Fuel:	*($0.032020 per kWh)*	$523.46
Electric service amount		2,084.18
Gross receipts tax (State tax)		53.49
Taxes and charges		53.49
Regulatory fee (State fee)		1.81
Total new charges		$2,139.48
Total amount you owe		**$2,139.48**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD3370. Next meter reading Jul 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	73762		57414		16348

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jun 15, 2026	May 14, 2026
kWh Used	16348	15583
Service days	32	30
kWh/day	511	519
Amount	$2,139.48	$2,040.05

KEEP IN MIND

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Electric Bill Statement
For: May 7, 2026 to Jun 8, 2026 (32 days)
Statement Date: Jun 8, 2026
Account Number: 14765-64552
Service Address:
8206 CARRHILL PL #FOUNTAIN
PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL

$483.15
TOTAL AMOUNT YOU OWE

Jun 29, 2026
NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have $460.62 withdrawn instead of $483.15.
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	454.30
Payments received	-454.30
Balance before new charges	0.00
Total new charges	483.15
Total amount you owe	**$483.15**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit $460.62 instead of $483.15 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after August 28, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 28, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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14765-64552	$483.15	Jun 29, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		454.30
Payment received - Thank you		–454.30
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:		$14.20
Non-fuel:	*($0.094600 per kWh)*	$341.03
Fuel:	*($0.032020 per kWh)*	$115.43
Electric service amount		470.66
Gross receipts tax (State tax)		12.08
Taxes and charges		12.08
Regulatory fee (State fee)		0.41
Total new charges		$483.15
Total amount you owe		**$483.15**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD2387. Next meter reading Jul 8, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	53828		50223		3605

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 8, 2026	May 7, 2026	Jun 6, 2025
kWh Used	3605	3383	2620
Service days	32	30	30
kWh/day	113	113	87
Amount	$483.15	$454.30	$344.78

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Electric Bill Statement
For: May 7, 2026 to Jun 8, 2026 (32 days)
Statement Date: Jun 8, 2026
Account Number: 16379-54551
Service Address:
13854 HEARTWOOD WAY #FOUNTAIN
PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL

$505.38
TOTAL AMOUNT YOU OWE

Jun 29, 2026
NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have $474.97 withdrawn instead of $505.38.
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	473.15
Payments received	-473.15
Balance before new charges	0.00
Total new charges	505.38
Total amount you owe	**$505.38**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit $474.97 instead of $505.38 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after August 28, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 28, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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16379-54551	$505.38	Jun 29, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		473.15
Payment received - Thank you		–473.15
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:		$14.20
Non-fuel:	*($0.094600 per kWh)*	$357.21
Fuel:	*($0.032020 per kWh)*	$120.91
Electric service amount		492.32
Gross receipts tax (State tax)		12.63
Taxes and charges		12.63
Regulatory fee (State fee)		0.43
Total new charges		$505.38
Total amount you owe		**$505.38**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD2384. Next meter reading Jul 8, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	58371		54595		3776

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 8, 2026	May 7, 2026	Jun 6, 2025
kWh Used	3776	3528	3534
Service days	32	30	30
kWh/day	118	118	118
Amount	$505.38	$473.15	$460.44

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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Electric Bill Statement
For: May 7, 2026 to Jun 8, 2026 (32 days)
Statement Date: Jun 8, 2026
Account Number: 86390-18194
Service Address:
13828 HEARTWOOD WAY #MAIL KIOSK
PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

CURRENT BILL

$33.88
TOTAL AMOUNT YOU OWE

Jun 29, 2026
NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	33.74
Payments received	-33.74
Balance before new charges	0.00
Total new charges	33.88
Total amount you owe	**$33.88**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after August 28, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after June 28, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes the following donation:
FPL Care To Share: _____

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TAMPA FL 33607-6008

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MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

86390-18194	$33.88	Jun 29, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		33.74
Payment received - Thank you		–33.74
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$10.57	
Non-fuel: *($0.094600 per kWh)*	$6.15	
Fuel: *($0.032020 per kWh)*	$2.08	
Electric service amount	33.00	
Gross receipts tax (State tax)	0.85	
Taxes and charges	0.85	
Regulatory fee (State fee)	0.03	
Total new charges		$33.88
Total amount you owe		**$33.88**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD5182. Next meter reading Jul 8, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	03046		02981		65

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 8, 2026	May 7, 2026	Jun 6, 2025
kWh Used	65	62	146
Service days	32	30	30
kWh/day	2	2	5
Amount	$33.88	$33.74	$33.23

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Electric Bill Statement
For: May 7, 2026 to Jun 8, 2026 (32 days)
Statement Date: Jun 8, 2026
Account Number: 57159-32561
Service Address:
13305 HEARTWOOD WAY #IRR
PARRISH, FL 34219

PARRISH PLANTATION CDD,
Here's what you owe for this billing period.

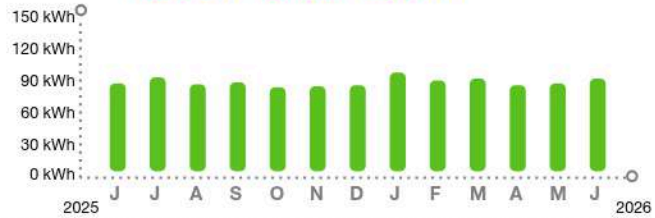
CURRENT BILL

$35.30
TOTAL AMOUNT YOU OWE

Jun 29, 2026
NEW CHARGES DUE BY

Receive predictable bills all year long with FPL Budget Billing®.
FPL.com/BusBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	35.07
Payments received	-35.07
Balance before new charges	0.00
Total new charges	35.30
Total amount you owe	**$35.30**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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Visit **FPL.com/PayBill** for ways to pay.

57159-32561	$35.30	Jun 29, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		35.07
Payment received - Thank you		–35.07
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Minimum base bill charge:	$8.16	
Non-fuel: *($0.094600 per kWh)*	$8.99	
Fuel: *($0.032020 per kWh)*	$3.04	
Electric service amount	34.39	
Gross receipts tax (State tax)	0.88	
Taxes and charges	0.88	
Regulatory fee (State fee)	0.03	
Total new charges		$35.30
Total amount you owe		**$35.30**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD9135. Next meter reading Jul 8, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02528		02433		95

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 8, 2026	May 7, 2026	Jun 6, 2025
kWh Used	95	90	90
Service days	32	30	30
kWh/day	3	3	3
Amount	$35.30	$35.07	$30.33

KEEP IN MIND

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INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To:

Angie Grunwald. Parrish Plantation CDD
infframarkcms@payableslockbox.com
(813) 873-7300
2005 Pan Am Circle
Ste 300
Tampa, FL 33607

Invoice #	7239
Date	Jun 1, 2026
Terms	Net 30
Due Date	Jul 1, 2026
Amount Due:	$2,670.20

Item	Quantity	Price	Amount
Solar Equipment Lease Income Parrish Plantation CDD - Crosswind Ranch, Parrish Extension_June 2026	26	$102.70	$2,670.20

Subtotal	$2,670.20
Total	$2,670.20
Payments:	$0.00

Amount Due: $2,670.20

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

INVOICE

2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: Angie Grunwald. Parrish Plantation CDD
infframarkcms@payableslockbox.com
(813) 873-7300
2005 Pan Am Circle
Ste 300
Tampa, FL 33607

Invoice #	7237
Date	Jun 1, 2026
Terms	Net 30
Due Date	Jul 1, 2026
Amount Due:	$2,204.58

Item	Quantity	Price	Amount
Solar Equipment Lease Income Parrish Plantation CDD - Crosswind Ranch_June 2026	21	$104.98	$2,204.58

Subtotal	$2,204.58
Total	$2,204.58
Payments:	$0.00

Amount Due: $2,204.58

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
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2502 N Rocky Point Dr
Ste 1000
Tampa, FL 33607
(813) 800-5323

Gig Fiber, LLC

Bill To: Angie Grunwald. Parrish Plantation CDD
infframarkcms@payableslockbox.com
(813) 873-7300
2005 Pan Am Circle
Ste 300
Tampa, FL 33607

Invoice #	7238
Date	Jun 1, 2026
Terms	Net 30
Due Date	Jul 1, 2026
Amount Due:	$462.15

Item	Quantity	Price	Amount
Solar Equipment Lease Income Parrish Plantation CDD - Crosswind Ranch Amenity Center_June 2026	9	$51.35	$462.15

Subtotal	$462.15
Total	$462.15
Payments:	$0.00

Amount Due: $462.15

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Gig Fiber, LLC

Bill To:

Angie Grunwald. Parrish Plantation CDD
infframarkcms@payableslockbox.com
(813) 873-7300
2005 Pan Am Circle
Ste 300
Tampa, FL 33607

Invoice #	7236
Date	Jun 1, 2026
Terms	Net 30
Due Date	Jul 1, 2026
Amount Due:	$1,574.70

Item	Quantity	Price	Amount
Solar Equipment Lease Income Parrish Plantation CDD - Crosswind Point_June 2026	15	$104.98	$1,574.70

Subtotal	$1,574.70
Total	$1,574.70
Payments:	$0.00

Amount Due: $1,574.70

Use this link to pay online: https://app02.us.bill.com/p/streetleaf

Notes
Make Payable to Gig Fiber LLC

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
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BRADENTON, FL 34206-5010

Visit: mymanatee.org/utilities
Call: (941) 792-8811

PARRISH PLANTATION COMMUNITY
13603 SHADOW CREEK TRL

Amount Due	$12.75
Please Pay By	17-Jun-2026
Account Number	100247619

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	**$210.84**
Payments Received	**-$210.84**
Balance Forward	**$0.00**
Contract Charges	**$12.75**
Total Amount Due	**$12.75**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61426050

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/16	3052	05/17	3161	10.9 kgal

Charge Details — Service Period 04/16 - 05/17 (32 Days)

Individual Residential Commercial Reclaim (Meter # 61426050) (04/16 - 05/17)

Individual Residential Commercial Reclaim Usage	10.9 kgal x $1.17	$12.75
Total New Charges		**$12.75**
Total Amount Due		**$12.75**

Important Information

- The 2025 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2025, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.
- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption

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MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	13603 SHADOW CREEK TRL
ACCOUNT NUMBER	100247619
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$12.75

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

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MT80528A
2000000752 7/20

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BRADENTON, FL 34206-5010

Visit: mymanatee.org/utilities
Call: (941) 792-8811

PARRISH PLANTATION COMMUNITY
9056 SOLACE DR

Amount Due	$57.21
Please Pay By	17-Jun-2026
Account Number	100247623

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	**$165.91**
Payments Received	**-$165.91**
Balance Forward	**$0.00**
Contract Charges	**$57.21**
Total Amount Due	**$57.21**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61426054

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	1418	05/17	1907	48.9 kgal

Charge Details — Service Period 04/20 - 05/17 (28 Days)

Individual Residential Commercial Reclaim (Meter # 61426054) (04/20 - 05/17)

Individual Residential Commercial Reclaim Usage	48.9 kgal x $1.17	$57.21
Total New Charges		**$57.21**
Total Amount Due		**$57.21**

Important Information

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SERVICE ADDRESS	9056 SOLACE DR
ACCOUNT NUMBER	100247623
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$57.21

☐ CHANGE OF MAILING ADDRESS
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AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

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2000000754 7/22

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BRADENTON, FL 34206-5010

Visit: mymanatee.org/utilities
Call: (941) 792-8811

PARRISH PLANTATION COMMUNITY
8956 EASTWYCK DR

Amount Due	$1.22
Please Pay By	17-Jun-2026
Account Number	100241692

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	**$114.82**
Payments Received	**-$114.82**
Balance Forward	**$0.00**
Contract Charges	**$1.22**
Total Amount Due	**$1.22**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61403497

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	15865	05/17	15891	2.6 kgal

Charge Details — Service Period 04/20 - 05/17 (28 Days)

Common Area Reclaim (Meter # 61403497) (04/20 - 05/17)

Reclaim Usage	2.6 kgal x $0.47	$1.22
Total New Charges		**$1.22**
Total Amount Due		**$1.22**

Important Information

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Manatee County FLORIDA

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	8956 EASTWYCK DR
ACCOUNT NUMBER	100241692
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$1.22

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

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MT80528A
2000000756 7/24

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Visit: mymanatee.org/utilities
Call: (941) 792-8811

PARRISH PLANTATION COMMUNITY
13730 VISTA OAKS CT

Amount Due	$21.86
Please Pay By	17-Jun-2026
Account Number	100241697

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	**$32.05**
Payments Received	**-$32.05**
Balance Forward	**$0.00**
Contract Charges	**$21.86**
Total Amount Due	**$21.86**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61403496

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	8507	05/17	8972	46.5 kgal

Charge Details — Service Period 04/20 - 05/17 (28 Days)

Common Area Reclaim (Meter # 61403496) (04/20 - 05/17)

Reclaim Usage	46.5 kgal x $0.47	$21.86
Total New Charges		**$21.86**
Total Amount Due		**$21.86**

Important Information

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MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	13730 VISTA OAKS CT
ACCOUNT NUMBER	100241697
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$21.86

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

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2000000758 7/26

PARRISH PLANTATION COMMUNITY DEVELOPMENT
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PARRISH PLANTATION COMMUNITY
8935 EASTWYCK DR

Amount Due	$20.02
Please Pay By	17-Jun-2026
Account Number	100241698

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	**$26.84**
Payments Received	**-$26.84**
Balance Forward	**$0.00**
Contract Charges	**$20.02**
Total Amount Due	**$20.02**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61371705

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	7151	05/17	7577	42.6 kgal

Charge Details — Service Period 04/20 - 05/17 (28 Days)

Common Area Reclaim (Meter # 61371705) (04/20 - 05/17)

Reclaim Usage	42.6 kgal x $0.47	$20.02
Total New Charges		**$20.02**
Total Amount Due		**$20.02**

Important Information

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Manatee County FLORIDA

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	8935 EASTWYCK DR
ACCOUNT NUMBER	100241698
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$20.02

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

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MT80528A
2000000760 7/28

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DISTRICT
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MANATEE COUNTY UTILITIES DEPARTMENT
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BRADENTON, FL 34206-5010

Visit: mymanatee.org/utilities
Call: (941) 792-8811

PARRISH PLANTATION COMMUNITY
8914 EASTWYCK DR

Amount Due	$35.81
Please Pay By	17-Jun-2026
Account Number	100241699

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	$1.65
Payments Received	-$1.65
Balance Forward	$0.00
Contract Charges	$35.81
Total Amount Due	$35.81

Charge Details — Service Period 04/20 - 05/17 (28 Days)

Common Area Reclaim (Meter # 61371704) (04/20 - 05/17)

Reclaim Usage	76.2 kgal x $0.47	$35.81
Total New Charges		$35.81
Total Amount Due		$35.81

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61371704

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	9193	05/17	9955	76.2 kgal

Important Information

- The 2025 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2025, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.
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Manatee County FLORIDA

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	8914 EASTWYCK DR
ACCOUNT NUMBER	100241699
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$35.81

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

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MT80528A
2000000762 7/30

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100241699Z0000003581000000

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Visit: mymanatee.org/utilities
Call: (941) 792-8811

PARRISH PLANTATION COMMUNITY
8510 SPENCER PARRISH RD

Amount Due	$128.83
Please Pay By	17-Jun-2026
Account Number	100238084

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	**$275.14**
Payments Received	**-$275.14**
Balance Forward	**$0.00**
Contract Charges	**$128.83**
Total Amount Due	**$128.83**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61371708

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	91632	05/17	94373	274.1 kgal

Charge Details — Service Period 04/20 - 05/17 (28 Days)

Common Area Reclaim (Meter # 61371708) (04/20 - 05/17)

Reclaim Usage	274.1 kgal x $0.47	$128.83
Total New Charges		**$128.83**
Total Amount Due		**$128.83**

Important Information

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SERVICE ADDRESS	8510 SPENCER PARRISH RD
ACCOUNT NUMBER	100238084
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$128.83

☐ CHANGE OF MAILING ADDRESS
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AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

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PARRISH PLANTATION COMMUNITY
13503 SHADOW CREEK TRL

Amount Due	$87.63
Please Pay By	17-Jun-2026
Account Number	100263894

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	**$147.54**
Payments Received	**-$147.54**
Balance Forward	**$0.00**
Contract Charges	**$87.63**
Total Amount Due	**$87.63**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61426047

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	28376	05/16	29125	74.9 kgal

Charge Details — Service Period 04/20 - 05/16 (27 Days)

Individual Residential Commercial Reclaim (Meter # 61426047) (04/20 - 05/16)

Individual Residential Commercial Reclaim Usage	74.9 kgal x $1.17	$87.63
Total New Charges		**$87.63**
Total Amount Due		**$87.63**

Important Information

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MANATEE COUNTY UTILITIES DEPARTMENT
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SERVICE ADDRESS	13503 SHADOW CREEK TRL
ACCOUNT NUMBER	100263894
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$87.63

☐ CHANGE OF MAILING ADDRESS
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AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

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PARRISH PLANTATION COMMUNITY
8825 AURELIA AVE

Amount Due	$1,921.79
Please Pay By	17-Jun-2026
Account Number	100262266

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	**$3,593.83**
Payments Received	**-$3,593.83**
Balance Forward	**$0.00**
Contract Charges	**$1,921.79**
Total Amount Due	**$1,921.79**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61435362

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	178	05/16	188	1 kgal

Meter Number 19040085

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	2624	05/18	3411	78.7 kgal

Meter Number 61433381

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	2671	05/14	3277	60.6 kgal

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Charge Details — Service Period 04/20 - 05/18 (29 Days)

Master Metered Water Commercial (Meter # 61435362) (04/20 - 05/16)		
Water Base Rate	0.9 month(s) x $73.58	$66.22
Master Meter Water Commercial	1 kgal x $2.97	$2.97
Commercial Water Service (Meter # 19040085) (04/20 - 05/18)		
Water Base Rate	1 month(s) x $25.48	$25.48
Commercial Water Usage	78.7 kgal x $2.97	$233.74
Common Area Reclaim (Meter # 61433381) (04/20 - 05/14)		
Reclaim Usage	60.6 kgal x $0.47	$28.48
Unmetered Fireline Service (04/20 - 05/17)		
Unmetered Fireline Base Rate	1 month(s) x $43.30	$43.30
Master Metered Sewer Commercial (04/20 - 05/16)		
Sewer Base Rate	0.9 month(s) x $208.02	$187.22
Master Metered Sewer Commercial	1 kgal x $6.59	$6.59
Sewer Commercial Service (04/20 - 05/18)		
Sewer Base Rate	1 month(s) x $67.78	$67.78
Sewer Service	78.7 kgal x $6.59	$518.63
Gate Service (04/20 - 05/17)		
Gate Service	1 month(s) x $45.00	$45.00
Commercial Rented Bins Service (04/20 - 05/17)		
4 Yard Rented Bin	1 month(s) x $325.69	$325.69
Commercial Rented Bins Service (04/20 - 05/17)		
4 Yard Rented Bin	1 month(s) x $325.69	$325.69
Gate Service (04/20 - 05/17)		

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SERVICE ADDRESS	8825 AURELIA AVE
ACCOUNT NUMBER	100262266
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$1,921.79

☐ CHANGE OF MAILING ADDRESS
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AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

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MT80528A
2000000768 7/36

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PARRISH PLANTATION COMMUNITY
12764 OAK HILL WAY

Amount Due	$10.81
Please Pay By	17-Jun-2026
Account Number	100014698

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	$16.64
Payments Received	-$16.64
Balance Forward	$0.00
Contract Charges	$10.81
Total Amount Due	$10.81

Usage Profile (Consumption x 1000 = GAL)

Meter Number 19019296

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	97	05/18	327	23 kgal

Charge Details — Service Period 04/20 - 05/18 (29 Days)

Common Area Reclaim (Meter # 19019296) (04/20 - 05/18)

Reclaim Usage	23 kgal x $0.47	$10.81
Total New Charges		$10.81
Total Amount Due		$10.81

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Important Information

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MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
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SERVICE ADDRESS	12764 OAK HILL WAY
ACCOUNT NUMBER	100014698
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$10.81

☐ CHANGE OF MAILING ADDRESS
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AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

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PARRISH PLANTATION COMMUNITY
12663 OAK HILL WAY

Amount Due	$88.97
Please Pay By	17-Jun-2026
Account Number	100014779

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	**$87.61**
Payments Received	**-$87.61**
Balance Forward	**$0.00**
Contract Charges	**$88.97**
Total Amount Due	**$88.97**

Charge Details — Service Period 04/20 - 05/18 (29 Days)

Common Area Reclaim (Meter # 19019297) (04/20 - 05/18)

Reclaim Usage	189.3 kgal x $0.47	$88.97
Total New Charges		**$88.97**
Total Amount Due		**$88.97**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 19019297

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	846	05/18	2739	189.3 kgal

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Manatee County FLORIDA

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
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SERVICE ADDRESS	12663 OAK HILL WAY
ACCOUNT NUMBER	100014779
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$88.97

☐ CHANGE OF MAILING ADDRESS
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AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

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MT80528A
2000000736 7/4

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PARRISH PLANTATION COMMUNITY
13224 OAK HILL WAY

Amount Due	$212.49
Please Pay By	17-Jun-2026
Account Number	100014843

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	$132.78
Payments Received	$0.00
Balance Forward	$132.78
Contract Charges	$79.71
Total Amount Due	$212.49

Usage Profile (Consumption x 1000 = GAL)

Meter Number 53564142

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/17	1506 *	05/14	1506 *	0 kgal

Meter Number 61265408

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	93266	05/14	94962 *	169.6 kgal

* Indicates an estimated read

Charge Details — Service Period 04/17 - 05/14 (28 Days)

Common Area Reclaim (Meter # 53564142) (04/17 - 05/14)		
Reclaim Usage	0 kgal x $0.47	$0.00
Common Area Reclaim (Meter # 61265408) (04/20 - 05/14)		
Reclaim Usage	169.6 kgal x $0.47	$79.71
Total New Charges		**$79.71**
Balance Forward		$132.78
Total Amount Due		**$212.49**

Important Information

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Manatee County FLORIDA

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P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	13224 OAK HILL WAY
ACCOUNT NUMBER	100014843
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$212.49

☐ CHANGE OF MAILING ADDRESS
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AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

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PARRISH PLANTATION COMMUNITY
12597 OAK HILL WAY

Amount Due	$304.14
Please Pay By	17-Jun-2026
Account Number	100014874

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	**$298.07**
Payments Received	**-$298.07**
Balance Forward	**$0.00**
Contract Charges	**$304.14**
Total Amount Due	**$304.14**

Charge Details — Service Period 04/20 - 05/18 (29 Days)

Master Meter Residential Commercial Reclaim Service (Meter # 70393290) (04/20 - 05/18)

Reclaim Usage	647.1 kgal x $0.47	$304.14
Total New Charges		**$304.14**
Total Amount Due		$304.14

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70393290

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	156539	05/18	163010	647.1 kgal

Important Information

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SERVICE ADDRESS	12597 OAK HILL WAY
ACCOUNT NUMBER	100014874
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$304.14

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

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PARRISH PLANTATION COMMUNITY
12610 OAK HILL WAY

Amount Due	$496.28
Please Pay By	17-Jun-2026
Account Number	100014923

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	**$445.18**
Payments Received	**-$445.18**
Balance Forward	**$0.00**
Contract Charges	**$496.28**
Total Amount Due	**$496.28**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 12764656

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	2860	05/17	2979	11.9 kgal

Meter Number 12853604

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	1	05/18	7	0.6 kgal

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Charge Details — Service Period 04/18 - 05/18 (31 Days)

Commercial Water Service (Meter # 12764656) (04/20 - 05/17)		
Water Base Rate	1 month(s) x $25.48	$25.48
Commercial Water Usage	11.9 kgal x $2.97	$35.34
Commercial Water Service (Meter # 12853604) (04/20 - 05/18)		
Water Base Rate	1 month(s) x $16.73	$16.73
Commercial Water Usage	0.6 kgal x $2.97	$1.78
Sewer Commercial Service (04/20 - 05/18)		
Sewer Base Rate	1 month(s) x $42.31	$42.31
Sewer Service	0.6 kgal x $6.59	$3.95
Commercial Rented Bins Service (04/18 - 05/17)		
4 Yard Rented Bin	1 month(s) x $325.69	$325.69
Gate Service (04/18 - 05/17)		
Gate Service	1 month(s) x $45.00	$45.00
Total New Charges		**$496.28**
Total Amount Due		$496.28

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SERVICE ADDRESS	12610 OAK HILL WAY
ACCOUNT NUMBER	100014923
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$496.28

☐ CHANGE OF MAILING ADDRESS
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AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

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P. O. BOX 25010
BRADENTON, FL 34206-5010

Visit: mymanatee.org/utilities
Call: (941) 792-8811

PARRISH PLANTATION COMMUNITY
12986 OAK HILL WAY

Amount Due	$7.19
Please Pay By	17-Jun-2026
Account Number	100014982

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	**$11.43**
Payments Received	**-$11.43**
Balance Forward	**$0.00**
Contract Charges	**$7.19**
Total Amount Due	**$7.19**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 19019293

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	78	05/18	231	15.3 kgal

Charge Details — Service Period 04/20 - 05/18 (29 Days)

Common Area Reclaim (Meter # 19019293) (04/20 - 05/18)

Reclaim Usage	15.3 kgal x $0.47	$7.19
Total New Charges		**$7.19**
Total Amount Due		**$7.19**

Important Information

- The 2025 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2025, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.
- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: **3EH4MY3D**

Scan QR code to access our CSS Portal

Manatee County FLORIDA

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	12986 OAK HILL WAY
ACCOUNT NUMBER	100014982
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$7.19

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT80528A
2000000746 7/14

PARRISH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON, FL 34206-5350

100014982Z00000007190000000

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010

Visit: mymanatee.org/utilities
Call: (941) 792-8811

PARRISH PLANTATION COMMUNITY
8532 DOVE BOG TER

Amount Due	$73.58
Please Pay By	17-Jun-2026
Account Number	100228043

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	**$73.58**
Payments Received	**-$73.58**
Balance Forward	**$0.00**
Contract Charges	**$73.58**
Total Amount Due	**$73.58**

Charge Details — Service Period 04/20 - 05/18 (29 Days)

Auto Flush Permanent (Meter # 70381833) (04/20 - 05/18)

Auto Flush Base Rate	1 month(s) x $73.58	$73.58
Total New Charges		**$73.58**
Total Amount Due		**$73.58**

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70381833

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	19802	05/18	19802	0 kgal

Important Information

- The 2025 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2025, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.
- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption

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Scan QR code to access our CSS Portal

Manatee County FLORIDA

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	8532 DOVE BOG TER
ACCOUNT NUMBER	100228043
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$73.58

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT80528A
2000000748 7/16

PARRISH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON, FL 34206-5350

1002280432000000735800000000

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010

Visit: mymanatee.org/utilities
Call: (941) 792-8811

PARRISH PLANTATION COMMUNITY
13973 INTERLUDE CV

Amount Due	$73.58
Please Pay By	17-Jun-2026
Account Number	100228047

Auto-pay is scheduled for 17-Jun-2026

Account Summary

Previous Amount Due	**$73.58**
Payments Received	**-$73.58**
Balance Forward	**$0.00**
Contract Charges	**$73.58**
Total Amount Due	**$73.58**

Charge Details — Service Period 04/20 - 05/18 (29 Days)

Auto Flush Permanent (Meter # 70471722) (04/20 - 05/18)

Auto Flush Base Rate	1 month(s) x $73.58	$73.58
Total New Charges		**$73.58**
Total Amount Due		$73.58

Usage Profile (Consumption x 1000 = GAL)

Meter Number 70471722

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
04/20	0	05/18	0	0 kgal

Important Information

- The 2025 Drinking Water Quality Summary is now available at mymanatee.org/waterquality. In 2025, all EPA and State of Florida drinking water standards were met. To request a mailed copy, please call 941-746-3020, ext. 5021.
- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: **N6KQMGXI**

Scan QR code to access our CSS Portal

Manatee County FLORIDA

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

SERVICE ADDRESS	13973 INTERLUDE CV
ACCOUNT NUMBER	100228047
BILLING DATE	27-May-2026
DUE DATE	17-Jun-2026
TOTAL AMOUNT DUE	$73.58

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID — Auto-Pay is scheduled

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

MT80528A
2000000750 7/18

PARRISH PLANTATION COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIR STE 300
TAMPA, FL 33607-6008

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON, FL 34206-5350

10022804720000007358000000000

Revco Solutions, Inc.
PO Box 2589
Columbus OH 43216-2589
800-947-2987

To: Homes By West B LLC
4065 Crescent Park Dr
Riverview FL 33578

Reference: Revco Solutions #: 22-61163058

[PARRISH PLANTATION CDD

May 18, 2026

Revco Solutions is a debt collector. We are trying to collect a debt that you owe to Manatee County Utilities. We will use any information you give us to help collect the debt.

Our Information shows:

You had a Utility account from Manatee County Utilities for services at 13503 Shadow Creek Trl, Parrish with account number 100247580.

As of 01/21/2026, you owed:		$104.45
Between 01/21/2026 and today:		
You were charged this amount in interest:	+	$0.00
You were charged this amount in fees:	+	$0.00
You paid or were credited this amount toward the debt:	–	$0.00
Total amount of the debt now:		$104.45

RECEIVED
MAY 26 2026
Initial: _____

How can you dispute the debt?

- Call or write to us by June 29, 2026, to dispute all or part of the debt. If you do not, we will assume that our information is correct.
- If you write to us by June 29, 2026, we must stop collection on any amount you dispute until we send you information that shows you owe the debt. You may use the form below or you may write to us without the form. You may also include supporting documents.

What else can you do?

- Write to ask for the name and address of the original creditor, if different from the current creditor. If you write by June 29, 2026, we must stop collection until we send you that information. You may use the form below or write to us without the form.
- Go to www.cfpb.gov/debt-collection to learn more about your rights under federal law. For instance, you have the right to stop or limit how we contact you.
- Contact us about your payment options or visit www.revcosolutions.com.

555ONCBCS224511_549521312

Notice: See reverse side for important information.

1 of 1

PO Box 2589
Columbus OH 43216-2589
CHANGE SERVICE REQUESTED

May 18, 2026

0001 019927

Homes By West B LLC
4065 Crescent Park Dr
Riverview FL 33578-3605

How do you want to respond?

Check all that apply:

- ☐ I want to dispute the debt because I think:
  - ☐ This is not my debt.
  - ☐ The amount is wrong.
  - ☐ Other (please describe on reverse or attach additional information).
- ☐ I want you to send me the name and address of the original creditor.
- ☐ I enclosed this amount: $ _____

Make your check payable to *Revco Solutions*. Include the reference number 22-61163058.

Mail this form to:

Revco Solutions, Inc.
PO Box 2589
Columbus OH 43216-2589

2200611630580001044 5

INVOICE

INV-001294

Date Issued:	Jun 07, 2026
Date Due:	Due on Receipt
Type:	Final Payment
Check Payable To:	Gulf Coast Pressure Washing Solutions
Balance Due:	**$525.00**

FROM:
Gulf Coast Pressure Washing Solutions LLC
Email: PressureWashGC@gmail.com
Phone: (941) 209-8871

TO:
Parrish Plantation CDD
Attn: Mia Rodriguez
(Clubhouse Manager)
12610 Oak Hill Way
Parrish, FL, 34219
Phone: (207) 705-8868

JOB LOCATION:
Parrish Plantation CDD
12610 Oak Hill Way
Parrish, FL, 34219
Phone: (207) 705-8868

JOB:

#	Services	Qty	Price	Discount	Tax	Total
1	Building Wash (Pool patio and mailbox area) Ceilings, floors walls - general cleaning of dirt, grime, organic material	1.00	$525.00	$0.00	No Tax	$525.00

Subtotal	$525.00
Grand Total ($)	**$525.00**

Accepted payment methods
Credit Card, Check, Cash

Message
Thank you for your business.

Terms
Payment is due upon completion of work.

There will be a $35 return check fee.

We accept all major credit cards which are processed through PayPal

There will be a late fee charge of $25 every 30 days invoice is overdue. After 90 days your invoice will be sent to collections.

SUNRISE LANDSCAPE

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 62973

PO#	Date
	05/29/2026
Sales Rep	**Terms**
Kody Dafoe	Net 30

Bill To
Parrish Plantation CDD 2005 Pan Am Circle #30 Tampa, FL 33607

Property Address
Parrish Plantation CDD 12594 Oak Hill Way Parrish, FL 34219

Item	Qty	Rate	Ext. Price	Amount
#41933 - Replace hybrid timer @ lift station				
hybrid timer at lift station not working replaced				
Irrigation Repairs - 05/28/2026				$448.38
Labor - 05/28/26	1.58			

Total	**$448.38**
Credits/Payments	($0.00)
Balance Due	**$448.38**

Phone: 813-985-9381 / ar@sunriselandscape.com

SUNRISE LANDSCAPE

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 62972

PO#	Date
	05/29/2026
Sales Rep	**Terms**
Kody Dafoe	Net 30

Bill To
Parrish Plantation CDD 2005 Pan Am Circle #30 Tampa, FL 33607

Property Address
Parrish Plantation CDD 12594 Oak Hill Way Parrish, FL 34219

Item	Qty	Rate	Ext. Price	Amount

#41874 - May inspection repairs

May inspection repairs

Timer 1

- zone 6 - 2 risers
- zone 11- 3 nozzels,1 drip
- zone 31 - 3 nozzles
- zone 33 - 1 rotor

Timer 2

- zone 4 - 6 nozzles
- zone 9 - 1 bubbler

Timer 3

- zone 14 - 2 sprays, 2 nozzles
- zone 26 - 1 spray, 1 nozzle
- zone 28 - 2 sprays, 2 nozzles
- zone 39 - 1 rotor

Timer 4 - good

Timer 5

- zone 13 - 1 nozzle

Timer 6 T.H

- zone 7 - 1 spray, 1 nozzle
- battery timer - 1 spray, 1 nozzle

Timer 7 Amenity - good

Irrigation Repairs - 05/26/2026		$313.60
Labor - 05/26/26	1.86	

Total	**$313.60**
Credits/Payments	($0.00)
Balance Due	**$313.60**

MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8199941

000001588 02 SP 106481880372179 S

Parrish Plantation Community Development
Attn c/o District Manager
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8199941
Account Number:	229353000
Invoice Date:	05/22/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Parrish Plantation Community Development District
Attn c/o District Manager
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
United States

Parrish Plantation Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Three Project)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$4,856.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Parrish Plantation Community Development District
Special Assessment Bonds, Series 2024
(Assessment Area Three Project)

Invoice Number:	8199941
Account Number:	229353000
Current Due:	$4,856.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 229353000
Invoice # 8199941
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8199941
Invoice Date: 05/22/2026
Account Number: 229353000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Parrish Plantation Community Development District
Special Assessment Bonds, Series 2024
(Assessment Area Three Project)

Accounts Included In This Relationship: 229353000 229353001 229353002 229353003 229353004 229353005

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,950.00	100.00%	$3,950.00
Subtotal Administration Fees - In Advance 05/01/2026 - 04/30/2027				**$3,950.00**
19190 Other	600.00	1.00		$600.00
Subtotal Extraordinary Services - In Arrears 05/01/2025 - 04/30/2026				**$600.00**
Incidental Expenses 05/01/2026 to 04/30/2027	3,950.00	0.0775		$306.13
Subtotal Incidental Expenses				**$306.13**
TOTAL AMOUNT DUE				**$4,856.13**

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8195490
Account Number:	229380000
Invoice Date:	05/22/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Parrish Plantation Community Development District
Attn c/o District Manager
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
United States

Parrish Plantation Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Four Project)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$3,178.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

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Parrish Plantation Community Development District
Special Assessment Bonds, Series 2024
(Assessment Area Four Project)

Invoice Number:	8195490
Account Number:	229380000
Current Due:	$3,178.63
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 229380000
Invoice # 8195490
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8195490
Invoice Date: 05/22/2026
Account Number: 229380000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

.
Parrish Plantation Community Development District
Special Assessment Bonds, Series 2024
(Assessment Area Four Project)

Accounts Included 229380000 229380001 229380002 229380003 229380004 229380005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	2,950.00	100.00%	$2,950.00
Subtotal Administration Fees - In Advance 05/01/2026 - 04/30/2027				**$2,950.00**
Incidental Expenses 05/01/2026 to 04/30/2027	2,950.00	0.0775		$228.63
Subtotal Incidental Expenses				**$228.63**
TOTAL AMOUNT DUE				**$3,178.63**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

5121 South Road
New Port Richey, Florida 34652
Mail: 1721 Hickory Gate Dr. South, Dunedin, FL 34698

Telephone 251-979-3868
Email: hughwest@wetmanservices.com

Invoice Number:	44373	**Invoice Date:**	06/09/2026
Bill To:	Parrish Plantation CDD C/O Jayna Cooper - Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544 *Invoices:* inframarkcms@payableslockbox.com		

Project Name:
Crosswind Point (Phase 2)- Maintenance of Wetland Buffers

Date	Description	Amount
05/14-15/2026	3RD quarterly event of four in Year Two. Herbicide maintenance of wetland buffers. Contract price	$540.00
	Total	**$540.00**

5121 South Road
New Port Richey, Florida 34652
Mail: 1721 Hickory Gate Dr. South, Dunedin, FL 34698

Telephone 251-979-3868
Facsimile 727-773-9258

MAINTENANCE SERVICE REPORT

Project Name: Crosswind Point **Technician:** Mike Singh

Date: 05/14-15, 18-19/2026 David Glover

Areas Treated:

Wetland Buffers in Phases 1 and 2

Discussion/Methodology/Herbicides:

Foliar spray in wetland buffers in phases 1 and 2 via backpack sprayers.

Brush cutting was done as needed for larger growth vegetation.

Nuisance/exotic vegetation growth has increased with the onset of the warmer months. Crew treated new growth with herbicides in both phases as needed to help manage the seasonal flush and prevent further spread.

Hydrology: normal for site

Chemical: Glyphosate, Triclopyr, spray pattern indicator

Target Species:

Grasses: Switch, Vassey, Torpedo, Bermuda, Guinea, Natal. Caesar weed, Jack in the bush, American black nightshade, tropical soda apple, *sesbania*, Brazilian pepper tree, dog fennel, thistle. Vines: Virginia Creeper, balsam apple, pepper.

Weather (temp, wind, rain, etc.):

Temperatures 73-93degrees, fair skies, winds varied.

5121 South Road
New Port Richey, Florida 34652
Mail: 1721 Hickory Gate Dr. South, Dunedin, FL 34698

Telephone 251-979-3868
Email: hughwest@wetmanservices.com

Invoice Number:	44372	**Invoice Date:**	06/09/2026
Bill To:	Parrish Plantation CDD C/O Jayna Cooper - Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544 *Invoices:* inframarkcms@payableslockbox.com		

Project Name:
Crosswind Point (Phase 1)- Maintenance of Wetland Buffers

Date	Description	Amount
05/15, 05/18-19/2026	3RD quarterly event of four in Year Two. Herbicide maintenance of wetland buffers. Contract price	$2,250.00
	Total	**$2,250.00**

ALVAREZ
PLUMBING & A/C

1623 S. 51st Street
Tampa, FL 33619-5327

(813) 655-7520
Plumbing #CFC019219
Air Conditioning #CAC1822951

BILL TO
Crosswind Ranch c/o Inframark
2005 Pan Am Circle
Tampa, FL 33607 USA

Customer PO
Payment Term Net 30
Due Date 6/25/2026

JOB ADDRESS
Crosswind Ranch
12610 Oak Hill Way
Parrish, FL 34219 USA

INVOICE #	INVOICE DATE
84466	5/26/2026

DESCRIPTION OF WORK

05/26/2026 - Upon arrival, Alvarez Plumbing found the men's handicap-accessible toilet completely clogged. Technician used a closet auger to clear the stoppage and removed a heavy paper blockage from the fixture.

Toilet was tested multiple times with toilet paper after clearing and is now flushing and operating properly with no further issues observed at time of departure.

SS0528

TOTAL DUE	$314.00
PAYMENT	$0.00
BALANCE DUE	$314.00

CUSTOMER AUTHORIZATION

By signing, I authorize Alvarez Plumbing & Air Conditioning to perform the services described and agree to the attached Terms & Conditions, which are incorporated into this invoice.

Sign here  Date 5/26/2026

CUSTOMER ACKNOWLEDGEMENT

By signing, I acknowledge that all work has been completed in a satisfactory and workmanlike manner, accept the services and charges in full, and confirm that I have read and agree to the attached Terms & Conditions.

Sign here  Date 5/26/2026

Alvarez Plumbing and Air Conditioning
1623 S. 51st Street, Tampa, Florida 33619
(813) 655-7520
Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

CUSTOMER AUTHORIZATION: By authorizing service and/or signing, Customer authorizes Alvarez Plumbing & Air Conditioning ("Contractor") to perform the plumbing, HVAC, and related services described. Materials are new unless stated otherwise. Work is performed in a professional and workmanlike manner in accordance with generally accepted industry standards and applicable Florida codes in effect at the time of service. Changes, additional diagnostics, labor, or materials beyond the original scope may result in additional charges and may be approved verbally or electronically. Customer acknowledges that HVAC and plumbing systems may contain concealed, aged, or pre-existing conditions not discoverable prior to service. Contractor is not responsible for latent defects, pre-existing failures, code deficiencies, or conditions outside the authorized scope. Contractor is not liable for unavoidable damage to existing piping, ductwork, wiring, drywall, flooring, landscaping, utilities, or other property due to age, corrosion, scale, or concealed conditions, nor for delays caused by events beyond its control (including weather, material shortages, acts of God, strikes, or third-party errors). For permit and inspection purposes, once work is completed and the balance due is paid, the Contractor will coordinate an inspection date. The Customer is responsible for facilitating an inspection with 2-weeks of work completion and must ensure an individual at least eighteen (18) years of age is present on-site for the full scheduled day to provide access. Failure to provide access will result in rescheduling and applicable fees. Contractor is not responsible for implications that arise from customer's delay and/or refusal to allow inspection.

HVAC & PLUMBING DISCLOSURES Diagnostics identify probable causes only and do not guarantee discovery of all issues. Repairs address only approved components and do not guarantee remaining system life or performance. HVAC results may be affected by duct design, insulation, power, airflow, building conditions, or manufacturer limits. Plumbing systems may experience additional failures due to age, corrosion, pressure, or water quality. Photos, videos, readings, and documentation may be captured for quality control and communication.

ACCESS & CUSTOMER RESPONSIBILITIES Customer shall provide safe and reasonable access to all work areas, utilities, shutoffs, and mechanical spaces and identify private utilities and access points. Delays or additional labor due to restricted or unsafe conditions may result in added charges.

PAYMENT TERMS (FLORIDA) Payment is due upon completion unless otherwise agreed in writing and is not contingent on insurance or third-party reimbursement. Past-due balances (30 days) may accrue interest at the maximum rate allowed by Florida law. Customer agrees to pay reasonable collection costs, including attorney's fees and court costs, as permitted by law. Contractor may pursue all legal remedies, including lien rights where applicable.

LIMITATION OF LIABILITY To the fullest extent permitted by Florida law, Contractor's liability is limited to the amount paid for the specific service giving rise to the claim. Contractor is not liable for incidental, consequential, or indirect damages, including loss of use, comfort, or business.

CUSTOMER ACKNOWLEDGEMENT: Customer acknowledges the services described have been completed in a satisfactory and workmanlike manner. Customer has had the opportunity to review the work, ask questions, and raise concerns. Signature constitutes full and final acceptance of all work performed, materials provided, and charges incurred. These Terms & Conditions are incorporated by reference into the invoice and form a binding agreement.

GUARANTEES: Contractor provides limited warranties subject to proper use, operation, and maintenance. Repairs carry a thirty (30) day workmanship guarantee on labor for the specific repair performed. New equipment installations include a one (1) year parts and labor guarantee; manufacturer warranties apply thereafter. This warranty excludes consumable and normal-wear items, including filters, belts, capacitors, fuses, batteries, refrigerant loss not caused by installation defect, seals, gaskets, anodes, and similar components. Coverage does not apply to failures caused by misuse, abuse, neglect, lack of maintenance, improper operation, unauthorized modification, power surges, water quality, environmental conditions, acts of God, pre-existing conditions, or components not installed or repaired by Contractor. Warranty service is limited to correction of the covered defect only. No other express or implied warranties are provided except as stated herein or by the manufacturer. Alvarez's thirty (30) day residential stoppage guarantee excludes causes due to wipes, foreign obstructions, roots, or mechanical defects and does not apply to commercial properties.

LaPensee Plumbing, Inc.
401 Manatee Ave
Holmes Beach, FL 34217
941-778-5622
CPC1459826

Invoice 545097
Invoice Date 6/18/2026
Completed Date 6/17/2026
Payment Term Net 10
Due Date 6/28/2026

Billing Address
Parrish Plantation CDD Crosswind Point
12610 Oak Hill Way
Parrish, FL 34219 USA

Job Address
Crosswind Point
12610 Oak Hill Way
Parrish, FL 34219 USA

Description of work

REPLACED THROW ROPE FOR LIFE RING.

Service #	Description	Quantity
LABOR-022	Pool Labor	1.00
PSHLBH30	Life Ring Holder w/30' Heaving Line(Rope)	1.00
SH01	Shop Material	1.00

Sub-Total	$185.59
Tax	$0.00
Total	$185.59
Payment	$0.00
Balance Due	$185.59

Thank you for choosing LaPensee Plumbing, Pools & Air

PARRISH PLANTATION CDD
DISTRICT CHECK REQUEST

Today's Date	6/3/2026
	$6,940.80
	Parrish Plantation CDD
	Series 2024 - FY 26 Off Roll Collections
Code:	**200.103200.1000**
Special Instructions	Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM
Fund 001
G/L 20702
Chk # _____ Date _____

PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

Date: 6/3/2026
To: Teresa
From: Eric
RE: Off-Roll: Deposit to O&M Account FY2026

Check:	Date	Amount
1348653443	5/29/2026	$ 1,144.84
3485101340	5/29/2026	$ 503.73
1348653568	6/1/2026	$ 503.73
1348653417	5/29/2026	$ 915.87
1348653393	5/28/2026	$ 1,144.84
1348653357	5/28/2026	$ 1,144.84
1348653384	5/28/2026	$ 1,373.81
1348653435	5/29/2026	$ 1,373.81
On Roll	5/28/2026	On Roll
On Roll	5/28/2026	On Roll
On Roll	5/28/2026	On Roll
6367	5/28/2026	$ 1,373.81
6367	5/28/2026	$ 1,373.81
6367	5/28/2026	$ 1,373.81

Total Deposit from Lot Closing	**$ 12,226.90**

Parrish Plantation PH 1

Allocation of Proceeds Collected				
Date	Lot	Lot Address	FY 2026 O&M Obligation	Deposit
5/29/2026	14	13242 Oxeye Lane, Parrish FL	$1,144.84	$1,144.84
5/29/2026	1	8854 Ginko Run, Parrish FL	$503.73	$503.73
6/1/2026	6	8834 Ginko Run, Parrish FL	$503.73	$503.73
5/29/2026	10	13141 Oxeye Lane, Parrish FL	$915.87	$915.87
5/28/2026	12	13149 Oxeye Lane, Parrish FL	$1,144.84	$1,144.84
5/28/2026	19	13219 Oxeye Lane, Parrish FL	$1,144.84	$1,144.84
5/28/2026	4	9014 Sundance Terrace, Parrish FL	$1,373.81	$1,373.81
5/29/2026	1	9001 Sundance Terrace, Parrish FL	$1,373.81	$1,373.81
5/28/2026	270	TBD	On Roll	On Roll
5/28/2026	275	TBD	On Roll	On Roll
5/28/2026	276	TBD	On Roll	On Roll
5/28/2026	385	TBD	$1,373.81	$1,373.81
5/28/2026	386	TBD	$1,373.81	$1,373.81
5/28/2026	387	TBD	$1,373.81	$1,373.81
				$12,226.90

PARRISH PLANTATION
Community Development District

FOLIO	Lot	Phase	Lot Size	Address	Date Collected	Total Off Roll	O&M	Series 2024 Debt Service	A Bond Partial Paydown	Paydown Interest	O&M Check #	DS Check #	PP Check #
414052559	14	CR PH III	SF 50'	13242 Oxeye Lane, Parrish FL	5/29/2026	$2,644.84	$1,144.84	$1,500.00	$0.00	FALSE	1348653443	1348653443	$0.00
414056809	1	CR PH III	SF 22'	8854 Ginko Run, Parrish FL	5/29/2026	$1,124.13	$503.73	$620.40	$0.00	FALSE	3485101340	3485101340	$0.00
414057059	6	CR PH III	SF 22'	8834 Ginko Run, Parrish FL	6/1/2026	$1,124.13	$503.73	$620.40	$0.00	FALSE	1348653568	1348653568	$0.00
414053259	10	CR PH III	SF 40'	13141 Oxeye Lane, Parrish FL	5/29/2026	$2,115.87	$915.87	$1,200.00	$0.00	FALSE	1348653417	1348653417	$0.00
414053359	12	CR PH III	SF 50'	13149 Oxeye Lane, Parrish FL	5/28/2026	$2,644.84	$1,144.84	$1,500.00	$0.00	FALSE	1348653393	1348653393	$0.00
414053709	19	CR PH III	SF 50'	13219 Oxeye Lane, Parrish FL	5/28/2026	$2,644.84	$1,144.84	$1,500.00	$0.00	FALSE	1348653357	1348653357	$0.00
TBD4	4	CR PH IV	SF 60'	9014 Sundance Terrace, Parrish FL	5/28/2026	$1,373.81	$1,373.81	$0.00	$0.00	FALSE	1348653384	0	$0.00
TBD1	1	CR PF IV	SF 60'	9001 Sundance Terrace, Parrish FL	5/29/2026	$1,373.81	$1,373.81	$0.00	$0.00	FALSE	1348653435	0	$0.00
TBD270	270	IIA	SF 70'	TBD	5/28/2026	$0.00	On Roll	On Roll	$0.00	FALSE	On Roll	On Roll	$0.00
TBD275	275	IIA	SF 70'	TBD	5/28/2026	$0.00	On Roll	On Roll	$0.00	FALSE	On Roll	On Roll	$0.00
TBD276	276	IIA	SF 70'	TBD	5/28/2026	$0.00	On Roll	On Roll	$0.00	FALSE	On Roll	On Roll	$0.00
TBD385	385	VA, VB	SF 60'	TBD	5/28/2026	$2,791.37	$1,373.81	$1,417.56	$0.00	FALSE	6367	6368	$0.00
TBD386	386	VA, VB	SF 60'	TBD	5/28/2026	$2,791.36	$1,373.81	$1,417.55	$0.00	FALSE	6367	6368	$0.00
TBD387	387	VA, VB	SF 60'	TBD	5/28/2026	$2,791.37	$1,373.81	$1,417.56	$0.00	FALSE	6367	6368	$0.00
						$23,420.37	$12,226.90	$11,193.47	$0.00	$0.00			
								$6,940.80	$11,193.47				

PARRISH PLANTATION CDD
DISTRICT CHECK REQUEST

Today's Date	6/4/2026
	$660.00
	Parrish Plantation CDD
	Series 2024 - FY 26 Off Roll Collections
Code:	**200.103200.1000**
Special Instructions	Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM _____
Fund 001
G/L 20702
Chk # _____ Date _____

PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

Date: 6/4/2026
To: Teresa
From: Eric
RE: Off-Roll: Deposit to O&M Account FY2026

Check:	Date	Amount
1348653479	5/29/2026	$ 503.73

Total Deposit from Lot Closing	**$ 503.73**

Parrish Plantation PH 1

Allocation of Proceeds Collected				
Date	Lot	Lot Address	FY 2026 O&M Obligation	Deposit
5/29/2026	1	9135 Aurelia Ave. Parrish FL	$503.73	$503.73
				$503.73

PARRISH PLANTATION
Community Development District

FOLIO	Lot	Phase	Lot Size	Address	Date Collected	Total Off Roll	O&M	Series 2024 Debt Service	A Bond Partial Paydown	Paydown Interest	O&M Check #	DS Check #	PP Check #
414060509	1	CR PH III	SF 22'	9135 Aurelia Ave. Parrish FL	5/29/2026	$1,163.73	$503.73	$660.00	$0.00	FALSE	1348653479	1348653479	$0.00
						$1,163.73	$503.73	$660.00	$0.00	$0.00			
								$660.00	$660.00				

PARRISH PLANTATION CDD

DISTRICT CHECK REQUEST

Today's Date	6/10/2026
	$2,400.00
	Parrish Plantation CDD
	Series 2024 - FY 26 Off Roll Collections
Code:	**200.103200.1000**
Special Instructions	Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM

Fund 001

G/L 20702

Chk # _____ Date _____

PARRISH PLANTATION
Community Development District

FOLIO	Lot	Phase	Lot Size	Address	Date Collected	Total Off Roll	O&M	Series 2024 Debt Service	A Bond Partial Paydown	Paydown Interest	O&M Check #	DS Check #	PP Check #
414052909	3	CR PH III	SF 40'	13113 Oxeye Lane, Parrish FL	6/5/2026	$2,115.87	$915.87	$1,200.00	$0.00	FALSE	1348653706	1348653706	$0.00
414053959	24	CR PH III	SF 40'	13239 Oxeye Lane, Parrish FL	6/2/2026	$2,115.87	$915.87	$1,200.00	$0.00	FALSE	1348653625	1348653625	$0.00
414019059	262	IIA	SF 70'	13511 Shadow Creek Trail, Parrish FL	6/1/2026	$15,163.23	On Roll	On Roll	$15,163.23	FALSE	On Roll	On Roll	63845
						$19,394.97	$1,831.74	$2,400.00	$15,163.23	$0.00			
								$2,400.00	$17,563.23				

PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

Date: 6/10/2026
To: Teresa
From: Eric
RE: Off-Roll: Deposit to O&M Account FY2026

Check:	Date	Amount
1348653706	6/5/2026	$ 915.87
1348653625	6/2/2026	$ 915.87

Total Deposit from Lot Closing	**$ 1,831.74**

Parrish Plantation PH 1

Allocation of Proceeds Collected				
Date	Lot	Lot Address	FY 2026 O&M Obligation	Deposit
6/5/2026	3	13113 Oxeye Lane, Parrish FL	$915.87	$915.87
6/2/2026	24	13239 Oxeye Lane, Parrish FL	$915.87	$915.87
				$1,831.74

PARRISH PLANTATION CDD
DISTRICT CHECK REQUEST

Today's Date	6/11/2026
	$540.00
	Parrish Plantation CDD
	Series 2024 - FY 26 Off Roll Collections
Code:	**200.103200.1000**
Special Instructions	Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric
Authorization

DM _____
Fund 001
G/L 20702
Chk # _____ Date _____

PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

Date: 6/11/2026
To: Teresa
From: Eric
RE: Off-Roll: Deposit to O&M Account FY2026

Check:	Date	Amount
1348653638	6/3/2026	$ 412.14

Total Deposit from Lot Closing	**$ 412.14**

Parrish Plantation PH 1

Allocation of Proceeds Collected				
Date	Lot	Lot Address	FY 2026 O&M Obligation	Deposit
6/3/2026	2	8850 Ginko Run, Parrish FL	$412.14	$412.14
				$412.14

PARRISH PLANTATION
Community Development District

FOLIO	Lot	Phase	Lot Size	Address	Date Collected	Total Off Roll	O&M	Series 2024 Debt Service	A Bond Partial Paydown	Paydown Interest	O&M Check #	DS Check #	PP Check #
414056859	2	CR PH III	SF 18'	8850 Ginko Run, Parrish FL	6/3/2026	$952.14	$412.14	$540.00	$0.00	FALSE	1348653638	1348653638	$0.00
						$952.14	$412.14	$540.00	$0.00	$0.00			
								$540.00	$540.00				

PARRISH PLANTATION CDD

DISTRICT CHECK REQUEST

Today's Date	06/15/2026
Payable To	Parrish Plantation CDD
Check Amount	**$4,965.02**
Post to	200-103200-1000 Series 2021 FY2026 Tax Roll DS Portion *$3,483.46*
Post to	201-103200-1000 Series 2022 FY2026 Tax Roll DS Portion *$1,481.56*
Special Instructions	Mail to U.S. Bank with Directional Letter

(Please attach all supporting documentation: invoices, receipts, etc.)

Hanna Yi

Authorization

PARRISH PLANTATION CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	911,615.57	49.305%	0.493000	
Net DS 21	478,792.84	25.896%	0.259000	100.00%
Net DS 22	203,637.50	11.014%	0.110100	
Net DS 24	254,890.73	13.786%	0.137900	
Net Total	1,848,936.63	100.000%	100.000%	

			200	201	202			
		49.30%	25.90%	11.01%	13.79%			
Date Received	Amount Received	Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Raw Numbers 2022 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	Proof	Distribution Number & Date Transferred	CDD Check #
10/29/2025	6,558.09	3,233.45	1,698.26	722.29	904.09	-	LR53 12/05/2025	1644
11/18/2025	5,448.18	2,686.22	1,410.84	600.05	751.08	(0.01)	Excess Fees 12/05/2025	1644
11/18/2025	0.63	0.31	0.16	0.07	0.09	-	Excess Fees	1644
11/25/2025	6,794.89	3,350.21	1,759.58	748.37	936.73	-	12/5/2025	1644
12/10/2025	83,010.22	40,928.07	21,495.98	9,142.55	11,443.62	-	LR53 12/10/2025 12/15/2025	1655
12/16/2025	209,787.59	103,435.47	54,325.71	23,105.51	28,920.90	-	LR53 12/16/2025 12/18/2025	1668
12/31/2025	995,967.16	491,060.18	257,911.46	109,693.46	137,302.05	0.01	LR53 12/31/2025 01/08/2026	1688
1/12/2026	59,135.13	29,156.50	15,313.38	6,513.00	8,152.25	-	LR53 01/12/2026	1689
1/28/2026	3,804.88	1,875.99	985.30	419.06	524.53	-	LR53 ERN Int QTR1 02/02/2026	1702
2/25/2026	39,084.99	19,270.80	10,121.28	4,304.73	5,388.18	-	LR53 02/25/2026	1705
3/25/2026	31,965.00	15,760.30	8,277.52	3,520.55	4,406.63	-	LR53 03/27/2026 04/01/2026	1726
4/29/2026	398,702.52	196,579.71	103,246.32	43,912.15	54,964.34	-	LR53 04/29/2026 05/04/2026	1756
5/13/2026	557.12	557.12	-	-	-	-	LR53 ERN INT QTR2	N/A
5/27/2026	5,866.11	2,892.28	1,519.06	646.08	808.69	-	LR53 05/27/2026 05/27/2026	1789
6/12/2026	12,064.93	5,948.60	3,124.28	1,328.80	1,663.25	-	LR53 06/12/2026 06/15/2026	
6/12/2026	1,387.01	683.87	359.17	152.76	191.21	-	LR53 06/12/2026 Excess Fees 06/15/2026	
		-	-	-	-	-		
TOTAL	1,848,936.63	917,419.07	481,548.30	204,809.44	256,357.63			
Net Total on Roll	1,848,936.63	911,615.57	478,792.84	203,637.50	254,890.73			
Collection Surplus / (Deficit)	(0.00)	1,240.98	359.17	152.76	191.21			

PARRISH PLANTATION CDD
DISTRICT CHECK REQUEST

Today's Date	6/16/2026
	$540.00
	Parrish Plantation CDD
	Series 2024 - FY 26 Off Roll Collections
Code:	**200.103200.1000**
Special Instructions	Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric
Authorization

DM			
Fund	001		
G/L	20702		
Chk	# _____	Date	_____

PARRISH PLANTATION
Community Development District

FOLIO	Lot	Phase	Lot Size	Address	Date Collected	Total Off Roll	O&M	Series 2024 Debt Service	A Bond Partial Paydown	Paydown Interest	O&M Check #	DS Check #	PP Check #
414055009	3	CR PH III	8F 18'	9156 Aurelia Ave, Parrish FL	6/11/2026	$952.14	$412.14	$540.00	$0.00	FALSE	1348653748	1348653748	$0.00
						$952.14	$412.14	$540.00	$0.00	$0.00			
								$540.00	$540.00				

PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

Date: 6/16/2026
To: Teresa
From: Eric
RE: Off-Roll: Deposit to O&M Account FY2026

Check:	Date	Amount
1348653748	6/11/2026	$ 412.14

Total Deposit from Lot Closing	**$ 412.14**

Parrish Plantation PH 1

Allocation of Proceeds Collected				
Date	Lot	Lot Address	FY 2026 O&M Obligation	Deposit
6/11/2026	3	9156 Aurelia Ave, Parrish FL	$412.14	$412.14
				$412.14

PARRISH PLANTATION CDD

DISTRICT CHECK REQUEST

Today's Date	06/17/2026
Payable To	Parrish Plantation CDD
Check Amount	**$1,438.44**
Post to	200-103200-1000 Series 2021 FY2026 Tax Roll DS Portion *$1,009.21*
Post to	201-103200-1000 Series 2022 FY2026 Tax Roll DS Portion *$429.23*
Special Instructions	Mail to U.S. Bank with Directional Letter

(Please attach all supporting documentation: invoices, receipts, etc.)

Hanna Yi

Authorization

PARRISH PLANTATION CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	911,615.57	49.305%	0.493000	
Net DS 21	478,792.84	25.896%	0.259000	100.00%
Net DS 22	203,637.50	11.014%	0.110100	
Net DS 24	254,890.73	13.786%	0.137900	
Net Total	1,848,936.63	100.000%	100.000%	

			200	201	202			
		49.30%	25.90%	11.01%	13.79%			
Date Received	Amount Received	Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Raw Numbers 2022 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	Proof	Distribution Number & Date Transferred	CDD Check #
10/29/2025	6,558.09	3,233.45	1,698.26	722.29	904.09	-	LR53 12/05/2025	1644
11/18/2025	5,448.18	2,686.22	1,410.84	600.05	751.08	(0.01)	Excess Fees 12/05/2025	1644
11/18/2025	0.63	0.31	0.16	0.07	0.09	-	Excess Fees	1644
11/25/2025	6,794.89	3,350.21	1,759.58	748.37	936.73	-	12/5/2025	1644
12/10/2025	83,010.22	40,928.07	21,495.98	9,142.55	11,443.62	-	LR53 12/10/2025 12/15/2025	1655
12/16/2025	209,787.59	103,435.47	54,325.71	23,105.51	28,920.90	-	LR53 12/16/2025 12/18/2025	1668
12/31/2025	995,967.16	491,060.18	257,911.46	109,693.46	137,302.05	0.01	LR53 12/31/2025 01/08/2026	1688
1/12/2026	59,135.13	29,156.50	15,313.38	6,513.00	8,152.25	-	LR53 01/12/2026	1689
1/28/2026	3,804.88	1,875.99	985.30	419.06	524.53	-	LR53 ERN Int QTR1 02/02/2026	1702
2/25/2026	39,084.99	19,270.80	10,121.28	4,304.73	5,388.18	-	LR53 02/25/2026	1705
3/25/2026	31,965.00	15,760.30	8,277.52	3,520.55	4,406.63	-	LR53 03/27/2026 04/01/2026	1726
4/29/2026	398,702.52	196,579.71	103,246.32	43,912.15	54,964.34	-	LR53 04/29/2026 05/04/2026	1756
5/13/2026	557.12	557.12	-	-	-	-	LR53 ERN INT QTR2	N/A
5/27/2026	5,866.11	2,892.28	1,519.06	646.08	808.69	-	LR53 05/27/2026 05/27/2026	1789
6/12/2026	12,064.93	5,948.60	3,124.28	1,328.80	1,663.25	-	LR53 06/12/2026 06/15/2026	
6/12/2026	1,387.01	683.87	359.17	152.76	191.21	-	LR53 06/12/2026 Excess Fees 06/15/2026	
6/15/2026	3,897.22	1,921.52	1,009.21	429.23	537.26	-	LR53 06/15/2026 Excess Fees 06/17/2026	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	1,848,936.63	911,615.56	478,792.83	203,637.50	254,890.73			
Net Total on Roll	1,848,936.63	911,615.57	478,792.84	203,637.50	254,890.73			
Collection Surplus / (Deficit)	(0.00)	(0.01)	(0.00)	(0.00)	(0.00)			

PARRISH PLANTATION CDD
DISTRICT CHECK REQUEST

Today's Date	6/26/2026
	$2,160.00
	Parrish Plantation CDD
	Series 2024 - FY 26 Off Roll Collections
Code:	**200.103200.1000**
Special Instructions	Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM			
Fund	001		
G/L	20702		
Chk	#	Date	

PARRISH PLANTATION
Community Development District

FOLIO	Lot	Phase	Lot Size	Address	Date Collected	Total Off Roll	O&M	Series 2024 Debt Service	A Bond Partial Paydown	Paydown Interest	O&M Check #	DS Check #	PP Check #
414055059	4	CR PH III	SF 18'	9152 Aurelia Ave. Parrish FL	6/24/2026	$953.51	$413.51	$540.00	$0.00	FALSE	1348653832	1348653832	$0.00
414055209	7	CR PH III	SF 18'	9140 Aurelia Ave. Parrish FL	6/24/2026	$953.51	$413.51	$540.00	$0.00	FALSE	1348653834	1348653834	$0.00
414057259	4	CR PH III	SF 18'	8818 Ginko Run, Parrish FL	6/24/2026	$953.51	$413.51	$540.00	$0.00	FALSE	1348653838	1348653838	$0.00
414060959	2	CR PH III	SF 18'	9171 Aurelia Ave. Parrish FL	6/24/2026	$953.51	$413.51	$540.00	$0.00	FALSE	1348653836	1348653836	$0.00
						$3,814.04	$1,654.04	$2,160.00	$0.00	$0.00			
								$2,160.00	$2,160.00				

PARRISH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT

Date: 6/26/2026
To: Teresa
From: Eric
RE: Off-Roll: Deposit to O&M Account FY2026

Check:	Date	Amount
1348653832	6/24/2026	$ 413.51
1348653834	6/24/2026	$ 413.51
1348653838	6/24/2026	$ 413.51
1348653836	6/24/2026	$ 413.51

Total Deposit from Lot Closing	**$ 1,654.04**

Parrish Plantation PH 1

Allocation of Proceeds Collected				
Date	Lot	Lot Address	FY 2026 O&M Obligation	Deposit
6/24/2026	4	9152 Aurelia Ave. Parrish FL	$413.51	$413.51
6/24/2026	7	9140 Aurelia Ave. Parrish FL	$413.51	$413.51
6/24/2026	4	8818 Ginko Run, Parrish FL	$413.51	$413.51
6/24/2026	2	9171 Aurelia Ave. Parrish FL	$413.51	$413.51
				$1,654.04

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Parrish Plantation Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND CROSSWIND POINT	GENERAL FUND CROSSWIND RANCH	SERIES 2021 DEBT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2024 AA3 DEBT SERVICE FUND	SERIES 2024 AA4 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2024 AA3 CAPITAL PROJECTS FUND	SERIES 2024 AA4 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS													
Cash - Operating Account	$ 553,916	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 553,916
Due From Other Funds	900,747	-	-	-	-	1	-	-	-	-	-	-	900,748
Investments:													
Acquisition & Construction Account	-	-	-	-	-	-	67,989	40,044	-	-	-	-	108,033
Construction Fund	-	-	-	-	-	-	-	-	11,239	7,964	-	-	19,203
Prepayment Account	-	-	281	884	51,685	-	-	-	-	-	-	-	52,850
Reserve Fund	-	-	478,513	204,316	939,466	122,472	-	-	-	-	-	-	1,744,767
Revenue Fund	-	-	221,633	202,783	199,135	98,601	-	-	-	-	-	-	722,152
Prepaid Items	4,687	-	-	-	-	-	-	-	-	-	-	-	4,687
Utility Deposits	984	-	-	-	-	-	-	-	-	-	-	-	984
Fixed Assets													
Construction Work In Process	-	-	-	-	-	-	-	-	-	-	24,437,111	-	24,437,111
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	-	27,340,000	27,340,000
TOTAL ASSETS	**$ 1,460,334**	**$ -**	**$ 700,427**	**$ 407,983**	**$ 1,190,286**	**$ 221,074**	**$ 67,989**	**$ 40,044**	**$ 11,239**	**$ 7,964**	**$ 24,437,111**	**$ 27,340,000**	**$ 55,884,451**
LIABILITIES													
Accounts Payable	$ 5,498	$ 26,115	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31,613
Retainage Payable	609,143	-	-	-	-	-	-	-	184,036	-	-	-	793,179
Refundable Deposits	2,500	-	-	-	-	-	-	-	-	-	-	-	2,500
Bonds Payable	-	-	-	-	-	-	-	-	-	-	-	27,340,000	27,340,000
Due To Other Funds	-	898,887	-	-	1,861	-	-	-	-	1	-	-	900,749
TOTAL LIABILITIES	**617,141**	**925,002**	**-**	**-**	**1,861**	**-**	**-**	**-**	**184,036**	**1**	**-**	**27,340,000**	**29,068,041**

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND CROSSWIND POINT	GENERAL FUND CROSSWIND RANCH	SERIES 2021 DEBT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2024 AA3 DEBT SERVICE FUND	SERIES 2024 AA4 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2024 AA3 CAPITAL PROJECTS FUND	SERIES 2024 AA4 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES													
Nonspendable:													
Prepaid Items	4,687	-	-	-	-	-	-	-	-	-	-	-	4,687
Restricted for:													
Debt Service	-	-	700,427	407,983	1,188,425	221,074	-	-	-	-	-	-	2,517,909
Capital Projects	-	-	-	-	-	-	67,989	40,044	-	7,963	-	-	115,996
Unassigned:	838,506	(925,002)	-	-	-	-	-	-	(172,797)	-	24,437,111	-	24,177,818
TOTAL FUND BALANCES	**843,193**	**(925,002)**	**700,427**	**407,983**	**1,188,425**	**221,074**	**67,989**	**40,044**	**(172,797)**	**7,963**	**24,437,111**	**-**	**26,816,410**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,460,334**	**$ -**	**$ 700,427**	**$ 407,983**	**$ 1,190,286**	**$ 221,074**	**$ 67,989**	**$ 40,044**	**$ 11,239**	**$ 7,964**	**$ 24,437,111**	**$ 27,340,000**	**$ 55,884,451**

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund Crosswind Point (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 5,169	$ 5,169	0.00%
Interest - Tax Collector	-	121	121	0.00%
Special Assmnts- Tax Collector	488,753	919,341	430,588	188.10%
Special Assmnts- CDD Collected	-	809,814	809,814	0.00%
Developer Contribution	-	41,490	41,490	0.00%
Developer Contribution - CIP	-	647,281	647,281	0.00%
Other Miscellaneous Revenues	-	2,795	2,795	0.00%
TOTAL REVENUES	**488,753**	**2,426,011**	**1,937,258**	**496.37%**
EXPENDITURES				
Administration				
Seasonal Pool Monitoring	-	791	(791)	0.00%
Administration	-	221	(221)	0.00%
Construction Accounting	-	294	(294)	0.00%
Technology/Data Storage	-	44	(44)	0.00%
Recording Secretary	-	118	(118)	0.00%
Trustee Fees	2,400	10,374	(7,974)	432.25%
Field Services	3,529	6,252	(2,723)	177.16%
Assessment Roll	1,471	2,360	(889)	160.44%
Disclosure Report	3,500	7,702	(4,202)	220.06%
District Counsel	7,352	18,814	(11,462)	255.90%
District Engineer	2,072	751	1,321	36.25%
District Manager	10,588	18,216	(7,628)	172.04%
Accounting Services	5,147	8,700	(3,553)	169.03%
Auditing Services	1,265	3,236	(1,971)	255.81%
Onsite Manager	24,999	26,188	(1,189)	104.76%
ADA Website Compliance	529	3,125	(2,596)	590.74%
Postage, Phone, Faxes, Copies	147	63	84	42.86%
Rentals & Leases	-	15	(15)	0.00%
Public Officials Insurance	918	88	830	9.59%
Crime Insurance	147	-	147	0.00%
Legal Advertising	2,647	211	2,436	7.97%
Community Events	5,882	-	5,882	0.00%
Bank Fees	-	1,705	(1,705)	0.00%
Financial & Revenue Collections	1,029	1,897	(868)	184.35%
Miscellaneous Fees	147	808	(661)	549.66%
Website Maintenance	441	767	(326)	173.92%
Office Supplies	147	-	147	0.00%
Dues, Licenses & Fees	51	328	(277)	643.14%
Pool Permits	176	250	(74)	142.05%
Total Administration	74,584	113,318	(38,734)	151.93%

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund Crosswind Point (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Electric Utility Services				
Electric Utility Services - Streetlights	72,932	39,744	33,188	54.49%
Electric Utility Services - All Others	25,479	20,721	4,758	81.33%
Total Electric Utility Services	98,411	60,465	37,946	61.44%
Water Utility Services				
Water Utility Services	17,034	19,519	(2,485)	114.59%
Garbage Dumpster Expense	-	371	(371)	0.00%
Total Water Utility Services	17,034	19,890	(2,856)	116.77%
Stormwater Control				
Aquatic Maintenance	20,316	24,557	(4,241)	120.88%
Total Stormwater Control	20,316	24,557	(4,241)	120.88%
Other Physical Environment				
Pest Control	2,138	595	1,543	27.83%
General Liability Insurance	3,812	5,662	(1,850)	148.53%
Property & Casualty Insurance	16,494	11,123	5,371	67.44%
Fertilization	7,705	13,400	(5,695)	173.91%
Landscape Mulch	18,000	-	18,000	0.00%
Landscape Maintenance	54,479	110,165	(55,686)	202.22%
Entry & Wall Maintenance	25,590	350	25,240	1.37%
Plant Replacement Program	20,000	81,082	(61,082)	405.41%
Irrigation Maintenance	20,000	21,891	(1,891)	109.46%
Access Control R&M	5,000	4,289	711	85.78%
Oak Tree Fertilization/Treatment	8,000	-	8,000	0.00%
Total Other Physical Environment	181,218	248,557	(67,339)	137.16%
Contingency				
Miscellaneous Contingency	1,000	7,436	(6,436)	743.60%
Total Contingency	1,000	7,436	(6,436)	743.60%
Road and Street Facilities				
Pavement & Drainage Maintenance	1,500	-	1,500	0.00%
Total Road and Street Facilities	1,500	-	1,500	0.00%
Parks and Recreation				
Facility Janitorial Services	10,272	9,642	630	93.87%
Pool Service Contract	10,224	9,822	402	96.07%
Internet Services	1,200	3,288	(2,088)	274.00%
Facility Maintenance - R&M	5,000	430	4,570	8.60%
Pool Repairs	10,000	1,546	8,454	15.46%
Facility A/C Maintenance	2,000	-	2,000	0.00%

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund Crosswind Point (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Park Equipment Maintenance	1,000	-	1,000	0.00%
Holiday Decorations	5,000	5,900	(900)	118.00%
Security & Pool Monitoring	50,000	66,757	(16,757)	133.51%
Total Parks and Recreation	94,696	97,385	(2,689)	102.84%
Construction In Progress				
Construction in Progress	-	1,452,336	(1,452,336)	0.00%
Total Construction In Progress	-	1,452,336	(1,452,336)	0.00%
TOTAL EXPENDITURES	**488,759**	**2,023,944**	**(1,535,185)**	**414.10%**
Excess (deficiency) of revenues Over (under) expenditures	(6)	402,067	402,073	-6701116.67%
OTHER FINANCING SOURCES (USES)				
Transfer in Construction	-	805,055	805,055	0.00%
Contribution to (Use of) Fund Balance	(6)	-	6	0.00%
TOTAL FINANCING SOURCES (USES)	**(6)**	**805,055**	**805,061**	**-13417583.33%**
Net change in fund balance	$ (6)	$ 1,207,122	$ 1,207,140	-20118700.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**(363,929)**		
FUND BALANCE, ENDING		**$ 843,193**		

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund Crosswind Ranch (002)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- Tax Collector	$ 1,163,846	$ -	$ (1,163,846)	0.00%
TOTAL REVENUES	**1,163,846**	**-**	**(1,163,846)**	**0.00%**
EXPENDITURES				
Administration				
Seasonal Pool Monitoring	-	1,897	(1,897)	0.00%
Administration	-	529	(529)	0.00%
Construction Accounting	-	706	(706)	0.00%
Technology/Data Storage	-	106	(106)	0.00%
Recording Secretary	-	282	(282)	0.00%
Trustee Fees	2,400	2,286	114	95.25%
Field Services	8,471	2,748	5,723	32.44%
Assessment Roll	3,530	557	2,973	15.78%
Disclosure Report	3,500	3,881	(381)	110.89%
District Counsel	17,648	2,941	14,707	16.66%
District Engineer	4,941	10,319	(5,378)	208.84%
District Manager	25,412	6,951	18,461	27.35%
Accounting Services	12,353	3,008	9,345	24.35%
Auditing Services	3,035	5,364	(2,329)	176.74%
Onsite Manager	60,002	5,977	54,025	9.96%
ADA Website Compliance	1,271	-	1,271	0.00%
Postage, Phone, Faxes, Copies	353	32	321	9.07%
Rentals & Leases	-	35	(35)	0.00%
Public Officials Insurance	2,202	1,290	912	58.58%
Crime Insurance	352	-	352	0.00%
Legal Advertising	6,353	50	6,303	0.79%
Community Events	14,118	17,280	(3,162)	122.40%
Financial & Revenue Collections	2,471	979	1,492	39.62%
Miscellaneous Fees	353	356	(3)	100.85%
Website Maintenance	1,059	453	606	42.78%
Office Supplies	353	-	353	0.00%
Dues, Licenses & Fees	124	47	77	37.90%
Pool Permits	424	250	174	58.96%
Total Administration	170,725	68,324	102,401	40.02%
Electric Utility Services				
Electric Utility Services - Streetlights	120,000	73,305	46,695	61.09%
Electric Utility Services - All Others	25,000	13,839	11,161	55.36%
Total Electric Utility Services	145,000	87,144	57,856	60.10%
Water Utility Services				
Water Utility Services	20,000	8,361	11,639	41.81%

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund Crosswind Ranch (002)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Garbage Dumpster Expense	-	741	(741)	0.00%
Total Water Utility Services	20,000	9,102	10,898	45.51%
Stormwater Control				
Aquatic Maintenance	75,000	50,652	24,348	67.54%
Total Stormwater Control	75,000	50,652	24,348	67.54%
Other Physical Environment				
Pest Control	10,000	8,667	1,333	86.67%
General Liability Insurance	5,000	2,815	2,185	56.30%
Property & Casualty Insurance	25,000	10,489	14,511	41.96%
Fertilization	30,000	19,990	10,010	66.63%
Landscape Mulch	80,000	1,840	78,160	2.30%
Landscape Maintenance	250,000	227,375	22,625	90.95%
Entry & Wall Maintenance	100,000	300	99,700	0.30%
Plant Replacement Program	50,000	64,946	(14,946)	129.89%
Irrigation Maintenance	20,000	17,162	2,838	85.81%
Total Other Physical Environment	570,000	353,584	216,416	62.03%
Contingency				
Miscellaneous Contingency	39,900	14,623	25,277	36.65%
Total Contingency	39,900	14,623	25,277	36.65%
Road and Street Facilities				
Pavement & Drainage Maintenance	5,000	-	5,000	0.00%
Total Road and Street Facilities	5,000	-	5,000	0.00%
Parks and Recreation				
Facility Janitorial Services	15,408	4,508	10,900	29.26%
Pool Service Contract	15,336	25,275	(9,939)	164.81%
Internet Services	1,200	200	1,000	16.67%
Pool Repairs	10,000	125	9,875	1.25%
Facility A/C Maintenance	2,000	-	2,000	0.00%
Park Equipment Maintenance	1,000	-	1,000	0.00%
Access Control R&M	8,284	-	8,284	0.00%
Holiday Decorations	10,000	2,600	7,400	26.00%
Security & Pool Monitoring	75,000	1,046	73,954	1.39%
Total Parks and Recreation	138,228	33,754	104,474	24.42%
TOTAL EXPENDITURES	**1,163,853**	**617,183**	**546,670**	**53.03%**
Excess (deficiency) of revenues Over (under) expenditures	(7)	(617,183)	(617,176)	8816900.00%

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund Crosswind Ranch (002)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(7)	-	7	0.00%
TOTAL FINANCING SOURCES (USES)	**(7)**	**-**	**7**	**0.00%**
Net change in fund balance	$ (7)	$ (617,183)	$ (617,162)	8816900.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**(307,819)**		
FUND BALANCE, ENDING		**$ (925,002)**		

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

Series 2021 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 19,944	$ 19,944	0.00%
Special Assmnts- Tax Collector	1,029,774	482,558	(547,216)	46.86%
TOTAL REVENUES	**1,029,774**	**502,502**	**(527,272)**	**48.80%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	185,000	185,000	-	100.00%
Interest Expense	296,106	296,106	-	100.00%
Total Debt Service	481,106	481,106	-	100.00%
TOTAL EXPENDITURES	**481,106**	**481,106**	**-**	**100.00%**
Excess (deficiency) of revenues Over (under) expenditures	548,668	21,396	(527,272)	3.90%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	1,657	1,657	0.00%
Interfund Transfers - Out	-	(13,091)	(13,091)	0.00%
Contribution to (Use of) Fund Balance	548,668	-	(548,668)	0.00%
TOTAL FINANCING SOURCES (USES)	**548,668**	**(11,434)**	**(560,102)**	**-2.08%**
Net change in fund balance	$ 548,668	$ 9,962	$ (1,636,042)	1.82%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**690,465**		
FUND BALANCE, ENDING		**$ 700,427**		

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

Series 2022 Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 14,137	$ 14,137	0.00%
Special Assmnts- Tax Collector	2,441,374	403,969	(2,037,405)	16.55%
Special Assmnts- Prepayment	-	46,956	46,956	0.00%
Special Assmnts- CDD Collected	-	21,010	21,010	0.00%
TOTAL REVENUES	**2,441,374**	**486,072**	**(1,955,302)**	**19.91%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	55,000	165,000	(110,000)	300.00%
Interest Expense	159,644	156,989	2,655	98.34%
Total Debt Service	214,644	321,989	(107,345)	150.01%
TOTAL EXPENDITURES	**214,644**	**321,989**	**(107,345)**	**150.01%**
Excess (deficiency) of revenues Over (under) expenditures	2,226,730	164,083	(2,062,647)	7.37%
OTHER FINANCING SOURCES (USES)				
Interfund Transfers - Out	-	(204,474)	(204,474)	0.00%
Contribution to (Use of) Fund Balance	2,226,730	-	(2,226,730)	0.00%
TOTAL FINANCING SOURCES (USES)	**2,226,730**	**(204,474)**	**(2,431,204)**	**-9.18%**
Net change in fund balance	$ 2,226,730	$ (40,391)	$ (6,720,581)	-1.81%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**448,374**		
FUND BALANCE, ENDING		**$ 407,983**		

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

Series 2024 Aa3 Debt Service Fund (202)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 32,328	$ 32,328	0.00%
Special Assmnts- Tax Collector	-	58,165	58,165	0.00%
Special Assmnts- Prepayment	-	208,066	208,066	0.00%
Special Assmnts- CDD Collected	-	877,340	877,340	0.00%
TOTAL REVENUES	**-**	**1,175,899**	**1,175,899**	**0.00%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	-	610,000	(610,000)	0.00%
Interest Expense	-	775,455	(775,455)	0.00%
Total Debt Service	-	1,385,455	(1,385,455)	0.00%
TOTAL EXPENDITURES	**-**	**1,385,455**	**(1,385,455)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(209,556)	(209,556)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	321,220	321,220	0.00%
Interfund Transfers - Out	-	(148,765)	(148,765)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**172,455**	**172,455**	**0.00%**
Net change in fund balance	$ -	$ (37,101)	$ (37,101)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,225,526**		
FUND BALANCE, ENDING		**$ 1,188,425**		

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

Series 2024 Aa4 Debt Service Fund (203)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 3,817	$ 3,817	0.00%
Special Assmnts- CDD Collected	-	341,688	341,688	0.00%
TOTAL REVENUES	**-**	**345,505**	**345,505**	**0.00%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	-	50,000	(50,000)	0.00%
Interest Expense	-	193,694	(193,694)	0.00%
Total Debt Service	-	243,694	(243,694)	0.00%
TOTAL EXPENDITURES	**-**	**243,694**	**(243,694)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	101,811	101,811	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	122,490	122,490	0.00%
Interfund Transfers - Out	-	(125,839)	(125,839)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**(3,349)**	**(3,349)**	**0.00%**
Net change in fund balance	$ -	$ 98,462	$ 98,462	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**122,612**		
FUND BALANCE, ENDING		**$ 221,074**		

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

Series 2021 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 1,657	$ 1,657	0.00%
TOTAL REVENUES	**-**	**1,657**	**1,657**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	1,657	1,657	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	13,091	13,091	0.00%
Interfund Transfers - Out	-	(1,657)	(1,657)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**11,434**	**11,434**	**0.00%**
Net change in fund balance	$ -	$ 13,091	$ 13,091	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**54,898**		
FUND BALANCE, ENDING		**$ 67,989**		

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

Series 2022 Capital Projects Fund (301)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 991	$ 991	0.00%
TOTAL REVENUES	**-**	**991**	**991**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	991	991	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	5,744	5,744	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**5,744**	**5,744**	**0.00%**
Net change in fund balance	$ -	$ 6,735	$ 6,735	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**33,309**		
FUND BALANCE, ENDING		**$ 40,044**		

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

Series 2024 Aa3 Capital Projects Fund (302)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 46,213	$ 46,213	0.00%
TOTAL REVENUES	**-**	**46,213**	**46,213**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	3,880,318	(3,880,318)	0.00%
Total Construction In Progress	-	3,880,318	(3,880,318)	0.00%
TOTAL EXPENDITURES	**-**	**3,880,318**	**(3,880,318)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(3,834,105)	(3,834,105)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	26,275	26,275	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**26,275**	**26,275**	**0.00%**
Net change in fund balance	$ -	$ (3,807,830)	$ (3,807,830)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**3,635,033**		
FUND BALANCE, ENDING		**$ (172,797)**		

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

Series 2024 Aa4 Capital Projects Fund (303)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 163	$ 163	0.00%
TOTAL REVENUES	**-**	**163**	**163**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	163	163	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	3,349	3,349	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**3,349**	**3,349**	**0.00%**
Net change in fund balance	$ -	$ 3,512	$ 3,512	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**4,451**		
FUND BALANCE, ENDING		**$ 7,963**		

Bank Account Statement

Parrish Plantation CDD

Bank Account No.	6064		
Statement No.	06_26	**Statement Date**	06/30/2026

G/L Account No. 101001 Balance	553,916.46	**Statement Balance**	572,169.93
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	572,169.93
Subtotal	553,916.46	**Outstanding Checks**	-18,253.47
Negative Adjustments	0.00	**Ending Balance**	553,916.46
Ending G/L Balance	553,916.46		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/02/2026		JE002328	Other Miscellaneous Revenues	Dominic & Katy Mangiaracina - Ck #141 04/10/2026 - Crosswind Ra	25.00	25.00	0.00
06/02/2026		JE002329	Other Miscellaneous Revenues	Irish & Richard Souksengphet - Ck #1272 04/24/2026 - Crosswind Ke	100.00	100.00	0.00
06/02/2026		JE002330	Other Miscellaneous Revenues	Shell Parker - MO #2244589454 04/24/2026 - Key Fob	25.00	25.00	0.00
06/02/2026		JE002331	Other Miscellaneous Revenues	Denise E. Allen - Ck #641 04/24/2026 - Cabana Rental for 07/18/2026	25.00	25.00	0.00
06/02/2026		JE002332	Other Miscellaneous Revenues	Lorah Pitcock & George Maroulianakis - Ck #2848 05/12/2026 - Amenities Re	25.00	25.00	0.00
06/02/2026		JE002333	Other Miscellaneous Revenues	R. Young - MO #9572606236 05/21/2026 - Key Fob - 13891 Heartwoo	25.00	25.00	0.00
06/02/2026		JE002334	Other Miscellaneous Revenues	M. Young - MO #19-824112707 05/22/2026 - Key Fob - 13891 Heartwoo	25.00	25.00	0.00
06/02/2026		JE002335	Other Miscellaneous Revenues	John Andrew & Cassandra Walker - Ck #1601 05/24/2026 - Crosswind Ke	25.00	25.00	0.00
06/02/2026		JE002336	Other Miscellaneous Revenues	Kilgreen, LLC - Ck #168 05/26/2026 - Clubhouse Rental	25.00	25.00	0.00
06/04/2026		JE002337	Special Assmnts-CDD Collected	Goldbold, Downing, Bill & Rentz, PA - Ck #006367 05/	4,121.43	4,121.43	0.00
06/04/2026		JE002338	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	1,373.81	1,373.81	0.00
06/04/2026		JE002339	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	2,644.84	2,644.84	0.00
06/04/2026		JE002340	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	2,644.84	2,644.84	0.00
06/04/2026		JE002341	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	2,115.87	2,115.87	0.00

Bank Account No. 6064
Statement No. 06_26 **Statement Date** 06/30/2026

06/04/2026		JE002342	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	1,373.81	1,373.81	0.00
06/04/2026		JE002343	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	2,644.84	2,644.84	0.00
06/04/2026		JE002344	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	1,163.73	1,163.73	0.00
06/04/2026		JE002345	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #3	1,124.13	1,124.13	0.00
06/04/2026		JE002346	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	1,124.13	1,124.13	0.00
06/11/2026		JE002351	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	2,115.87	2,115.87	0.00
06/11/2026		JE002352	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	952.14	952.14	0.00
06/11/2026		JE002353	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	2,115.87	2,115.87	0.00
06/12/2026		JE002354	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	12,064.93	12,064.93	0.00
06/12/2026		JE002355	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments - Excess Fees	1,387.01	1,387.01	0.00
06/15/2026		JE002356	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments - Excess Fees	3,897.22	3,897.22	0.00
06/16/2026		JE002357	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	952.14	952.14	0.00
06/19/2026		JE002359	Accounts Receivable - Other	Mattamy Homes - Ck #00049116 06/15/2026 - P	11,490.00	11,490.00	0.00
06/24/2026		JE002360	Special Assmnts-CDD Collected	Goldbold, Downing, Bill & Rentz, PA - Ck #006396 06/	4,121.43	4,121.43	0.00
06/24/2026		JE002361	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	952.14	952.14	0.00
06/26/2026		JE002362	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	953.51	953.51	0.00
06/26/2026		JE002363	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	953.51	953.51	0.00
06/26/2026		JE002364	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	953.51	953.51	0.00
06/26/2026		JE002365	Special Assmnts-CDD Collected	First American Title Insurance Company - Ck #1	953.51	953.51	0.00
06/26/2026		JE002366	Refundable Deposits	Monique Ferreira & Brian Emigh - Ck #1001 06/25/20	2,500.00	2,500.00	0.00
06/30/2026		JE002368	Interest - Investments	Interest Revenue 06/26	761.80	761.80	0.00
Total Deposits					67,756.02	67,756.02	0.00
Checks							
							0.00
05/19/2026	Payment	300355	FPL	Inv: 051426-43094-ACH	-31.48	-31.48	0.00
05/19/2026	Payment	300356	FPL	Inv: 051426-34549-ACH	-1,067.93	-1,067.93	0.00
05/19/2026	Payment	300357	FPL	Inv: 051426-19563-ACH	-40.18	-40.18	0.00
05/19/2026	Payment	300358	FPL	Inv: 051426-44549-ACH	-33.36	-33.36	0.00
05/19/2026	Payment	300359	FPL	Inv: 051426-38374-ACH	-37.01	-37.01	0.00
05/19/2026	Payment	300360	FPL	Inv: 051526-55472-ACH	-549.07	-549.07	0.00
05/27/2026	Payment	300375	FPL	Inv: 051926-53008-ACH	-3,503.73	-3,503.73	0.00
05/27/2026	Payment	300376	FPL	Inv: 051926-52567-ACH	-33.04	-33.04	0.00
05/27/2026	Payment	300377	FPL	Inv: 051926-85047-ACH	-493.56	-493.56	0.00
05/27/2026	Payment	300378	FPL	Inv: 052026-46009-ACH	-2,040.05	-2,040.05	0.00

Bank Account No. 6064
Statement No. 06_26 **Statement Date** 06/30/2026

05/27/2026	Payment	300379	FPL	Inv: 052126-36129-ACH	-2,731.99	-2,731.99	0.00
05/27/2026	Payment	1782	BUSINESS OBSERVER	Check for Vendor V00040	-74.38	-74.38	0.00
05/27/2026	Payment	1783	FLORIDA DEPARTMENT OF HEALTH	Check for Vendor V00037	-500.00	-500.00	0.00
05/27/2026	Payment	1785	PARRISH PLANTATION CDD	Check for Vendor V00011	-2,160.00	-2,160.00	0.00
05/27/2026	Payment	1786	SUNRISE LANDSCAPE	Check for Vendor V00042	-7,957.02	-7,957.02	0.00
05/27/2026	Payment	1787	TURNER PEST CONTROL	Check for Vendor V00090	-215.00	-215.00	0.00
05/27/2026	Payment	1788	WEISER SECURITY SERVICES INC	Check for Vendor V00077	-3,130.40	-3,130.40	0.00
05/27/2026	Payment	1789	PARRISH PLANTATION CDD	Check for Vendor V00011	-2,973.83	-2,973.83	0.00
05/28/2026	Payment	1790	PARRISH PLANTATION CDD	Check for Vendor V00011	-2,580.00	-2,580.00	0.00
05/28/2026	Payment	1791	PARRISH PLANTATION CDD	Check for Vendor V00011	-620.40	-620.40	0.00
05/29/2026	Payment	1792	PARRISH PLANTATION CDD	Check for Vendor V00011	-2,160.00	-2,160.00	0.00
05/28/2026	Payment	300385	CHARTER COMMUNICATIONS	Inv: 0126684051426-ACH	-276.33	-276.33	0.00
06/04/2026	Payment	1793	PARRISH PLANTATION CDD	Payment of Invoice 002642	-6,940.80	-6,940.80	0.00
06/04/2026	Payment	1794	PARRISH PLANTATION CDD	Payment of Invoice 002650	-660.00	-660.00	0.00
06/04/2026	Payment	1795	ALVAREZ PLUMBING & AIR CONDITIONING	Payment of Invoice 002635	-314.00	-314.00	0.00
06/04/2026	Payment	1796	AQUASENTRY	Payment of Invoice 002643	-5,900.00	-5,900.00	0.00
06/04/2026	Payment	1797	CYPRESS CREEK AQUATICS INC	Payment of Invoice 002645	-6,201.00	-6,201.00	0.00
06/04/2026	Payment	1798	ENVERA SYSTEMS	Payment of Invoice 002646	-1,345.75	-1,345.75	0.00
06/04/2026	Payment	1799	LAPENSEE PLUMBING, INC.	Payment of Invoice 002649	-900.00	-900.00	0.00
06/04/2026	Payment	1800	PAGE PER PAGE	Payment of Invoice 002633	-8.92	-8.92	0.00
06/04/2026	Payment	1801	REVCO SOLUTIONS INC	Payment of Invoice 002647	-104.45	-104.45	0.00
06/04/2026	Payment	1802	RISK MANAGEMENT ASSOCIATES INC	Payment of Invoice 002632	-9,726.00	-9,726.00	0.00
06/04/2026	Payment	1803	SUNRISE LANDSCAPE	Payment of Invoice 002637	-448.38	-448.38	0.00
06/04/2026	Payment	1804	SUNRISE LANDSCAPE	Payment of Invoice 002638	-313.60	-313.60	0.00
06/04/2026	Payment	1805	SUNRISE LANDSCAPE	Payment of Invoice 002639	-13,195.83	-13,195.83	0.00
06/04/2026	Payment	1806	SUNRISE LANDSCAPE	Payment of Invoice 002640	-9,365.30	-9,365.30	0.00
06/04/2026	Payment	1807	SUNRISE LANDSCAPE	Payment of Invoice 002648	-3,965.91	-3,965.91	0.00
06/04/2026	Payment	1808	SUNRISE LANDSCAPE	Payment of Invoice 002653	-3,541.67	-3,541.67	0.00

Bank Account No. 6064
Statement No. 06_26 **Statement Date** 06/30/2026

06/04/2026	Payment	1809	TOTAL COMMUNITY MAINTENANCE LLC	Payment of Invoice 002651	-1,256.00	-1,256.00	0.00
06/04/2026	Payment	1810	TOTAL COMMUNITY MAINTENANCE LLC	Payment of Invoice 002652	-1,127.00	-1,127.00	0.00
06/04/2026	Payment	1811	US BANK	Payment of Invoice 002641	-4,856.13	-4,856.13	0.00
06/04/2026	Payment	1812	WEISER SECURITY SERVICES INC	Payment of Invoice 002636	-1,565.20	-1,565.20	0.00
06/04/2026	Payment	300386	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-47619-ACH	-12.75	-12.75	0.00
06/04/2026	Payment	300387	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-47623-ACH	-57.21	-57.21	0.00
06/04/2026	Payment	300388	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-41692-ACH	-1.22	-1.22	0.00
06/04/2026	Payment	300389	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-41697-ACH	-21.86	-21.86	0.00
06/04/2026	Payment	300390	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-41698-ACH	-20.02	-20.02	0.00
06/04/2026	Payment	300391	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-41699-ACH	-35.81	-35.81	0.00
06/04/2026	Payment	300392	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-38084-ACH	-128.83	-128.83	0.00
06/04/2026	Payment	300393	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-63894-ACH	-87.63	-87.63	0.00
06/04/2026	Payment	300394	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-62266-ACH	-1,921.79	-1,921.79	0.00
06/04/2026	Payment	300395	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-14698-ACH	-10.81	-10.81	0.00
06/04/2026	Payment	300396	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-14779-ACH	-88.97	-88.97	0.00
06/04/2026	Payment	300397	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-14843-ACH	-79.71	-79.71	0.00
06/04/2026	Payment	300398	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-14874-ACH	-304.14	-304.14	0.00
06/04/2026	Payment	300399	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-14923-ACH	-496.28	-496.28	0.00
06/04/2026	Payment	300400	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-14982-ACH	-7.19	-7.19	0.00
06/04/2026	Payment	300401	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-28043-ACH	-73.58	-73.58	0.00
06/04/2026	Payment	300402	MANATEE COUNTY UTILITIES DEPT	Inv: 052726-28047-ACH	-73.58	-73.58	0.00
06/10/2026	Payment	1813	HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT	Payment of Invoice 002672	-200.00	-200.00	0.00
06/10/2026	Payment	1814	INFRAMARK LLC	Payment of Invoice 002675	-16,547.13	-16,547.13	0.00
06/10/2026	Payment	1815	STRALEY ROBIN VERICKER	Payment of Invoice 002673	-1,340.00	-1,340.00	0.00
06/10/2026	Payment	1816	WEISER SECURITY SERVICES INC	Payment of Invoice 002671	-1,649.36	-1,649.36	0.00
06/11/2026	Payment	1817	PARRISH PLANTATION CDD	Payment of Invoice 002676	-2,400.00	-2,400.00	0.00
06/11/2026	Payment	1818	PARRISH PLANTATION CDD	Payment of Invoice 002677	-540.00	-540.00	0.00

Bank Account No. 6064
Statement No. 06_26 **Statement Date** 06/30/2026

06/12/2026	Payment	300403	CHARTER COMMUNICATIONS	Inv: 2971246052726-ACH	-200.17	-200.17	0.00
06/16/2026		JE002358	Bank Fees	Bank Fees 06/16/2026	-448.65	-448.65	0.00
06/18/2026	Payment	1819	CLEARVIEW LAND DESIGN, P.L.	Payment of Invoice 002680	-1,335.00	-1,335.00	0.00
06/18/2026	Payment	1820	CLEARVIEW LAND DESIGN, P.L.	Payment of Invoice 002681	-1,227.50	-1,227.50	0.00
06/18/2026	Payment	1821	GULF COAST PRESSURE WASHING SOLUTIONS	Payment of Invoice 002678	-525.00	-525.00	0.00
06/18/2026	Payment	1822	GULF COAST PRESSURE WASHING SOLUTIONS	Payment of Invoice 002679	-625.00	-625.00	0.00
06/18/2026	Payment	1823	PARRISH PLANTATION CDD	Payment of Invoice 002687	-4,965.02	-4,965.02	0.00
06/18/2026	Payment	1824	PARRISH PLANTATION CDD	Payment of Invoice 002689	-540.00	-540.00	0.00
06/18/2026	Payment	1825	PARRISH PLANTATION CDD	Payment of Invoice 002690	-1,438.44	-1,438.44	0.00
06/18/2026	Payment	1826	SUNRISE LANDSCAPE	Payment of Invoice 002684	-26,044.23	-26,044.23	0.00
06/18/2026	Payment	1827	SUNRISE LANDSCAPE	Payment of Invoice 002685	-5,823.33	-5,823.33	0.00
06/18/2026	Payment	1828	WEISER SECURITY SERVICES INC	Payment of Invoice 002688	-1,551.23	-1,551.23	0.00
06/18/2026	Payment	1829	WETLAND MANAGEMENT SVCS LLC	Payment of Invoice 002682	-540.00	-540.00	0.00
06/18/2026	Payment	1830	WETLAND MANAGEMENT SVCS LLC	Payment of Invoice 002683	-2,250.00	-2,250.00	0.00
06/25/2026	Payment	1832	GIG FIBER, LLC	Payment of Invoice 002695	-2,670.20	-2,670.20	0.00
06/25/2026	Payment	1833	GIG FIBER, LLC	Payment of Invoice 002696	-2,204.58	-2,204.58	0.00
06/25/2026	Payment	1834	GIG FIBER, LLC	Payment of Invoice 002697	-462.15	-462.15	0.00
06/25/2026	Payment	1835	GIG FIBER, LLC	Payment of Invoice 002698	-1,574.70	-1,574.70	0.00
06/25/2026	Payment	1836	INFRAMARK LLC	Payment of Invoice 002709	-6,775.80	-6,775.80	0.00
06/25/2026	Payment	1837	INFRAMARK LLC	Payment of Invoice 002710	-92.18	-92.18	0.00
06/25/2026	Payment	1838	LAPENSEE PLUMBING, INC.	Payment of Invoice 002694	-185.59	-185.59	0.00
06/25/2026	Payment	1839	SUNRISE LANDSCAPE	Payment of Invoice 002706	-386.79	-386.79	0.00
06/25/2026	Payment	1840	SUNRISE LANDSCAPE	Payment of Invoice 002707	-3,695.50	-3,695.50	0.00
06/25/2026	Payment	1841	SUNRISE LANDSCAPE	Payment of Invoice 002708	-2,571.43	-2,571.43	0.00
06/25/2026	Payment	1842	TURNER PEST CONTROL	Payment of Invoice 002691	-75.00	-75.00	0.00
06/25/2026	Payment	1843	TURNER PEST CONTROL	Payment of Invoice 002692	-140.00	-140.00	0.00
06/25/2026	Payment	1844	WEISER SECURITY SERVICES INC	Payment of Invoice 002693	-1,565.20	-1,565.20	0.00
06/29/2026	Payment	300414	FPL	Inv: 060826-64552-ACH	-483.15	-483.15	0.00
06/29/2026	Payment	300415	FPL	Inv: 060826-54551-ACH	-505.38	-505.38	0.00
06/29/2026	Payment	300416	FPL	Inv: 060826-18194-ACH	-33.88	-33.88	0.00

Bank Account No. 6064

Statement No. 06_26 **Statement Date** 06/30/2026

06/29/2026	Payment	300417	FPL	Inv: 060826-32561-ACH	-35.30	-35.30	0.00
06/22/2026		JE002367	Bank Fees	Service Charges 06/26	-380.85	-380.85	0.00
Total Checks					-202,393.82	-202,393.82	0.00

Adjustments

Total Adjustments

Outstanding Checks

04/17/2026	Payment	300334	MANATEE COUNTY UTILITIES DEPT	Inv: 032726-100262266-ACH	-1,517.72
06/22/2026	Payment	300404	FPL	Inv: 061526-44549-ACH	-31.68
06/22/2026	Payment	300405	FPL	Inv: 061526-34549-ACH	-1,139.43
06/22/2026	Payment	300406	FPL	Inv: 061526-38374-ACH	-37.25
06/22/2026	Payment	300407	FPL	Inv: 061526-19563-ACH	-39.66
06/22/2026	Payment	300408	FPL	Inv: 061526-43094-ACH	-31.52
06/22/2026	Payment	300409	FPL	Inv: 061626-5472-ACH	-658.36
06/24/2026	Payment	1831	PARRISH PLANTATION CDD	Payment of Invoice 002705	-540.00
06/25/2026	Payment	300410	FPL	Inv: 062226-36129-ACH	-2,731.74
06/25/2026	Payment	300411	FPL	Inv: 061826-2567-ACH	-32.79
06/25/2026	Payment	300412	CHARTER COMMUNICATIONS	Inv: 0126684061426-ACH	-276.33
06/26/2026	Payment	1845	US BANK	Payment of Invoice 002714	-3,178.63
06/26/2026	Payment	1846	PARRISH PLANTATION CDD	Payment of Invoice 002716	-2,160.00
06/26/2026	Payment	300413	FPL	Inv: 062326-46009-ACH	-2,139.48
06/30/2026	Payment	300418	FPL	Inv: 061826-5047-ACH	-235.15
06/30/2026	Payment	300419	FPL	Inv: 061826-3008-ACH	-3,503.73
Total Outstanding Checks					-18,253.47

Outstanding Deposits

Total Outstanding Deposits

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND CROSSWIND POINT - 001								
001	1797	06/04/26	CYPRESS CREEK AQUATICS INC	1536	Aquatic Maintenance 06/26	Aquatic Maintenance	546995-53805	$1,693.00
001	1798	06/04/26	ENVERA SYSTEMS	769923	Crosswind Point Amenity Security & Monitoring Services 07/01/26-07/31/26	Security & Pool Monitoring	549945-57201	$1,345.75
001	1799	06/04/26	LAPENSEE PLUMBING, INC.	110279345	Commercial Pool Services 06/26	Pool Service Contract	534078-57201	$900.00
001	1800	06/04/26	PAGE PER PAGE	PRC-052226-6504	FY2027 Proposed Budget Postage 05/26	Postage, Phone, Faxes, Copies	541024-51301	$2.62
001	1802	06/04/26	RISK MANAGEMENT ASSOCIATES INC	24839669	Policy #PK FL1 0414914 25-01 05/01/26-10/01/26	General Liability Insurance	545002-53908	$991.15
001	1802	06/04/26	RISK MANAGEMENT ASSOCIATES INC	24839669	Policy #PK FL1 0414914 25-01 05/01/26-10/01/26	Public Officials Insurance	545008-51301	$352.64
001	1802	06/04/26	RISK MANAGEMENT ASSOCIATES INC	24839669	Policy #PK FL1 0414914 25-01 05/01/26-10/01/26	Property & Casualty Insurance	545009-53908	$2,482.00
001	1803	06/04/26	SUNRISE LANDSCAPE	14 62973	Irrigation Repairs 05/26	Irrigation Maintenance	546930-53908	$448.38
001	1804	06/04/26	SUNRISE LANDSCAPE	14 62972	Irrigation Repairs 05/26	Irrigation Maintenance	546930-53908	$313.60
001	1805	06/04/26	SUNRISE LANDSCAPE	14 62971	Crosswinds Point Spring Plantings 2026 - 05/26	Plant Replacement Program	546468-53908	$13,195.83
001	1806	06/04/26	SUNRISE LANDSCAPE	14 62955	Crosswinds Point Pool Enhancement 03/31/26	Plant Replacement Program	546468-53908	$9,365.30
001	1807	06/04/26	SUNRISE LANDSCAPE	14 63140	Fertilization & Herbicide 06/26	Fertilization	546026-53908	$1,178.84
001	1809	06/04/26	TOTAL COMMUNITY MAINTENANCE LLC	8937	Janitorial Services - Crosswind Point 06/26	Facility Janitorial Services	531131-57201	$1,256.00
001	1811	06/04/26	US BANK	8199941	Trustee Fees S2024 AA3 05/01/2026-04/30/2027	Trustee Fees	531045-51301	$2,023.39
001	1811	06/04/26	US BANK	8199941	Trustee Fees S2024 AA3 05/01/2026-04/30/2027	Prepaid Items	155000	$2,832.74
001	1812	06/04/26	WEISER SECURITY SERVICES INC	1268533	SECURITY MONITORING 05/15/26-05/21/26 - GUARD REGULAR - GI	Security & Pool Monitoring	549945-57201	$1,565.20
001	1813	06/10/26	HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT	PP0626-01	Meeting Rental Space 05/26	Miscellaneous Contingency	549900-53985	$4.01
001	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Accounting Services	532001-51301	$220.58
001	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Construction Accounting	531009-51301	$147.05
001	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Administration	531001-51301	$110.29
001	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Disclosure Report	531142-51301	$367.62
001	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Rentals & Leases	544025-51301	$14.71
001	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Technology/Data Storage	531020-51301	$14.71
001	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Recording Secretary	531036-51301	$58.82
001	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	District Manager	531150-51301	$612.85
001	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Field Services	531122-51301	$294.10
001	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Financial & Revenue Collections	549150-51301	$122.64
001	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Website Maintenance	549936-51301	$29.41
001	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Seasonal Pool Monitoring	512030-51301	$790.54
001	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Onsite Manager	534210-51301	$2,083.21
001	1815	06/10/26	STRALEY ROBIN VERICKER	28491	District Counsel 05/26	District Counsel	531146-51301	$394.07
001	1816	06/10/26	WEISER SECURITY SERVICES INC	1269473	Security Monitoring 05/22/26-05/28/26	Security & Pool Monitoring	549945-57201	$1,649.36
001	1821	06/18/26	GULF COAST PRESSURE WASHING SOLUTIONS	INV-001294	Pressure Washing - 12610 Oak Hill Way 06/26	Miscellaneous Contingency	549900-53985	$525.00
001	1826	06/18/26	SUNRISE LANDSCAPE	14 64337	Crosswinds Point Spender Parrish Tree Replacements 06/26	Plant Replacement Program	546468-53908	$26,044.23
001	1827	06/18/26	SUNRISE LANDSCAPE	14 64338	Winged Elm Replacement Depot Lane 06/26	Plant Replacement Program	546468-53908	$5,823.33
001	1828	06/18/26	WEISER SECURITY SERVICES INC	1270489	Weekly Billing 05/29/2026- 06/04/2026 - Guard Regular - GI	Security & Pool Monitoring	549945-57201	$1,551.23
001	1829	06/18/26	WETLAND MANAGEMENT SVCS LLC	44373	Herbicide Maintenance of Wetland Buffers - Crosswind Point (Phase 2) 05/26	Landscape Maintenance	546300-53908	$540.00
001	1830	06/18/26	WETLAND MANAGEMENT SVCS LLC	44372	Herbicide Maintenance of Wetland Buffers - Crosswind Point (Phase 1) 05/26	Landscape Maintenance	546300-53908	$2,250.00
001	1835	06/25/26	GIG FIBER, LLC	7236	Solar Equipment Lease - Crosswind Point 06/26	Electric Utility Services - Streetlights	543013-53100	$1,574.70
001	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Accounting Services	532001-51301	$220.58
001	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Construction Accounting	531009-51301	$147.05
001	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Disclosure Report	531142-51301	$367.62
001	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Technology/Data Storage	531020-51301	$14.71
001	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Technology/Data Storage	531020-51301	$14.71
001	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Recording Secretary	531036-51301	$58.82
001	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	District Manager	531150-51301	$612.85
001	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Field Services	531122-51301	$294.10
001	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Financial & Revenue Collections	549150-51301	$122.64
001	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Website Maintenance	549936-51301	$29.41
001	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Administration	531001-51301	$110.29
001	1837	06/25/26	INFRAMARK LLC	182457	Amazon Purchases & Postage 05/26	Postage, Phone, Faxes, Copies	541024-51301	$6.96
001	1837	06/25/26	INFRAMARK LLC	182457	Amazon Purchases & Postage 05/26	Miscellaneous Contingency	549900-53985	$68.50
001	1838	06/25/26	LAPENSEE PLUMBING, INC.	545097	Life Ring Holder - Crosswind Point Pool 06/26	Pool Repairs	546074-57201	$185.59
001	1839	06/25/26	SUNRISE LANDSCAPE	14 64760	Irrigation Repairs 06/26	Irrigation Maintenance	546930-53908	$386.79
001	1841	06/25/26	SUNRISE LANDSCAPE	14 64732	Tree Removal - Crosswind Point 06/26	Plant Replacement Program	546468-53908	$2,571.43
001	1842	06/25/26	TURNER PEST CONTROL	622397728	Pest Control - Crosswind Point 06/26	Pest Control	531170-53908	$75.00
001	1844	06/25/26	WEISER SECURITY SERVICES INC	1271254	Weekly Billing 06/05/2026- 06/11/2026 - Guard Regular - GI	Security & Pool Monitoring	549945-57201	$1,565.20
001	1845	06/26/26	US BANK	8195490	Trustee Fees S2024 AA4 05/01/26-04/30/27	Trustee Fees	531045-51301	$389.51
001	1845	06/26/26	US BANK	8195490	Trustee Fees S2024 AA4 05/01/26-04/30/27	Prepaid Items	155000	$1,854.20
001	300395	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-14698-ACH	12764 Oak Hill Way 04/20/26-05/18/26	Water Utility Services	543018-53301	$10.81
001	300396	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-14779-ACH	12663 Oak Hill Way 04/20/26-05/18/26	Water Utility Services	543018-53301	$88.97
001	300397	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-14843-ACH	13224 Oak Hill Way 04/17/26-05/14/26	Water Utility Services	543018-53301	$79.71
001	300398	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-14874-ACH	12597 Oak Hill Way 04/20/26-05/18/26	Water Utility Services	543018-53301	$304.14
001	300399	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-14923-ACH	12610 Oak Hill Way 04/18/26-05/18/26	Water Utility Services	543018-53301	$496.28
001	300400	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-14982-ACH	12986 Oak Hill Way 04/20/26-05/18/26	Water Utility Services	543018-53301	$7.19
001	300404	06/22/26	FPL	061526-44549-ACH	13224 Oak Hill Way, #Statue 05/14/26-06/15/26	Electric Utility Services - All Others	543041-53100	$31.68
001	300405	06/22/26	FPL	061526-34549-ACH	12618 Oak Hill Way 05/14/26-06/15/26	Electric Utility Services - All Others	543041-53100	$1,139.43
001	300408	06/22/26	FPL	061526-43094-ACH	12766 Oak Hill Way, #Irrigation 05/14/26-06/15/26	Electric Utility Services - All Others	543041-53100	$31.52
001	300409	06/22/26	FPL	061626-5472-ACH	12610 Oak Hill Way 05/15/26 - 06/16/26	Electric Utility Services - Streetlights	543013-53100	$658.36
001	300410	06/25/26	FPL	062226-36129-ACH	Street Lights #Parrish 05/21/26-06/22/26	Electric Utility Services - Streetlights	543013-53100	$2,731.74
001	300411	06/25/26	FPL	061826-2567-ACH	8110 Spencer Parrish Rd #Entry 05/19/26-06/18/26	Electric Utility Services - All Others	543041-53100	$32.79
001	300412	06/25/26	CHARTER COMMUNICATIONS	0126684061426-ACH	12610 Oak Hill Way Internet/Voice Services 06/14/26-07/13/26	Internet Services	541009-57201	$276.33
001	300418	06/30/26	FPL	061826-5047-ACH	8125 Pioneer Dr # IRR 05/19/26-06/18/26	Electric Utility Services - All Others	543041-53100	$235.15
							Fund Total	**$100,388.96**
GENERAL FUND CROSSWIND RANCH - 002								
002	1795	06/04/26	ALVAREZ PLUMBING & AIR CONDITIONING	84466	Service Call - Men's Restroom - Crosswind Ranch 05/26	Miscellaneous Contingency	549900-53985	$314.00
002	1796	06/04/26	AQUASENTRY	H10968	Pool Maintenance - Crosswinds Ranch 06/26	Pool Service Contract	534078-57201	$5,900.00
002	1797	06/04/26	CYPRESS CREEK AQUATICS INC	1536	Aquatic Maintenance 06/26	Aquatic Maintenance	546995-53805	$4,508.00

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
002	1800	06/04/26	PAGE PER PAGE	PRC-052226-6504	FY2027 Proposed Budget Postage 05/26	Postage, Phone, Faxes, Copies	541024-51301	$6.30
002	1801	06/04/26	REVCO SOLUTIONS INC	22-61163058	MCUD Account #100247580 - 13503 Shadow Creek Trail - Water Bill Collections 05/26	Water Utility Services	543018-53301	$104.45
002	1802	06/04/26	RISK MANAGEMENT ASSOCIATES INC	24839669	Policy #PK FL1 0414914 25-01 05/01/26-10/01/26	General Liability Insurance	545002-53908	$1,313.85
002	1802	06/04/26	RISK MANAGEMENT ASSOCIATES INC	24839669	Policy #PK FL1 0414914 25-01 05/01/26-10/01/26	Public Officials Insurance	545008-51301	$863.36
002	1802	06/04/26	RISK MANAGEMENT ASSOCIATES INC	24839669	Policy #PK FL1 0414914 25-01 05/01/26-10/01/26	Property & Casualty Insurance	545009-53908	$3,723.00
002	1807	06/04/26	SUNRISE LANDSCAPE	14 63140	Fertilization & Herbicide 06/26	Fertilization	546026-53908	$2,787.07
002	1808	06/04/26	SUNRISE LANDSCAPE	14 63725	Sod Install - 13725 Vista Court Lot 165 06/26	Plant Replacement Program	546468-53908	$3,541.67
002	1810	06/04/26	TOTAL COMMUNITY MAINTENANCE LLC	8936	Janitorial Services - Crosswind Ranch 06/26	Facility Janitorial Services	531131-57201	$1,127.00
002	1813	06/10/26	HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT	PP0626-01	Meeting Rental Space 05/26	Miscellaneous Contingency	549900-53985	$195.99
002	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Accounting Services	532001-51301	$529.42
002	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Construction Accounting	531009-51301	$352.95
002	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Administration	531001-51301	$264.71
002	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Disclosure Report	531142-51301	$882.36
002	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Rentals & Leases	544025-51301	$35.29
002	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Technology/Data Storage	531020-51301	$35.29
002	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Recording Secretary	531036-51301	$141.18
002	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	District Manager	531150-51301	$1,470.97
002	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Field Services	531122-51301	$705.90
002	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Financial & Revenue Collections	549150-51301	$294.36
002	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Website Maintenance	549936-51301	$70.59
002	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Seasonal Pool Monitoring	512030-51301	$1,897.46
002	1814	06/10/26	INFRAMARK LLC	180987	District Management Fees 06/26	Onsite Manager	534210-51301	$5,000.12
002	1815	06/10/26	STRALEY ROBIN VERICKER	28491	District Counsel 05/26	District Counsel	531146-51301	$945.93
002	1819	06/18/26	CLEARVIEW LAND DESIGN, P.L.	26-31333	CW Crosswind Ranch (AKA Cone Ranch) - Engineering Services 05/26	District Engineer	531147-51301	$1,335.00
002	1820	06/18/26	CLEARVIEW LAND DESIGN, P.L.	26-31332	CW Crosswind Ranch (AKA Cone Ranch) - Engineering Services - Landscape Exhibit 05/26	District Engineer	531147-51301	$1,227.50
002	1822	06/18/26	GULF COAST PRESSURE WASHING SOLUTIONS	INV-001293	Pressure Washing - 8825 Aurelia Avenue 06/26	Miscellaneous Contingency	549900-53985	$625.00
002	1832	06/25/26	GIG FIBER, LLC	7239	Solar Equipment Lease - Crosswind Ranch Extension 06/26	Electric Utility Services - Streetlights	543013-53100	$2,670.20
002	1833	06/25/26	GIG FIBER, LLC	7237	Solar Equipment Lease - Crosswind Ranch 06/26	Electric Utility Services - Streetlights	543013-53100	$2,204.58
002	1834	06/25/26	GIG FIBER, LLC	7238	Solar Equipment Lease - Crosswind Ranch Amenity Center 06/26	Electric Utility Services - Streetlights	543013-53100	$462.15
002	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Accounting Services	532001-51301	$529.42
002	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Construction Accounting	531009-51301	$352.95
002	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Disclosure Report	531142-51301	$882.36
002	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Technology/Data Storage	531020-51301	$35.29
002	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Technology/Data Storage	531020-51301	$35.29
002	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Recording Secretary	531036-51301	$141.18
002	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	District Manager	531150-51301	$1,470.97
002	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Field Services	531122-51301	$705.90
002	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Financial & Revenue Collections	549150-51301	$294.36
002	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Website Maintenance	549936-51301	$70.59
002	1836	06/25/26	INFRAMARK LLC	181835	District Management Fees 05/26	Administration	531001-51301	$264.71
002	1837	06/25/26	INFRAMARK LLC	182457	Amazon Purchases & Postage 05/26	Postage, Phone, Faxes, Copies	541024-51301	$16.72
002	1840	06/25/26	SUNRISE LANDSCAPE	14 64759	Mailbox Podocarpus Removal - Crosswind Ranch 06/26	Plant Replacement Program	546468-53908	$3,695.50
002	1843	06/25/26	TURNER PEST CONTROL	622397727	Pest Control - Crosswind Ranch 06/26	Pest Control	531170-53908	$140.00
002	1845	06/26/26	US BANK	8195490	Trustee Fees S2024 AA4 05/01/26-04/30/27	Trustee Fees	531045-51301	$934.92
002	300386	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-47619-ACH	13603 Shadow Creek Trail 04/16/26-05/17/26	Water Utility Services	543018-53301	$12.75
002	300387	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-47623-ACH	9056 Solace Drive 04/20/26-05/17/26	Water Utility Services	543018-53301	$57.21
002	300388	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-41692-ACH	8956 Eastwyck Drive 04/20/26-05/17/26	Water Utility Services	543018-53301	$1.22
002	300389	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-41697-ACH	13730 Vista Oaks Court 04/20/26-05/17/26	Water Utility Services	543018-53301	$21.86
002	300390	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-41698-ACH	8935 Eastwyck Drive 04/20/26-05/17/26	Water Utility Services	543018-53301	$20.02
002	300391	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-41699-ACH	8914 Eastwyck Drive 04/20/26-05/17/26	Water Utility Services	543018-53301	$35.81
002	300392	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-38084-ACH	8510 Spencer Parrish Road 04/20/26-05/17/26	Water Utility Services	543018-53301	$128.83
002	300393	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-63894-ACH	13503 Shadow Creek Trail 04/20/26-05/16/26	Water Utility Services	543018-53301	$87.63
002	300394	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-62266-ACH	8825 Aurelia Avenue 04/20/26-05/18/26	Water Utility Services	543018-53301	$1,921.79
002	300401	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-28043-ACH	8532 Dove Bog Terrace 04/20/26-05/18/26	Water Utility Services	543018-53301	$73.58
002	300402	06/04/26	MANATEE COUNTY UTILITIES DEPT	052726-28047-ACH	13973 Interlude Cove 04/20/26-05/18/26	Water Utility Services	543018-53301	$73.58
002	300403	06/12/26	CHARTER COMMUNICATIONS	297124605272 6-ACH	8825 Aurelia Avenue - TV, Internet, Voice - 05/27/2026-06/26/2026	Internet Services	541009-57201	$200.17
002	300406	06/22/26	FPL	061526-38374-ACH	13605 Shadow Creek Trail, #Mail Kiosk 05/14/26-06/15/26	Electric Utility Services - All Others	543041-53100	$37.25
002	300407	06/22/26	FPL	061526-19563-ACH	8950 Spencer Parrish Road, #Irrigation 05/14/26-06/15/26	Electric Utility Services - All Others	543041-53100	$39.66
002	300413	06/26/26	FPL	062326-46009-ACH	8825 Aurelia Ave #Amenity 05/14/26-06/15/26	Electric Utility Services - All Others	543041-53100	$2,139.48
002	300414	06/29/26	FPL	060826-64552-ACH	8206 Carrhill Pl #Fountain 05/07/26-06/08/26	Electric Utility Services - All Others	543041-53100	$483.15
002	300415	06/29/26	FPL	060826-54551-ACH	13854 Heartwood Way #Fountain 05/07/26-06/08/26	Electric Utility Services - All Others	543041-53100	$505.38
002	300416	06/29/26	FPL	060826-18194-ACH	13828 Heartwood Way #Mail Kiosk 05/07/26-06/08/26	Electric Utility Services - All Others	543041-53100	$33.88
002	300417	06/29/26	FPL	060826-32561-ACH	13305 Heartwood Way #Irr 05/07/26-06/08/26	Electric Utility Services - All Others	543041-53100	$35.30
002	300419	06/30/26	FPL	061826-3008-ACH	8205 Carrhill Pl # SL LED 05/19/26-06/18/26	Electric Utility Services - Streetlights	543013-53100	$3,503.73
							Fund Total	**$64,518.09**

SERIES 2021 DEBT SERVICE FUND - 200

200	1823	06/18/26	PARRISH PLANTATION CDD	06152026-0615	SERIES 2021 AND SERIES 2022 FY26 DS	Cash in Transit	103200	$3,483.46
200	1825	06/18/26	PARRISH PLANTATION CDD	061726-0617	SERIES 2021 AND SERIES 2022 FY26 DS	Cash in Transit	103200	$1,009.21
							Fund Total	**$4,492.67**

SERIES 2022 DEBT SERVICE FUND - 201

201	1823	06/18/26	PARRISH PLANTATION CDD	06152026-0615	SERIES 2021 AND SERIES 2022 FY26 DS	Cash in Transit	103200	$1,481.56
201	1825	06/18/26	PARRISH PLANTATION CDD	061726-0617	SERIES 2021 AND SERIES 2022 FY26 DS	Cash in Transit	103200	$429.23
							Fund Total	**$1,910.79**

PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
SERIES 2024 AA3 DEBT SERVICE FUND - 202								
202	1793	06/04/26	PARRISH PLANTATION CDD	06032026-0603	SERIES 2024 FY26 OFF ROLL COLLECTIONS	Cash in Transit	103200	$6,940.80
202	1794	06/04/26	PARRISH PLANTATION CDD	06042026-0604	SERIES 2024 FY26 OFF ROLL COLLECTIONS	Cash in Transit	103200	$660.00
202	1817	06/11/26	PARRISH PLANTATION CDD	061026-0610	SERIES 2024 FY26 OFF ROLL COLLECTIONS	Cash in Transit	103200	$2,400.00
202	1818	06/11/26	PARRISH PLANTATION CDD	06112026-0611	SERIES 2024 FY26 OFF ROLL COLLECTIONS	Cash in Transit	103200	$540.00
202	1824	06/18/26	PARRISH PLANTATION CDD	06162026-01	SERIES 2024 FY26 OFF ROLL COLLECTIONS	Cash in Transit	103200	$540.00
202	1831	06/24/26	PARRISH PLANTATION CDD	06242026-0624	SERIES 2024 FY26 OFF ROLL COLLECTIONS	Cash in Transit	103200	$540.00
202	1846	06/26/26	PARRISH PLANTATION CDD	06262026-0626	SERIES 2024 FY26 OFF ROLL COLLECTIONS	Cash in Transit	103200	$2,160.00
							Fund Total	**$13,780.80**
							Total Checks Paid	**$185,091.31**

LaPENSEE
PLUMBING · POOLS · AIR

LaPensee Plumbing, Inc.
401 Manatee Ave
Holmes Beach, FL 34217
941-778-5622
CPC1459826

Estimate 112118012
Estimate Date 6/16/2026

Billing Address
Parrish Plantation CDD Crosswind Point
12610 Oak Hill Way
Parrish, FL 34219 USA

Job Address
Crosswind Point
12610 Oak Hill Way
Parrish, FL 34219 USA

Description of work

REPLACEMENT OF BOTH ORP & PH PROBES TO THE HAYWARD CAT CONTROLLER

Service #	Description	Quantity	Your Price	Total
LABOR-022	Pool Labor	2.00	$100.00	$200.00
PSHORPPHS	Hayward ORP PH Sensor PRO15	1.00	$520.00	$520.00
PSHORPPHS	Hayward ORP PH Sensor PRO25	1.00	$590.00	$590.00
SH01	Shop Material	1.00	$10.70	$10.70

Sub-Total	$1,320.70
Tax	$0.00
Total Due	$1,320.70
Deposit/Downpayment	$0.00

Thank you for choosing LaPensee Plumbing, Pools & Air

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by LaPensee Plumbing, Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.



Date 6/19/2026

LaPENSEE
PLUMBING · POOLS · AIR

LaPensee Plumbing, Inc.
401 Manatee Ave
Holmes Beach, FL 34217
941-778-5622
CPC1459826

Estimate 111651503
Estimate Date 6/10/2026

Billing Address
Parrish Plantation CDD Crosswind Point
12610 Oak Hill Way
Parrish, FL 34219 USA

Job Address
Crosswind Point
12610 Oak Hill Way
Parrish, FL 34219 USA

Description of work

CORRECTION OF HEALTH DEPARTMENT VIOLATIONS

Service #	Description	Quantity	Your Price	Total
LABOR-022	Pool Labor	1.00	$100.00	$100.00
PSHLBH30	Life Ring Holder w/30' Heaving Line(Rope)	1.00	$64.19	$64.19
PSSLH	Safety Life-Hook #153 - R221026	1.00	$57.77	$57.77
PSSHH	Safety Hook hardware - R221030	1.00	$16.05	$16.05
SH01	Shop Material	1.00	$21.40	$21.40

Sub-Total	$259.41
Tax	$0.00
Total Due	$259.41
Deposit/Downpayment	$0.00

Thank you for choosing LaPensee Plumbing, Pools & Air

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by LaPensee Plumbing, Inc. as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Jayna Cooper June 11, 2026

Docusign Envelope ID: 8C97C7F1-1889-8C2E-82DB-4154DA57AB17

Pressure Washing Services Agreement

(12610 Oak Hill Way, Parrish, Florida 34219)

This Pressure Washing Services Agreement (this "**Agreement**") is entered into as of July 1, 2026, between the **Parrish Plantation Community Development District,** a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "**District**") and **Gulf Coast Pressure Washing Solutions LLC**, a Florida limited liability company (the "**Contractor**").

Background Information:

The District is responsible for the operation and maintenance of certain common areas within the boundaries of the District. The District desires to retain an independent contractor to provide pressure washing services for the property located at 12610 Oak Hill Way, Parrish, Florida 34219. The Contractor represents that it has any and all required approvals and licenses and is qualified to provide such services. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.

2. **Scope of Services**. The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the work described. Such work shall included general cleaning of the pool patio, mailbox area, ceilings, floors, and walls to remove accumulated dirt, grime, and organic build up. These services shall be performed on a monthly basis during the months of March through September, and additionally during the months of October, December, and February.

3. **Manner of Performance and Care of the Property**.
    a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
    b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all debris at the completion of each work day.
    c. Contractor will not store materials or equipment within the community or park any vehicles on any property within the community without the prior written permission of the District.
    d. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

4. **District Responsibilities**. The District will provide an on-site water supply as needed to complete the work at no cost to the Contractor.

5. **Time of Commencement and Completion Date.** The District and Contractor will coordinate on when the work will commence. The Contractor will complete the work within the time period disclosed to the District. Time is of the essence.

6. **Termination.** Either party shall have the right to terminate this Agreement upon 10 days written notice. Upon receipt of a termination notice Contractor will cease performance of the work.

7. **Compensation**. The District agrees to pay to Contractor within 45 days of receipt of the invoice from Contractor.
    i. Four Hundred Forty-Five Dollars (**$445.00**) per month for monthly building washing services provided from March through September.
    ii. Four Hundred Sixty-Five Dollars (**$465.00**) for building washing services to be performed in October, December, and February.

8. **Additional Services**. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.

9. **Relationship Between the Parties**. It is understood that the Contractor is an independent contractor. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

10. **Compliance with Governmental Regulations.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

11. **Insurance.** The Contractor shall carry commercial general liability insurance of no less than $1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

12. **Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

13. **Limitations on Government Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

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

15. **E-Verification**. Pursuant to Section 448.095(2), Florida Statutes,
    a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
    b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
        i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

16. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

17. **Public Records**. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and 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, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract 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 District in a format that is compatible with the information technology systems of the District.

    IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

18. **No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.

19. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

20. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

21. **Governing Law and Venue**. This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.

22. **Enforcement of Agreement**. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

23. **Arm's Length Transaction**. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

24. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

25. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

26. **Notice**. Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:
c/o Inframark
2005 Pan Am Circle
Suite 300
Attn: Jayna Cooper
Janya.cooper@inframark.com

To the Contractor:
3204 48th Street E.
Palmetto, Florida 34221
pressurewashgc@gmail.com

27. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

28. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

Gulf Coast Pressure Washing Solutions LLC
a Florida limited liability company

Signed by:
Jasn M. Huefner
660D749139734F4...
Name: Jasn M. Huefner
Title: Mr

Parrish Plantation Community Development District

DocuSigned by:
Blake Murphy
A8071707A11B48E...
Name: Blake Murphy
Title: Chair of the Board of Supervisors

Docusign Envelope ID: 8C97C7F1-1889-8C2E-82DB-4154DA57AB17

Pressure Washing Services Agreement

(8825 Aurelia Ave, Parrish, Florida 34219)

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Background Information:

The District is responsible for the operation and maintenance of certain common areas within the boundaries of the District. The District desires to retain an independent contractor to provide pressure washing services for the property located at 8825 Aurelia Ave, Parrish, Florida 34219. The Contractor represents that it has any and all required approvals and licenses and is qualified to provide such services. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.

2. **Scope of Services**. The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the work described. Such work shall included general cleaning of the pool patio, mailbox area, ceilings, floors, and walls to remove accumulated dirt, grime, and organic build up. These services shall be performed on a monthly basis during the months of March through September, and additionally during the months of October, December, and February.

3. **Manner of Performance and Care of the Property**.
    a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
    b. Contractor agrees to keep property clean and orderly during the course of the work and to remove all debris at the completion of each work day.
    c. Contractor will not store materials or equipment within the community or park any vehicles on any property within the community without the prior written permission of the District.
    d. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 24 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

4. **District Responsibilities**. The District will provide an on-site water supply as needed to complete the work at no cost to the Contractor.

5. **Time of Commencement and Completion Date.** The District and Contractor will coordinate on when the work will commence. The Contractor will complete the work within the time period disclosed to the District. Time is of the essence.

6. **Termination.** Either party shall have the right to terminate this Agreement upon 10 days written notice. Upon receipt of a termination notice Contractor will cease performance of the work.

7. **Compensation**. The District agrees to pay to Contractor within 45 days of receipt of the invoice from Contractor.
    i. Five Hundred Forty-Five Dollars (**$545.00**) per month for monthly building washing services provided from March through September.
    ii. Five Hundred Sixty-Five Dollars (**$565.00**) for building washing services to be performed in October, December, and February.

8. **Additional Services**. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.

9. **Relationship Between the Parties**. It is understood that the Contractor is an independent contractor. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

10. **Compliance with Governmental Regulations.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

11. **Insurance.** The Contractor shall carry commercial general liability insurance of no less than $1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as "Additional Insured" under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.

12. **Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration and/or mediation costs, litigation expenses, attorney's fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.

13. **Limitations on Government Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Docusign Envelope ID: 8C97C7F1-1889-8C2E-82DB-4154DA57AB17

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

15. **E-Verification**. Pursuant to Section 448.095(2), Florida Statutes,
    a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
    b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
        i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

16. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

17. **Public Records**. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and 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, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract 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 District in a format that is compatible with the information technology systems of the District.

    IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 873-7300, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

18. **No Waiver.** The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Agreement shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.

19. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

20. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties.

21. **Governing Law and Venue**. This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.

22. **Enforcement of Agreement**. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

23. **Arm's Length Transaction**. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

24. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

25. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

26. **Notice**. Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:
c/o Inframark
2005 Pan Am Circle
Suite 300
Attn: Jayna Cooper
Janya.cooper@inframark.com

To the Contractor:
3204 48th Street E.
Palmetto, Florida 34221
pressurewashgc@gmail.com

27. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

28. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

Gulf Coast Pressure Washing Solutions LLC
a Florida limited liability company

Signed by:
Jasn M. Huefner
660D749139724F4...
Name: Jasn M. Huefner
Title: Mr

Parrish Plantation Community Development District

DocuSigned by:
Blake Murphy
A8071707A11B48E...
Name: Blake Murphy
Title: Chair of the Board of Supervisors

Consideration: $10.00
Documentary Stamp Tax: $0.70

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 14 day of May, 2026, by **CWR LAC CONE, LLC**, a Florida limited liability company (the "**Grantor**"), whose address is 4065 Cresent Park Drive, Riverview, Florida 33578, in favor of **PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT,** a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (the "**Grantee**"), whose address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Manatee County, Florida (the "**Property**"):

See **EXHIBIT "A"** attached hereto and incorporated herein by this reference

TOGETHER, with all appurtenances thereunto appertaining, hereditaments, and improvements located thereon.

TO HAVE AND TO HOLD the Property, unto Grantee, its successors and assigns, in fee simple forever, subject to and except for the following: (a) taxes and covenants for the year 2026 and subsequent years; (b) governmental requirements and restrictions; and (c) easements, covenants, conditions, restrictions and other matters of record, however this provision shall not reimpose any of the same. Subject to the foregoing, Grantor hereby warrants the Property is free from all liens and encumbrances, and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

Taylor Penny
Name: Taylor Penny
Address: 4065 Crescent Park Dr.
Riverview, FL 33578

Chris Le
Name: Chris Le
Address: 4065 Crescent Park Dr.
Riverview, FL 33578

CWR LAC CONE, LLC
a Florida limited liability company

By: Elizabeth Bradburn
Name: Elizabeth Bradburn
Title: Chief Operating Officer

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 14 day of MAY, 2026, by Elizabeth Bradburn as COO of CWR LAC CONE, LLC, a Florida limited liability company, on behalf of the company, who is ☑ personally known to me or ☐ has produced _____ as identification.

Priscilla Giles
Notary Public Signature

Notary Public State of Florida
Priscilla Giles
My Commission HH 776759
Expires 3/9/2030

Notary Stamp

CROSSWIND RANCH CONE SOUTH
AMENITY AREA

Exhibit "A"

DESCRIPTION: A parcel of land lying in Section 21, Township 33 South, Range 19 East, Manatee County, Florida and being more particularly described as follows:

COMMENCE at the Center of said Section 21, run thence along the West boundary of the Southeast 1/4 of said Section 21, S.00°55'14"E., 243.08 feet to the **POINT OF BEGINNING**; thence N.89°04'46"E., 20.00 feet to a point on a curve; thence Southeasterly, 117.81 feet along the arc of a curve to the left having a radius of 75.00 feet and a central angle of 90°00'00" (chord bearing S.45°55'14"E., 106.07 feet) to a point of tangency; thence N.89°04'46"E., 35.55 feet to a point of curvature; thence Easterly, 75.52 feet along the arc of a curve to the right having a radius of 487.00 feet and a central angle of 08°53'06" (chord bearing S.86°28'41"E., 75.45 feet) to a point of reverse curvature; thence Easterly, 34.79 feet along the arc of a curve to the left having a radius of 513.00 feet and a central angle of 03°53'06" (chord bearing S.83°58'41"E., 34.78 feet) to a point of tangency; thence S.85°55'14"E., 171.49 feet to a point of curvature; thence Easterly, 35.46 feet along the arc of a curve to the left having a radius of 500.00 feet and a central angle of 04°03'49" (chord bearing S.87°57'08"E., 35.45 feet) to a point of tangency; thence S.89°59'03"E., 136.42 feet to a point of curvature; thence Southeasterly, 57.94 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 94°51'06" (chord bearing S.42°33'30"E., 51.55 feet) to a point of compound curvature; thence Southerly, 380.56 feet along the arc of a curve to the right having a radius of 1040.00 feet and a central angle of 20°57'58" (chord bearing S.15°21'02"W., 378.44 feet) to a point of tangency; thence S.25°50'01"W., 356.01 feet to a point on the Northerly boundary of CROSSWIND RANCH PHASE IA, according to the plat thereof, as recorded in Plat Book 73, Pages 96 through 114 inclusive, of the Public Records of Manatee County, Florida; thence along a line lying 121.00 feet North of and parallel with said Northerly boundary of CROSSWIND RANCH PHASE IA, N.64°09'59"W., 392.95 feet to a point on the aforesaid West boundary of the Southeast 1/4 of Section 21; thence along said West boundary of the Southeast 1/4 of Section 21, N.00°55'14"W., 646.88 feet to the **POINT OF BEGINNING.**

Containing 8.043 acres, more or less.

CROSSWIND RANCH CONE SOUTH AMENITY AREA

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 1 OF 3 SHEETS

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH
(Not a Survey)

Arthur W Merritt
Digitally signed by Arthur W Merritt
Date: 2023.11.30 14:14:17 -05'00'

ARTHUR W. MERRITT CERTIFICATE No. 4498 STATE OF FLORIDA REGISTERED LAND SURVEYOR

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-CR-001
Date: 11-29-23	Dwg: Crosswind-Cone-Amenity-DS.dwg	

File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Cone South Amenity Site

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	75.00	90°00'00"	117.81	106.07	S.45°55'14"E.
2	487.00	08°53'06"	75.52	75.45	S.86°28'41"E.
3	513.00	03°53'06"	34.79	34.78	S.83°58'41"E.
4	500.00	04°03'49"	35.46	35.45	S.87°57'08"E.
5	35.00	94°51'06"	57.94	51.55	S.42°33'30"E.
6	1040.00	20°57'58"	380.56	378.44	S.15°21'02"W.

BASIS OF BEARINGS

The West boundary of the Southeast 1/4 of Section 21, Township 33 South, Range 19 East, Manatee County, Florida, has a Grid bearing of S.00°55'14"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book

CROSSWIND RANCH CONE SOUTH AMENITY AREA

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 2 OF 3 SHEETS

Prepared For: HOMES BY WESTBAY

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

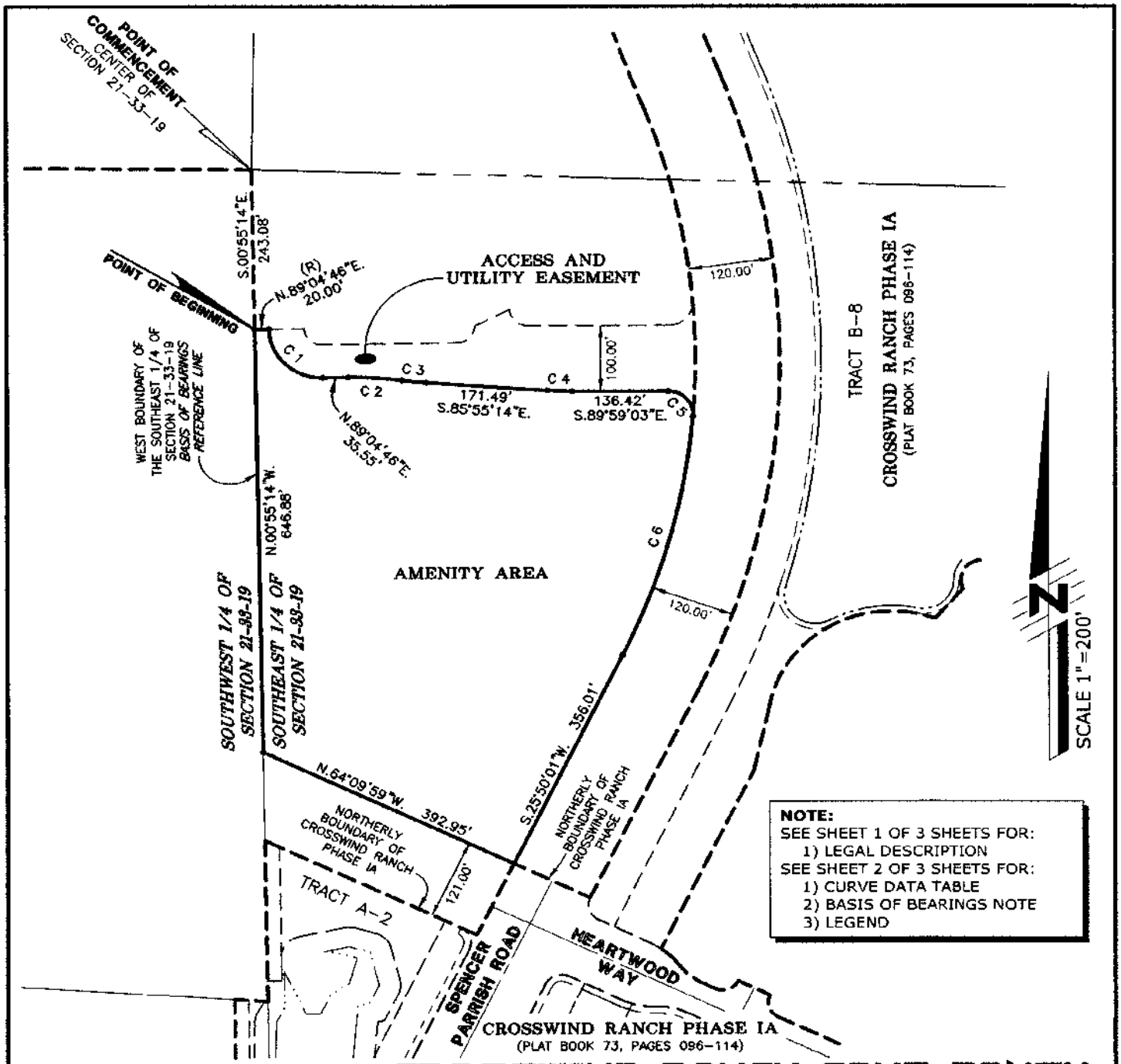
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AMERRITT, INC.
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3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-CR-001
Date: 11-29-23	Dwg: Crosswind-Cone-Amenity-DS.dwg	

File Path: P:\Crosswind Ranch-HOWB\Master Plan\Description\Cone South Amenity Ske

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST



NOTE:
SEE SHEET 1 OF 3 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 2 OF 3 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND

CROSSWIND RANCH CONE SOUTH AMENITY AREA

Prepared For: **HOMES BY WESTBAY**

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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Date: 11-29-23	Dwg: Crosswind-Cone-Amenity-DS.dwg	
File Path: P:\Crosswind Ranch-HBWB\Master Plan\Description\Cone South Amenity Site		

SECTION 21, TOWNSHIP 33 SOUTH, RANGE 19 EAST

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 3 OF 3 SHEETS

Sprinkler Solutions of Florida

License #: SCC131152611

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

813-503-1228

admin@ssofla.com

Estimate 68842

SENT

Parrish Plantation CDD: Crosswind Villas

12306 Oak Hill Way
Duette, Florida 34219

Job Title: Confirm Filter Operation

Job Location: POC and Filter

Job Location Address: 12306 Oak Hill Way Duette, Florida 34219

Date: Jul 2, 2026

Expiration Date: Aug 1, 2026

Status: Sent

Payment Terms: 10 Days Net

Notes:

This estimate includes all labor and materials required to relocate the filter flush discharge piping closer to the existing catch basin. The purpose of this work is to reduce flooding and standing water in the adjacent turf and landscape bed caused by the heavy clay soil, which does not allow water to drain effectively.

To complete the work, the existing plant material within the affected landscape bed will be carefully removed as needed to allow for excavation and installation of the new discharge piping. Once the piping has been installed and tested, the excavation will be backfilled, and the landscape bed will be restored to its previous condition by reinstalling the existing plant material.

Upon completion, the filter flush water will discharge closer to the catch basin, improving drainage and helping to prevent future water accumulation in the surrounding turf and landscape areas.

Filter Discharge Relocate

The discharge of the self cleaning filter is currently in the landscape bed of the Villas and when the filter flushes, it floods and covers the grass and sidewalk with water. This proposal is to move the current discharge location closer to the main drainage catch basin in the park

Item

Tech 3

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

Item

Tech 4

Irrigation Helper Labor

Provide an irrigation helper to assist the lead technician with irrigation system installation, repair, maintenance, and construction activities. Duties may include material handling, excavation, site preparation, equipment operation, pipe assembly, backfilling, cleanup, and other tasks necessary to support the efficient completion of authorized work. The irrigation helper works under the direct supervision of a qualified irrigation technician and assists in maintaining a safe and productive job site.

Tech 4

Irrigation Helper Labor

Provide an irrigation helper to assist the lead technician with irrigation system installation, repair, maintenance, and construction activities. Duties may include material handling, excavation, site preparation, equipment operation, pipe assembly, backfilling, cleanup, and other tasks necessary to support the efficient completion of authorized work. The irrigation helper works under the direct supervision of a qualified irrigation technician and assists in maintaining a safe and productive job site.

2" CL 200 Pipe

PVC Pipe 2 " Bell End Class 200

Misc

Miscellaneous Parts, Fittings, Shop Supplies, and Consumables Provision of incidental materials necessary to complete installation and field operations, including but not limited to small-diameter fittings, electrical terminations, hardware, sealants, adhesives, mounting components, wire connectors, lubricants, cleaning agents, and other expendable items consumed in the course of fabrication, assembly, or system commissioning.

Thank you for your business!

Total **$1,725.00**

Sprinkler Solutions of Florida

License #: SCC131152611

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

813-503-1228

admin@ssofla.com

Estimate 68844

SENT

Parrish Plantation CDD: Crosswind Villas

12306 Oak Hill Way
Duette, Florida 34219

Job Title: Confirm Filter Operation

Job Location: POC and Filter

Job Location Address: 12306 Oak Hill Way Duette, Florida 34219

Date: Jul 5, 2026

Expiration Date: Aug 4, 2026

Status: Sent

Payment Terms: 10 Days Net

Notes:

This estimate includes the installation and setup of a pressure monitoring device on the incoming reclaimed water main serving the Crosswind Point irrigation system. The purpose of this monitor is to record and track the water pressure being supplied by Manatee County, allowing the client to verify pressure conditions and identify any fluctuations that may affect irrigation system performance.

The initial installation includes furnishing the pressure monitoring device, installation, programming, testing, and setup for a one-time cost of $300.00.

Because the monitoring device does not have remote communication capabilities, the recorded data must be downloaded directly from the unit using a hardwired connection. Sprinkler Solutions of Florida will visit the site twice each month to download the data, review the pressure readings, and provide a report to the client. This service is billed at $250.00 per visit/download.

The recurring monitoring service is billed at $500.00 per month, w

Reclaimed Water Pressure Monitoring

Item	Unit Price	Quantity	Amount
Pressure monitoring device - Bi/Weekly reading	$500.00	1	$500.00
Rental and Bi/weekly reading with report Billed Monthly			
Pump Tech	$150.00	1	$150.00
Pump Tech			

Item	Unit Price	Quantity	Amount
Trip Charge Pump Tech	$150.00	1	$150.00

Service Dispatch
Includes mobilization of service vehicle, scheduling, administrative processing, and transportation of tools and diagnostic equipment required to respond to the site and perform on-site irrigation system evaluation and service.

Thank you for your business!

Total **$800.00**

Files

2 Files were uploaded to the report
Click here to access



Crosswind Point CDD

Field Inspection Report - July - Sunrise Landscape

Wednesday, July 1, 2026

Prepared For Board of Supervisors

14 Items Identified

Paul Young

District Field Inspector

Green – Indicates Item is in progress or completed.
Orange - Indicates Item is scheduled.
Red - Indicates Item has not been addressed by vendor.

Item 1 - Main Entrance

Assigned To: Sunrise Landscape

Main Entrance Landscape:

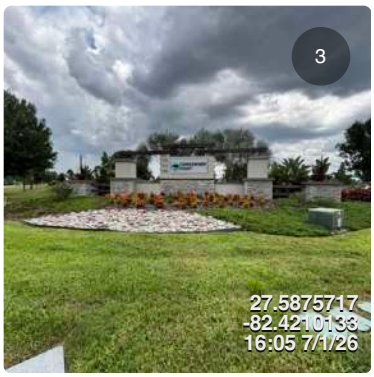
* The main entrance landscape is well maintained and presents a clean, inviting appearance.

* Plant material has regained its lush, healthy color and continues to enhance the overall curb appeal of the community.

* Continue routine maintenance to preserve the vibrant appearance and long-term health of the landscape.







Item 2 - Main Entrance Landscape

Assigned To: Sunrise Landacape

Rock Beds:

* Rock beds are clear of weeds and are being maintained in accordance with the scope of work.

Sidewalk Maintenance:

* Sidewalk edging is maintained per the approved maintenance scope and presents a clean, defined appearance.

Sod Maintenance:

* All sod areas have been mowed in accordance with the scheduled maintenance program and are well maintained.

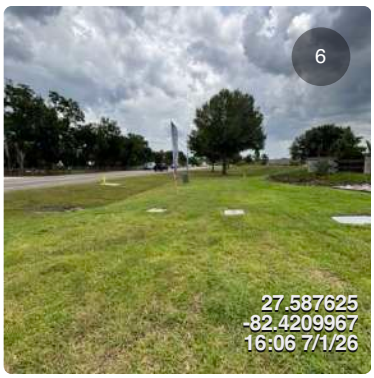












Item 3 - Amenity Center

Assigned To: Sunrise Landscape

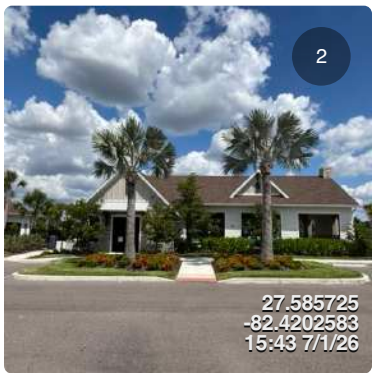
Amenity Entrance Landscape:

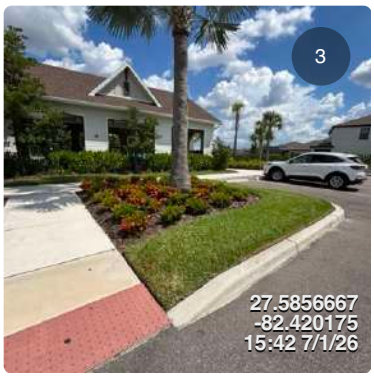
* The amenity entrance landscape is colorful, vibrant, and well maintained.

* The landscape provides an attractive, welcoming appearance and creates a positive first impression for residents and visitors.

* Continue routine maintenance to preserve the healthy, inviting appearance.







Item 4 - Amenity Landscape

Assigned To: Sunrise Landscape

Amenity Center Landscape:

* Landscape beds surrounding the amenity center are well maintained and present a clean, attractive appearance.

* Shrubs are evenly trimmed and maintained in accordance with the scope of work.

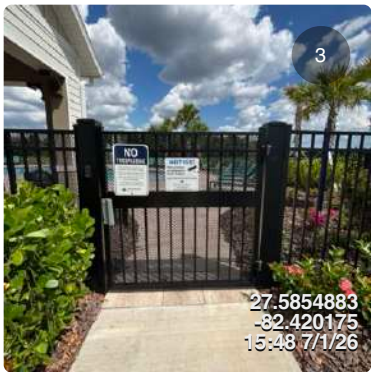
Access Gate & Dumpster Enclosure:

* Access gate signage and dumpster enclosure signage are clearly posted, clean, and fully legible.

* Continue routine maintenance to ensure signage remains visible and the surrounding landscape remains neat and well groomed.







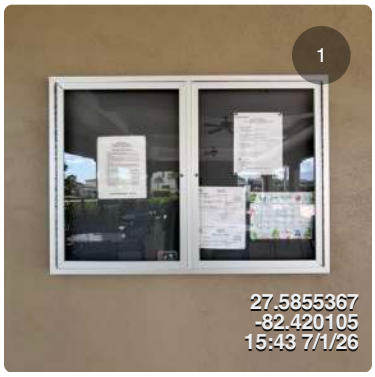




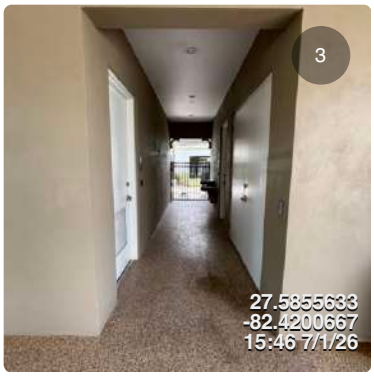
Item 5 - Amenity Facilities

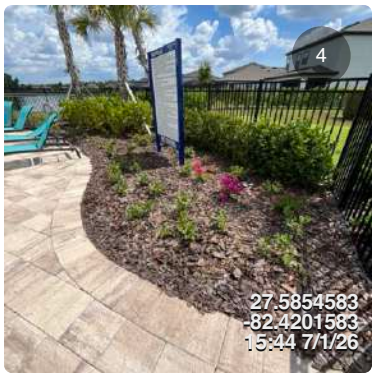
Assigned To: Sunrise Landacape / District Manger

Amenity facilities are fully operational. Pool is clear and blue. Plant upgrades have been installed. Pool furniture, tables and chairs are intact and organized.







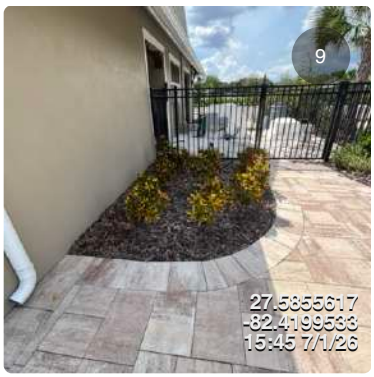












Item 6 - Oakhill Way

Assigned To: Sunrise Landscape

Dog Park:

* The dog park is well maintained and presents a clean, orderly appearance.

* Newly replaced trees are establishing well and appear healthy.

Perimeter Landscape (Behind Fencing):

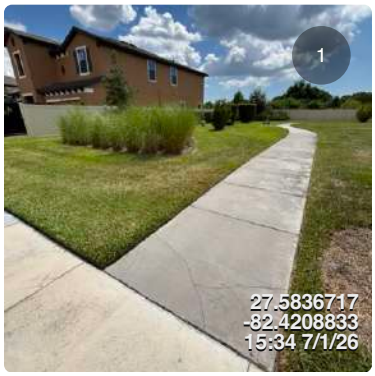
* The perimeter landscape behind the fencing requires additional detailing.

* Shrubs should be trimmed and refined to improve overall appearance and maintain a uniform, well-kept look.

Irrigation:

* Irrigation lines appear to have been cut during mowing operations.

* Repair all damaged irrigation lines promptly to restore proper system function and prevent further landscape stress or decline.













Item 7 - Perimeter Landacape

Assigned To: Sunrise Landscape

Perimeter Sod (Behind Fence):

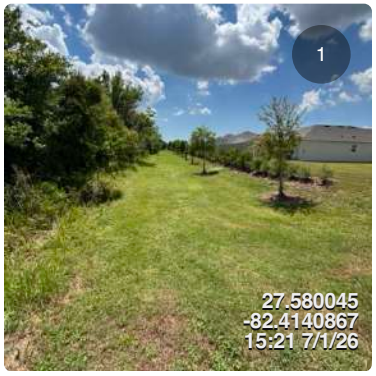
* The perimeter sod behind the fencing is being maintained per the approved scope of work and remains in acceptable condition.

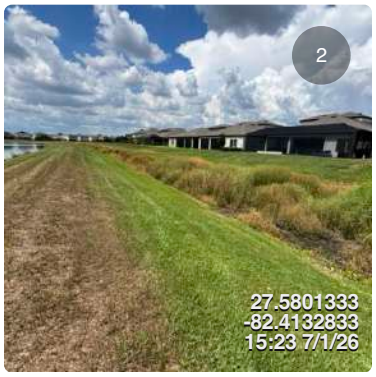
Irrigation / Tree Bubbler:

* An area with no installed plant material or trees has a broken tree bubbler that requires attention.

* The damaged bubbler should be capped to prevent water loss, system inefficiency, and potential washout or soil disturbance.

* Complete corrective action during the next maintenance visit to ensure proper irrigation system integrity.











Item 8 - Twin Leaf Terrace

Assigned To: Sunrise Landscape

Dog Station Sod:

* The sod in and around the dog station was previously green and well established; however, brown patches have now developed throughout the area, indicating a decline in turf health.

Evaluation & Corrective Action:

* Evaluate the affected areas to determine the cause of decline, including irrigation coverage, soil compaction, pet activity, disease, or nutrient deficiency.

* Implement appropriate treatment measures to restore turf health and improve overall condition.

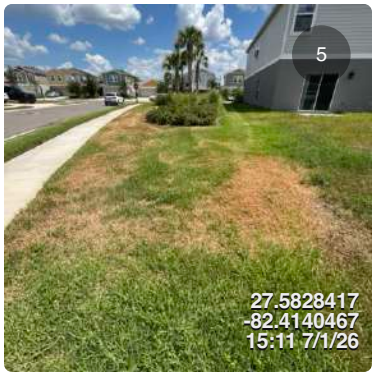
* Continue monitoring and provide corrective maintenance as needed to bring the sod back to expected community standards of a healthy, uniform, and vibrant appearance.











Item 9 - Twin Leaf Culdesac

Assigned To: Sunrise Landscape

CDD Sidewalk Improvements:

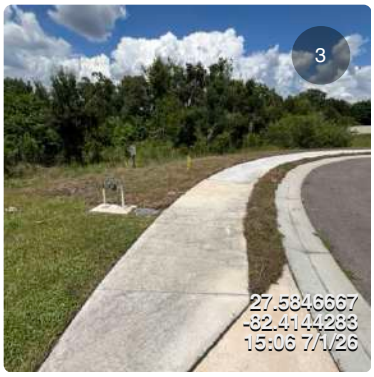
* The upgrade and grading work along the CDD sidewalk has been completed.

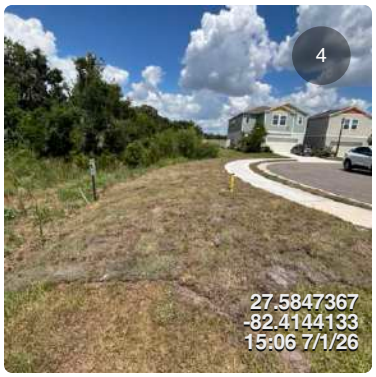
* All identified areas of concern have been repaired, improving overall surface conditions and eliminating potential trip hazards.

* The completed work enhances pedestrian safety and restores the sidewalk to a safe and functional condition.









Item 10 - Depot Loop

Assigned To: Sunrise Landscape

CDD Walkway – Tree Condition:

* A sudden decline has been observed in multiple trees along the CDD walkway.

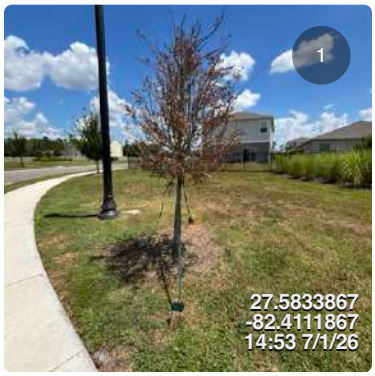
Assessment & Investigation:

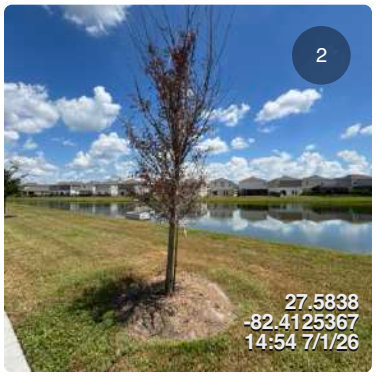
* Investigate the vitality of the affected trees to determine the cause of decline, including irrigation performance, soil conditions, pest or disease activity, and environmental stress factors.

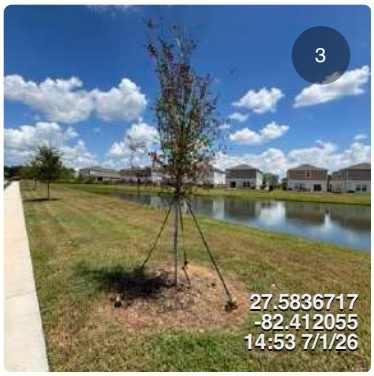
* Identify trees that are beyond recovery and document those requiring replacement.

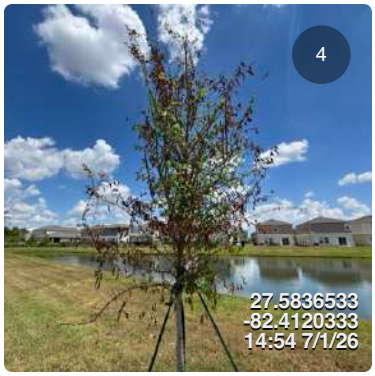
Reporting:

* Submit all findings, including recommended corrective actions and replacement needs, to InfraMark for review and further direction.











Item 11 - Spencer Parrish Entrance

Assigned To: Sunrise Landscape

Community Signage:

* Community signage upgrades have been completed and are performing well.

* The signage areas present a clean, updated, and well-maintained appearance.

Oak Trees:

* Recently transplanted oak trees continue to appear healthy and are establishing well.

* Irrigation Repairs / Soil Restoration:

* Fill in any remaining soil voids created during irrigation repair work.

* Restore disturbed areas to proper grade to ensure a smooth, uniform appearance and prevent future settling or erosion.







Item 12 - Spencer Parrish Road

Assigned To: Sunrise Landscaping

Perimeter Landscape:

* Recently planted trees along the perimeter landscape are showing signs of stress and require closer monitoring.

Irrigation:

* Irrigation issues have been observed in several areas and should be investigated to determine coverage deficiencies, leaks, or system malfunctions.

* Repairs and adjustments should be completed promptly to ensure proper establishment of new plant material.

Shrub Maintenance:

* Shrubs along the fencing are in need of pruning to maintain a clean, uniform appearance and prevent overgrowth into fencing areas.

* Continue routine maintenance to restore and preserve overall landscape health and

appearance.


1
27.5820367
-82.4093867
14:38 7/1/26


2
27.581725
-82.409355
14:39 7/1/26


3
27.5817
-82.40937
14:39 7/1/26


4
27.5817033
-82.4093633
14:39 7/1/26


5
27.5800283
-82.4093783
14:45 7/1/26


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14:45 7/1/26


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-82.4093783
14:44 7/1/26

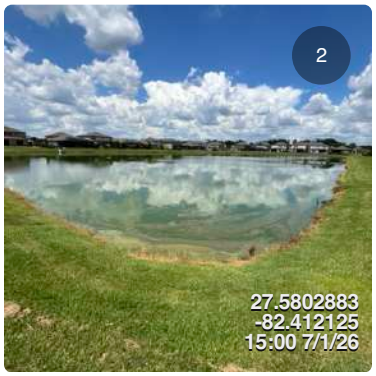

8
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14:44 7/1/26

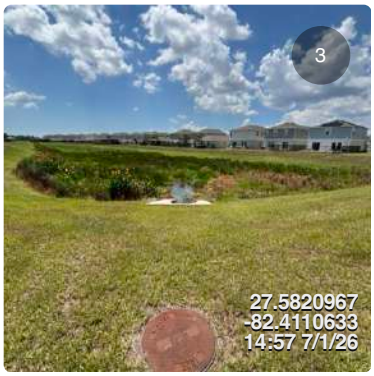

9
27.5794367
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14:44 7/1/26

Item 13 - Pond Maintenance

Assigned To: Cypress Creek Aquatics







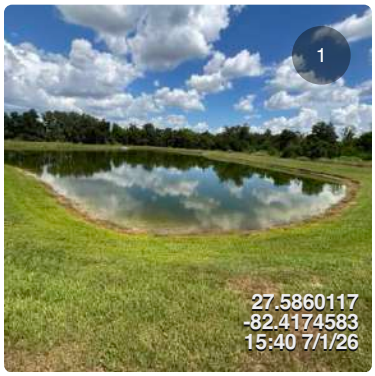


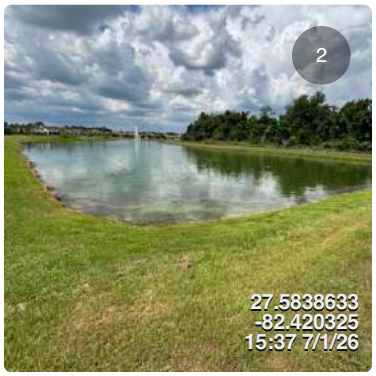




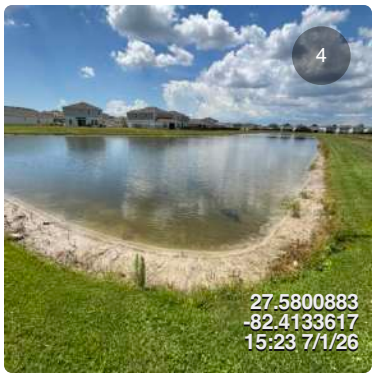
Item 14 - Pond Maintenance

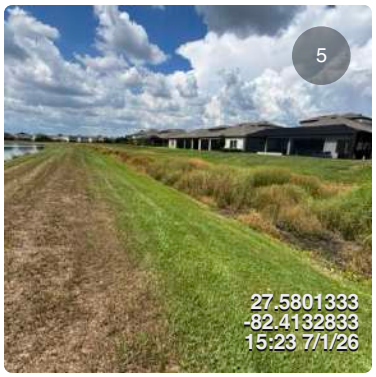
Assigned To: Cypress Creek Aquatics













Printed: Jun 29, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jun 27, 2026

Job: Crosswind Point
Title:
Added By: TS
Log Notes:
Inspected all ponds and sprayed grasses on all ponds. Spent some extra time spraying in the planted creek area for invasive plants
Weather Conditions:
Hazy Sat, Jun 27, 2026, 11:08 AM

94°F
74°F
Wind: 7 mph
Humidity: 90%
Total Precip: 0.05"

Attachments: 10



Printed: Jun 29, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jun 25, 2026

Job: Crosswind Point
Title:
Added By: TS
Log Notes:
Treated ponds 1-8 for invasive terrestrial and aquatic invasives, inspected 9, treated 1-4 for algae and aquatic invasive, picked up some trash throughout as well
Weather Conditions:
Partly cloudy with showers Thu, Jun 25, 2026, 10:51 AM

Partly cloudy with showers **93°F** **75°F** Wind: 8 mph Humidity: 89% Total Precip: 0.11"

Attachments: 20



Crosswind point common area Clock 1 June 16 2026

Station 1	**Bubbler spray left side of entrance and middle**	**Good**
Station 2	Drip left side entrance where juniper is at	Good
Station 3	Drip	Good
Station 4	Sprays left side small strip of grass by sidewalk	Good
Station 5	Left side of entrance spray	Good
Station 6	Rotors right side of a entree sign	Good
Station 7	Rotors right side big field by the red signs	Good
Station 8	Drip Front middle island Jasmine and	1 cut drip
Station 9	Spray all the annuals in the middle	Good
Station 10	Drip middle island by stop sign on pioneer	Gooda
Station 11	Sprays Right side by pioneer stop sign small strip of grass by sidewalk	Good
Station 12	Sprays right side of entrance sign small grass strip	Good
Station 13	Sprays by oak hill way stop sign where reclaim shut off	Good
Station 14	Sprays by oak hill small strip of grass and pioneer stop sign right next to house	Good
Station 15	Drip both right side left side islands	Good
Station 16	Rotors left side of entrance big field	Good
Station 17	Drip	Good
Station 18	Rotors Left side of entrance big field	Good
Station 19	Rotor left side entrance big field in the middle doing 360	Good
Station 20	Rotors left side of entrance big field	Good
Station 21	Rotor near berm	Good
Station 22	Rotors left side entrance front sign	Good
Station 23	Drip left side entrance sign	Good

Station 1	**Bubbler spray left side of entrance and middle**	**Good**
Station 24	Rotors left side on the berm	Good
Station 25	Drip line on berm valve is there too	Good
Station 26	Drip on berm located valve as well fact hate grass	Good
Station 27	Drip on berm located valve it berm	Good
Station 28	Drip on berm located valve right next to 29	Good
Station 29	Drip on berm located valve as well was Myrtle bush	Good
Station 30	Bubbler on berm	Good
Station 31	Bubbler on berm	Good
Station 32	Didn't turn in	Good
Station 33	Rotors right side of entrance front of sign	Good
Station 34	Drip right side entrance monument sign	Good
Station 35	Rotors in the back by pool	Good
Station 36	Drip in side pool	Good
Station 37	Drip right side of pool	Good
Station 38	Drip landscape beds in the back of the pool	Good
Station 39	Drip in side pool area	Good
Station 40	Bubblers around pool area	Good
Station 41	Sprays front of pool area and lefts off	Good
Station 42	Sprays lefts side of pool by villa	Good
Station 43	Drip by mailbox	Good
Station 44	Spray in front of pool by sidewalk and does right side by house as well	Good

Timer 2 cross point June 16 2026

Zone 1 Bubblers	Good	
Zone 2 Drip	Rear timer	Good
Zone 3 Drip	Rear timer /lift sets	Good
Zone 4 Sprays	Lift station walkway	Good
Zone 5 Sprays	By timer	Good
Zone 6 Sprays	Walk across timer	3 clog nozzles
Zone 7 Sprays	Walk across timer	Good
Zone 8 Drip	Open area by Crawford way	Good
Zone 9 Bubblers	Across timer	Good
Zone 10 Sprays	Oak hill walkway	1 clog nozzle
Zone 11 S/B	Crawford	Didn't turn on.
Zone12 Sprays	Crawford walkway	Good
Zone 13 Sprays	Walk before timer	3 clog nozzle
Zone 14 Sprays	Walk before timer	
Zone 15 Drip	Oakhill before timer	Good
Zone 16 Bubblers	Oakhill before timer	Good
Zone 17 Bubblers	Oakhill before timer	Didn't turn on
Zone 18 Drip	Oakhill before timer	Didn't turn on
Zone 19 Bubblers	Oakhill before timer	Good
Zone 20 Drip	Oakhill before timer	Good
Zone 21 Bubblers	Across from timer bubbler	Good
Zone 22 Drip	Oak hill/Crawford	Good
Zone 23 Bubblers	Dog park right	Good
Zone 24 Drip	Dog park right	Good
Zone 25 R/ MPR	Dog park right	Good
Zone 26 Sprays	Dog park walkway	Good
Zone 27 Sprays	Dog park lett	Good
Zone 28 Sprays	Dog park front left	Good
Zone 29 Drip	Dog park south	Good
Zone 30 Sprays	Dog park center	Good
Zone 31 Rotors	Dog park center	Good
Zone 32 Rotors	Dog park center	Good
Zone 33 Drip	Dog park center good	

Timer 3 cross point June 17 2026

Zone 1 Rotors	Good	
Zone 2 Sprays	Monument walkway	Good
Zone 3 D/B	Monument	4 cut drip
Zone 4 Rotors		Good
Zone 5 Drip	Oak hill Oak hill	Good
Zone 6 Drip	Oak hill	Good
Zone 7 Sprays	Oak hill walkway	Good
Zone 8 Bubblers	Oak hill/Depot	Good
Zone 9 Rotors	Oak hill/Depot	Good
Zone 10 Sprays	Oak hill/Depot corn	Good
Zone 11 Sprays	Oak hill fence	Good
Zone 12 Sprays	Oak hill fence	Good
Zone 13 Sprays	Settlement walk	Good
Zone 14 Bubblers	Settlement	Good
Zone 15		
Zone 16 Rotors	Pond Depot	Good at
Zone 17 Sprays	Pond walk	1 broken spray
Zone 18 Rotors	Pond	Good
Zone 19 Bubblers	Pond	Good
Zone 20 Sprays	Pond walk	Good
Zone 21 Sprays	Settlement walkway	Good
Zone 22 Bubblers	Settlement	Good
Zone 23 drip by water tower	Drip when you enter odes for right side	Good
Zone 24 bubbler by water tower reclaim		Good
Zone 25	Bubbler	
Zone 26	Drip	I have offf it has a main line leak shit it from the gate valve
Zone 27	Bubbler	
Zone 28	Drip	Good
Zone 29	Sprays	Good
Zone 3o	Timer Alarm, ESR	Need to track

Printed: Jun 22, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jun 18, 2026

Job: Crosswind Point
Title:
Added By: TS
Log Notes:
Treated 1-9 for terrestrial invasive plants and weeds, treated 1 2 3 4 5 7 9 for algae and picked up trash
Weather Conditions:
Partly cloudy with isolated storms Thu, Jun 18, 2026, 11:34 AM


Partly cloudy with isolated storms

96°F
78°F

Wind: 12 mph
Humidity: 89%
Total Precip: 0"

Attachments: 23



























Crosswind Ranch CDD

Field Inspection Report - July - Sunrise Landscape

Wednesday, July 1, 2026

Prepared For Board of Supervisors

18 Items Identified

Paul Young

District Field Inspector

Green – Indicates Item is in progress or completed.
Orange - Indicates Item is scheduled.
Red - Indicates Item has not been addressed by vendor.

Item 1 - Main Entrance

Assigned To: Sunrise Landscape

Main Entrance Signage:

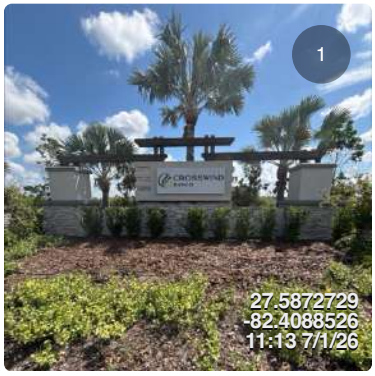
* Main entrance signage is clearly visible and presents an inviting appearance from both directions along SR 62.

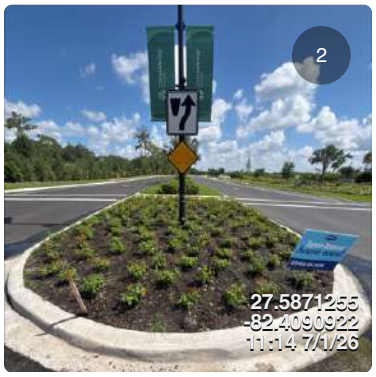
Landscape Improvements:

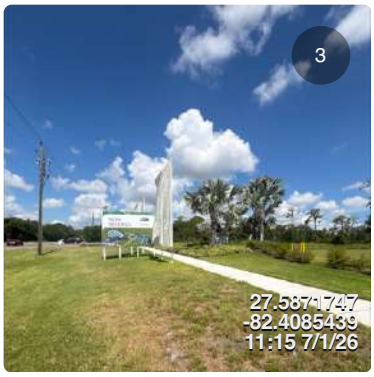
* Plant replacement preparations are underway around the entrance sign structure to enhance the overall landscape presentation.

Weed Control:

* Continue routine weed control within the annual flower beds to maintain a clean, colorful, and well-maintained entrance appearance.







Item 2 - SR62 Landscape Beds

Assigned To: Sunrise Landscape

SR 62 Landscape:

* Landscape plants that received hard pruning are showing significant improvement and healthy regrowth.

* Firebush plants have regained their vibrant color and are contributing positively to the overall appearance.

Plant Maintenance:

* Several plants are declining beyond recovery and should be removed to maintain a clean, well-groomed landscape.

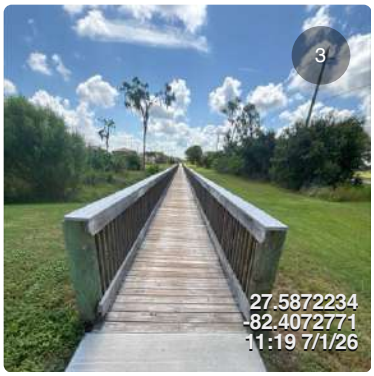
* Evaluate these areas and schedule replacement planting as needed to restore a full, uniform appearance.

Walking Bridge:

* The walking bridge has been maintained in accordance with the scope of work and presents a clean, well-kept appearance.







Item 3 - SR62 Landscape

Assigned To: Sunrise Landscape

Sidewalk Maintenance:

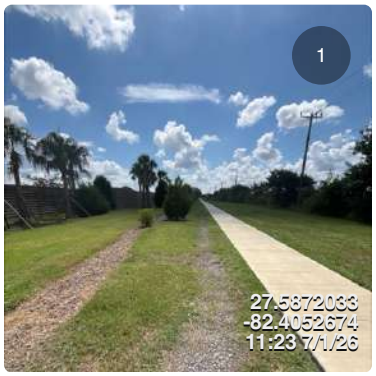
* Sidewalk edging and general landscape maintenance are being performed in accordance with the scope of work and are well maintained.

Drainage:

* Drain structures are clear of vegetation encroachment and debris, allowing for proper stormwater flow.

Irrigation:

* The irrigation contractor is currently addressing an issue beneath the palm tree.
* Continue monitoring the repair to ensure the system is restored and operating properly.







Item 4 - SR62 Landscape Beds

Assigned To: Sunrise Landscape

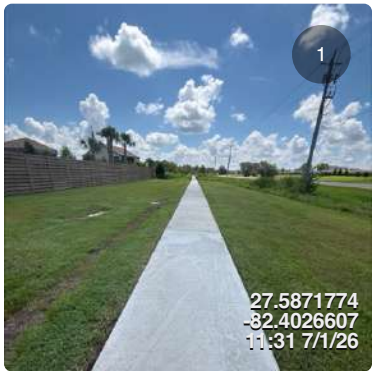
Eastern Property Boundary Walking Bridge:

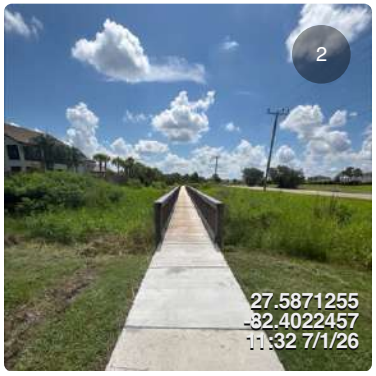
* Several irrigation drip lines near the walking bridge have been cut.

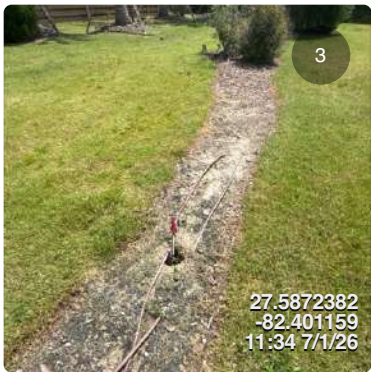
* If the drip lines are active and operational, repairs are warranted to restore proper irrigation coverage.

* A hole is developing in the area of the damaged drip lines and should be repaired to prevent further erosion and eliminate a potential safety hazard.

* Verify the operational status of the irrigation lines and complete all necessary repairs as part of the corrective maintenance.







Item 5 - East Boundary

Assigned To: Sunrise Landscaoe

Landscape Maintenance:

* Previously reported dead plant material has been removed, resulting in a cleaner and more maintained appearance.

Irrigation:

* Demolition activities have caused several irrigation line breaks.

* Complete all necessary irrigation repairs as soon as possible to restore the system to full operation and ensure the landscape receives adequate irrigation as intended.

* Verify proper system performance following repairs and monitor affected areas for any additional damage.









Item 6 - Spencer Parrish

Assigned To: Sunrise Landscape

Median Landscape:

* Median landscape is colorful, vibrant, and presents a well-maintained appearance.

Turf Conditions:

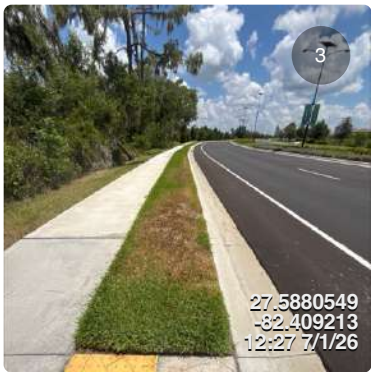
* Several areas of the St. Augustine sod are exhibiting brown patches and require further investigation.

* Evaluate the affected areas to determine the cause, including irrigation coverage, pest activity, disease, soil conditions, or nutrient deficiencies.

* Report all findings and recommended corrective actions to InfraMark for review and follow-up.







Item 7 - Spencer Parrish Median

Assigned To: Sunrise Landscape

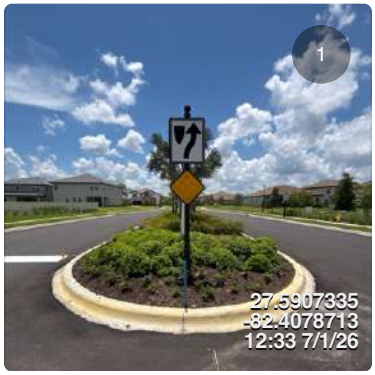
Annual Landscape Rotation:

* Annual flower rotations have been completed, and the new plantings provide a fresh, vibrant appearance.

Landscape Enhancements:

* Frost-damaged Silver Buttonwood plants have been replaced with hardy native Firebush, which will provide year-round color and improved resilience.

* The new plant palette enhances the overall appearance of the landscape while supporting long-term sustainability and reduced maintenance.







Item 8 - Heartwood

Assigned To: Sunrise Landscape

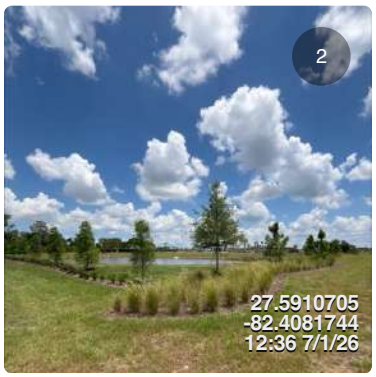
Median Landscape:

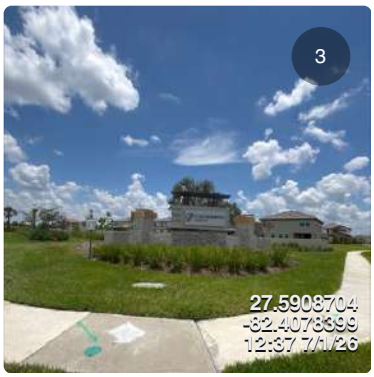
* The median landscape continues to display a colorful, vibrant, and well-maintained appearance, enhancing the community's curb appeal.

Community Signage:

* Heartwood community signage upgrades are currently underway.
* Continue maintaining the surrounding landscape throughout the improvement process to ensure the entrance remains clean, attractive, and welcoming.







Item 9 - Spencer Parrish

Assigned To: Steadfast Alliance

Sabal Palms:

* Sabal palms that were previously declining beyond recovery have been replaced.
* The new palms improve the overall appearance of the landscape and are expected to establish well with continued routine maintenance and monitoring.







Item 10 - Pool Pump Cage

Assigned To: Sunrise Landscape

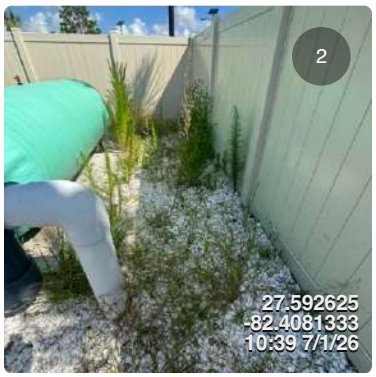
Weed Control:

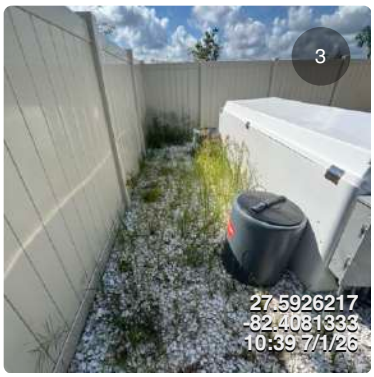
* Weed control shall extend beyond the landscape beds and turf areas to include all amenity facilities.

* Conduct routine inspections inside the pool enclosure and treat any weed growth during each scheduled service.

* Consistent weed management throughout the pool cage will help maintain a clean and professional appearance.













Item 11 - Mailbox Kiosks

Assigned To: District Manager

* Mailbox Kiosks:

* Mailbox kiosks are intact and in good condition.

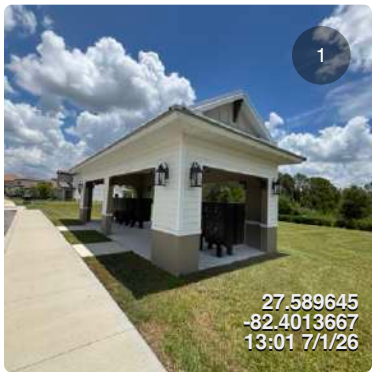
* The Shadow Creek Trail mailbox kiosk has an accumulation of insects and cobwebs throughout the structure and requires more thorough cleaning during routine maintenance.

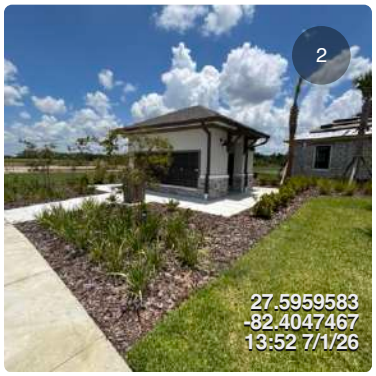
* Community message boards are current, clean, and up to date.

* Controller Landscape:

* Landscape plants at the controller have been replaced by Steadfast.

* Sunrise shall verify that the irrigation schedule provides adequate watering to ensure the newly installed plants become properly established and remain healthy.











Item 12 - Shadow Creek Trail

Assigned To: Sunrise Landscape

Community Signage:

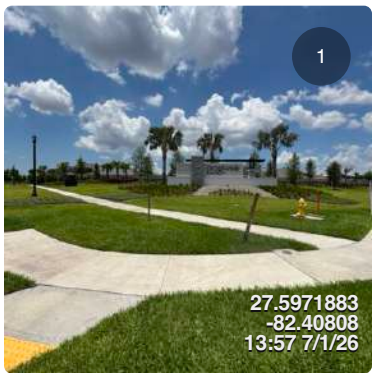
* Community signage is clean, organized, and presents an attractive appearance.

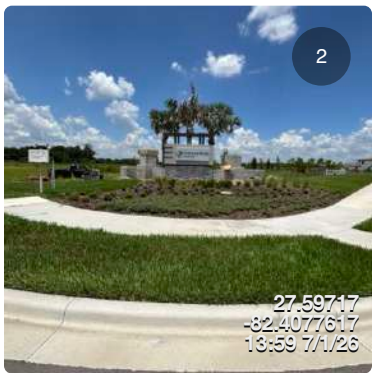
* Upgrades to the east monument sign structure are currently underway.

Concrete Repairs:

* Steadfast has received approval to repair the ADA sidewalk cracks.

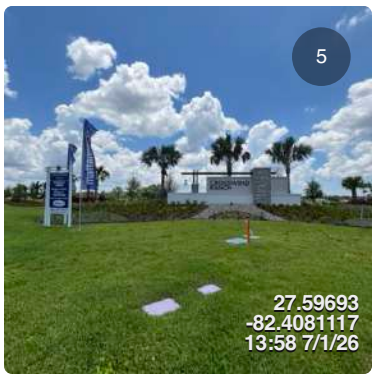
* The sidewalk repairs have been scheduled to take place following completion of the monument sign upgrades to minimize disruption and ensure a coordinated project schedule.

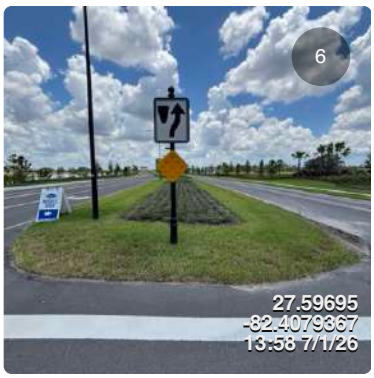












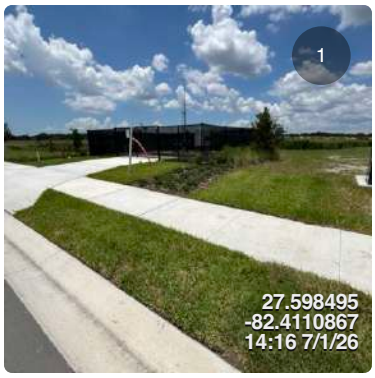
Item 13 - Andora Way Lift Station

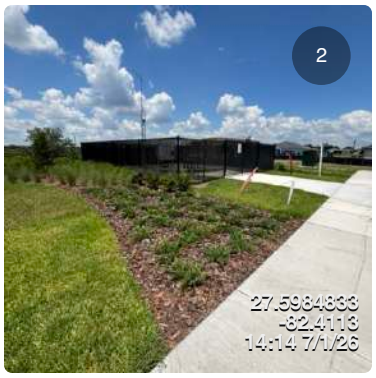
Lift Station Landscape:

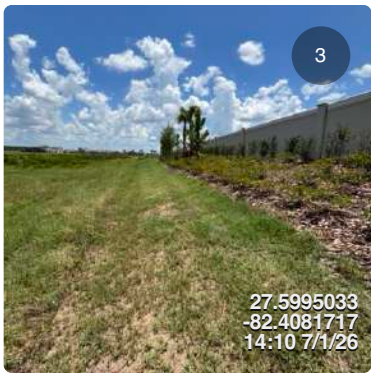
* The lift station landscape is clean, well maintained, and being serviced in accordance with the scope of work.

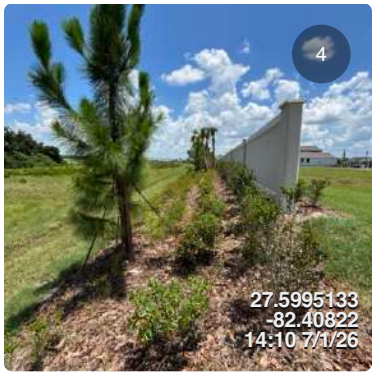
Oxeye Lane Wall:

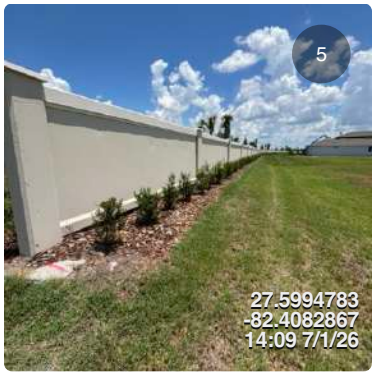
* Wall landscape maintenance along Oxeye Lane is well maintained.
* This area is experiencing accelerated weed growth and should continue to be closely monitored.
* Treat weeds as needed during routine maintenance visits to maintain a clean, well-groomed appearance and prevent further spread.











Item 14 - Interlude Cove

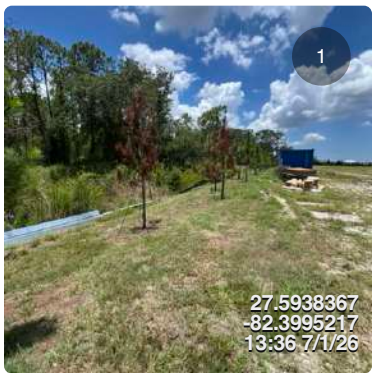
Assigned To: Sunrise Landscape

Pine Trees:

* Recently planted pine trees are showing signs of stress; however, several previously struggling trees are exhibiting signs of recovery.

* Continue to closely monitor tree health and the irrigation schedule to ensure adequate watering and promote successful establishment.

* Evaluate any trees that continue to decline and document those requiring replacement if recovery does not occur.









Item 15 - Amenity Facilities

Assigned To: District Manager

Amenity Facilities:

* All amenity facilities are fully operational and well maintained.

* Showers, water fountains, and restrooms are clean and functioning as designed.

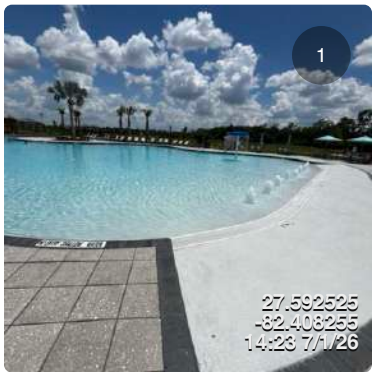
Pool & Gathering Areas:

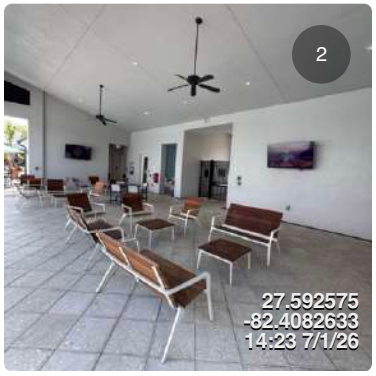
* Pool furniture and lounge chairs are orderly, clean, and in good condition.

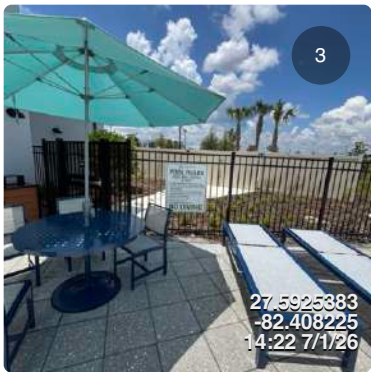
Recreational Amenities:

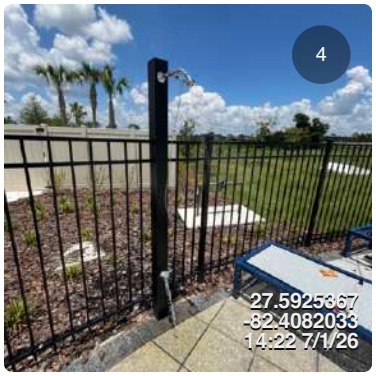
* Playground, pickleball court, and dog park signage are clearly displayed, legible, and in good condition.

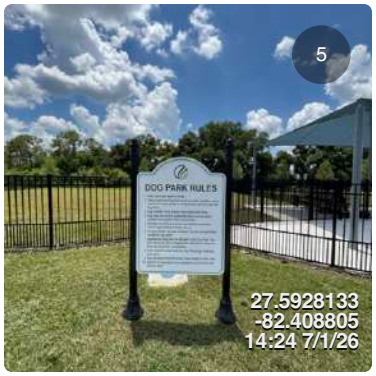
* Rules and regulations are prominently posted to provide clear guidance for residents and visitors.







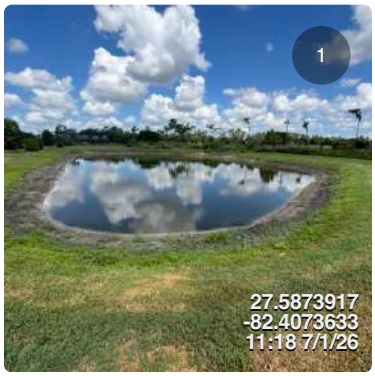




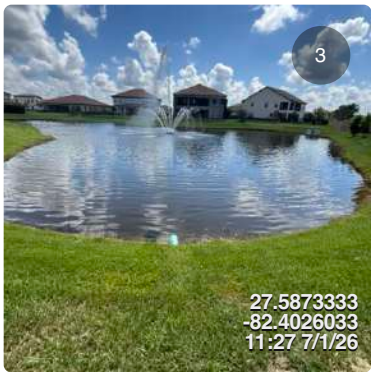


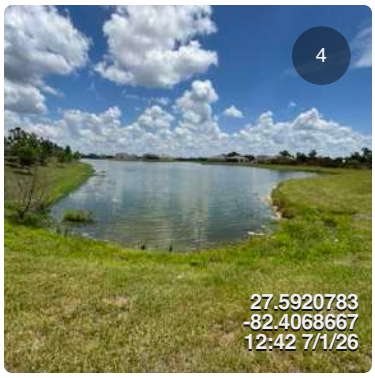
Item 16 - Aquatic Maintenance

Assigned To: Cypress Creek Aquatics

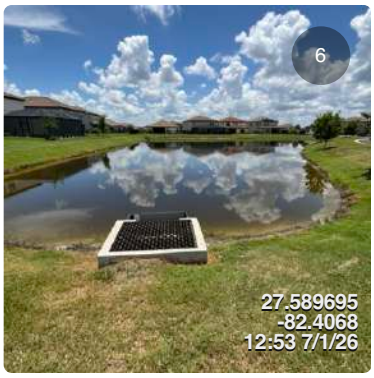






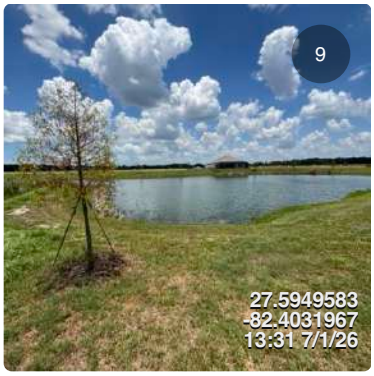








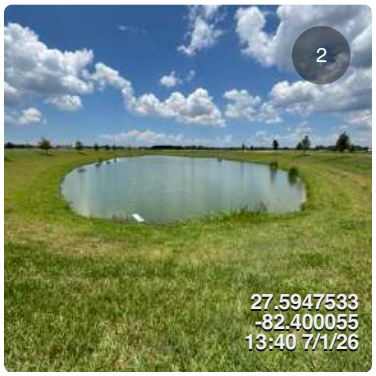




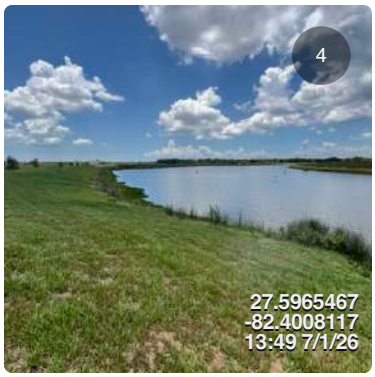
Item 17 - Aquatic Maintenance

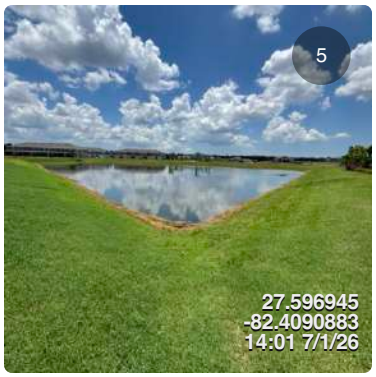
Assigned To: Cypress Creek Aquatics

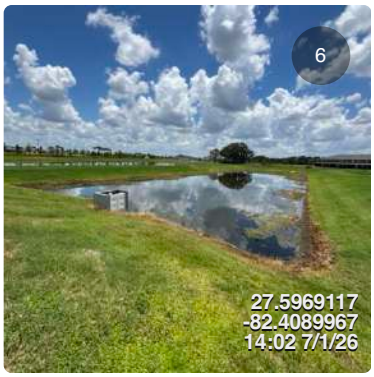


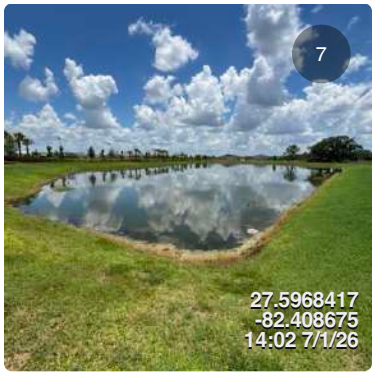


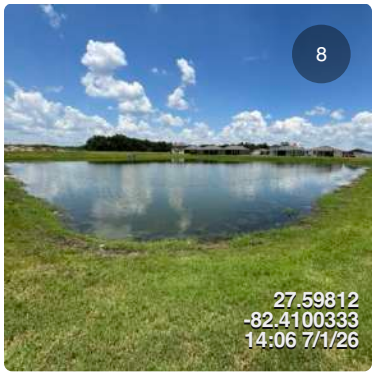












Item 18 Aquatics Maintenance

Assigned To: Cypress Creek Aquatics

Pond #20 – Eastwyck Drive:

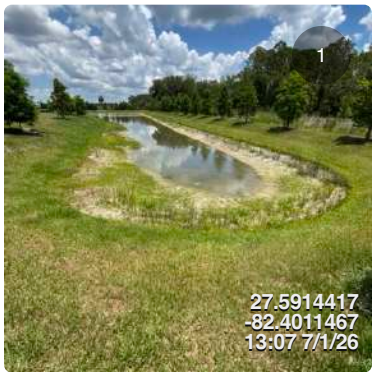
* Washouts have developed around the concrete control structure and require further evaluation.

Corrective Action Required:

* Investigate the affected area to determine the extent and cause of the erosion.

* Submit an estimate to fill all voids and stabilize the area surrounding the concrete control structure.

* Complete repairs promptly to prevent additional erosion, protect the integrity of the structure, and maintain proper stormwater function.







Printed: Jun 12, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jun 11, 2026

Job: Crosswind Ranch
Title:
Added By: TS
Log Notes:
Sprayed ponds 31,32,33,34,35,24,25 for grasses, sprayed hyacinth in pond 30
Weather Conditions:
Partly cloudy with isolated storms Thu, Jun 11, 2026, 2:19 PM

89°F
73°F
Wind: 4 mph
Humidity: 92%
Total Precip: 0.92"

Attachments: 12





Printed: Jun 22, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jun 18, 2026

Job: Crosswind Ranch
Title:
Added By: TS
Log Notes:
Treated 36, 37, 38 for terrestrial and aquatic invasive plants and few water hyacinth were in pond 36 mainly torpedo and cattails
Weather Conditions:
Partly cloudy with isolated storms Thu, Jun 18, 2026, 1:28 PM

Partly cloudy with isolated storms **96°F** **78°F** Wind: 12 mph Humidity: 89% Total Precip: 0"

Attachments: 10




Printed: Jun 29, 2026
30435 Commerce Drive Unit 102, San Antonio, FL 33576
Phone: 844-347-0702
Fax: 813-501-1432

Daily Logs List

Jun 25, 2026

Job: Crosswind Ranch
Title:
Added By: TS
Log Notes:
Teated 10 11 12 13 14 15 16 17 19 20 for invasive terrestrial plants and weeds, treated 19 12 16 for algae picked up trash as well
Weather Conditions:
Partly cloudy with showers and scattered storms Thu, Jun 25, 2026, 2:15 PM


Partly cloudy with showers and scattered storms

93°F
75°F

Wind: 8 mph
Humidity: 89%
Total Precip: 0.07"

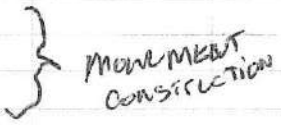
Attachments: 30



Parrish Plantation #1 June 20 2026

Program	Start Time	Watering Days		
A	9:30PM	Mon, Wed, & Fri		
B	9:30PM	Tue, Thurs & Sat		
Zone	Run Time	Zone Typr		
1	20m	Sprays	Good	Front right entrance by monument
2	10m	Bubblers	Good	Bubblers right side of doing oaks and cypress
3	30m	Drip	Good	Drip right next to monument
4	30m	Drip	Good	Drip infront monument
5	30m	Drip	Good	
6	25m	Sprays	Good	By monument in front small grass strip
7	30m	Drip	Good	
8	15m	Sprays	Good	Spray annuals bed middle entrance
9	25m	Sprays	3 clog nozzles 2 15q and 12 half	Sprays middle island front entrance
10	10m	Bubblers	Good	Bubbler in the middle
11	30m	Drip	Cut drip	Drip middle island entrance
12	25m	Sprays	1 clog nozzle	Spray middle island front entrance
13	20m	Sprays	Good	Middle island sprays
14	30m	Drip	Good	Drip second middle island
15	30m	Sprays	Good	Sprays left side of entrance small grass strip
16	30m	Sprays	8 clog nozzles	Spray second middle island
17	10m	Bubblers	Good	Middle island bubblers

Program	Start Time	Watering Days			
18	30m	Drip	Good	Drip middle island m drip	
19	30m	Sprays	Good	Middle island sprays	
20	30m	Drip	Good		
21	30m	Sprays	Good	Middle island spray	
22	15m	Sprays	Good	Sprays middle island by 4 way stop sign	
23	30m	Sprays	2 clog nozzle	Middle island spray	
24	45m	Rotors	Good	Rotors by 4 way left side	
25	30m	Sprays	Good	Left side of entrance	
26	10m	Bubblers	Good		
27	45m	Rotors	Good	Left side of entrance open files	
28	20m	Drip	6 cut drip	Drip single line of fire bush	New planting
29	10m	Bubblers	Good	Bubbler on cypress tree	
30	45m	Rotors	Good	Rotors right side by silver button wood and grass plant	
31	30m	Sprays	Good		
32	10m	Bubblers	Good		
33	45m	Rotors	2 rotors		
34	30m	Rotors/ Bubblers	Good		
35	30m	Drip	Good		
36	20m	Sprays	Good		
37	15m	Sprays	Good		
38	20m	Drip	Good		
39	10m	Bubblers	Good		
40	10m	Drip	Good		
41	20m	Sprays	Didn't turn on		
42	10m	Bubblers	Didn't turn on		
43	10m	Bubblers	Alarms		
44	45m	Rotors	Alarm		



Parrish Plantation Clock 2

	6/30/26		
Prg 1 6:30:00 PM	Wed & Sat		
Prg 4 6:30am	Daily		
Zone	Zone Type	Run Times	
1	Sprays	30m	Good
2	Bubblers	30m	Good
3	Sprays	30m	Good
4	Sprays	30m	Good
5	Rotors	45m	Good
6	Bubblers	30m	Good
7	Drip	30m	Good
8	Drip	30m	Good
9	Drip	20m	1-Bubbler✅
10	Rotors	30m	Good
11	Rotors	30m	Good
12	Sprays	30m	Good
13	Drip	30m	Good
14	Drip	30m	Good
15	Drip	30m	Good
16	Drip	30m	3-Drip coupling✅
17	Bubblers	30m	Good
18	Bubblers	30m	Good
19	Drip	30m	Good
20	Drip	30m	Good
21	Drip	30m	Good
22	Drip	30m	Good
23	Drip	30m	Good
24	Drip	30m	Good
25	Drip	30m	Good
26	Drip	20m	Good
27	Drip	20m	Good
28	Drip	15m	Good

Parrish Plantation Clck 3 6/30/26

Zone	Zone Type	Time	
1	Sprays	30M	Good
2	Sprays	30M	Good
3	Drip	30M	Good
4		30M	Good
5	Sprays	30M	Good
6	Bubblers	30M	Good
7	Drip	30M	Good
8	Rotors	30M	Good
9	Drip	30M	Good
10	Sprays	30M	1-nozzle✅
11	Bubblers	30M	Good
12	Drip	30M	Good
13	Bubblers	30M	Good
14	Sprays	30M	2-Sprays ✅
15	Drip	30M	Good
16	Sprays	30M	
17	Drip	30M	Good
18	Sprays	30M	6-nozzles 1-spray✅
19	Drip	30M	Good
20	Sprays	30M	1-spray ✅
21	Bubblers	30M	Good
22	Sprays	30M	3-nozzles 1-spray ✅
23	Drip	30M	Good
24	Drip	30M	Good
25	Sprays	30M	7-nozzles✅
26	Sprays	30M	10-nozzles✅
27	Bubblers	30M	Good
28	Sprays	30M	2-nozzles, 1-spray ✅
29	Drip	30M	Good
30	Sprays	30M	4-nozzles✅
31	Drip	30M	Good
32	Drip	30M	Good
33	Rotors	30M	Good
34	Bubblers	30M	Good
35	Sprays	30M	8-nozzles✅
36		30M	Good
37	Sprays	30M	Good
38	Rotors	30M	Good

39	Rotors	30M	Good
40	Rotors	30M	Good
41	Drip	30M	Good
42	Bubblers	30M	Good
43	Drip	30M	Good
44	Drip	30M	Good

Parish Plantation Sinclair Clock 4 June 27 2026

Program 1 2AM Truf	Program 2 12AM Beds	Program 3 9PM Trees
Tu,Thu,Sat	Tu,Thu,Sat	M,W,F
Zone	Run Times	Zone Type
1	Drip	15m
2	Sprays	15m
3	Sprays	15m
4	Bubblers	15m
5	Drip	15m
6	Sprays	15m
7	Front Sign	15m
8	MP Rotors	15m
9	Sprays	15m
10	Drip	15m
11	Sprays	15m
12	Sprays	15m
13	Bubblers	15m
14	Drip	15m
15	Sprays	15m
16	Drip	15m
17	Sprays	15m
18	Sprays	15m
19	Bubblers	15m
20	Sprays	15m
21	Drip	15m
22	Sprays	15m
23	Drip	15m
24	Bubblers	15m
25	MP Rotors	15m
26	Drip	15m
27	Drip	15m
28	Drip	15m
29	Bubblers	15m
30	Drip	15m

Parrish Plantation #5 June 27 2026

Program 1 2AM Tu,Thu,Sat	Program 2 9PM Tu,Thu,Sat	Program 3 6PM Tu,Thu,Sat					
Zone	Zone Types						
1	Sprays		Good				
2	Sprays		Good				
3	Bubblers	15m	Good				
4	Drip	15m	Good				
5	Drip	15m	Good				
6	Sprays		Good				
7	Sprays		Good				
8	MP Rotors		Good				
9	Drip	15m	Good				
10	Bubblers	15m	Good				
11	Drip	15m	Good				
12	Sprays		Good				
13	Sprays		Good				
14	Bubblers	15m	Good				
15	Drip	15m	Good				
16	Bubblers	15m	Good				
17	Drip	15m	Good				
18	Sprays		Good				
19	Sprays		Good				
20	Sprays		Good				
21	Bubblers	15m	Good				
22	Sprays		Good				
23	Drip	15m	Good				
24	Bubblers	15m	Good				
25	Drip	15m	Good				
26	MP Rotors		Good				
27	Sprays		Good				
28	Sprays		Good				
29	Sprays		Good				
30	MP Rotors		Good				
31	Bubblers	15m	Good				
32	Drip	15m	Good				
33	Sprays		Good				
34	Bubblers	15m	Good				
35	Drip	15m	Good				
36	MP Rotors		Good				
37							
38							
39							
40							
41							
42							

Program 1 2AM Tu,Thu,Sat	Program 2 9PM Tu,Thu,Sat	Program 3 6PM Tu,Thu,Sat	
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53	Bubblers		Good
54	Bubblers	15m	Good
55	Sprays		Good
56	Drip	15m	Good
57	Sprays		Good

Crosswind Ranch Town Homes June 23 2026

Start time	12 am Sprays	2 am Drip	
Water Days	Monday Wednesday Friday	Monday Wednesday Friday for Drip	
Station 1	Sprays 20m	Good	8810-8830 spray right side and back
Station 2	Sprays 20m	Good	8830 left side and back 8810 back
Station 3	Drip 40m	Good	8810-8830 front and back
Station 4	Sprays 20m	Good	8807 left side Spread and back
Station 5	Sprays 20m	Good	8827 right side and back
Station 6	Drip 40m	Good	Drip 8827-8807
Station 7	Sprays 20m	Good	Building 9136 right side and back 9164
Station 8	Sprays 20m	Good	9164 left side and back of 9136
Station 9	Drip 40m	Good	9136-9164 building
Station 10	Sprays 20m	Good	
Station 11	Sprays 20	Good	
Station 12	Drip 40m	Good	
Station 13	Sprays 20m	Good	
Station 14	Sprays 20m	Good	
Station 15	Drip 40m	Good	
Station 16	Sprays 20m	Good	
Station 17	Sprays 20m	Good	
Station 18	Drip 40m	Good	
Station 19	Rotors	Good	
Station 20	Sprays	Good	
Station 21	Rotors m	Good	
Station 22	Drip	Good	

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Crosswind ranch Amenity/Pool June 23 2026

Station 1 Rotors	Good	Right side of pool clubhouse				
Station 2 Drip	Good					
Station 3 Rotors	Good	Right back of pool				
Station 4 Rotors	Good	Right back of pool				
Station 5 Rotors	Good	Right back by pond and playground				
Station 6 Drip	Good					
Station 7 drip	Good					
Station 8 Rotors	Good	Behind pool area located valve				
Station 9 drip	Good					
Station 10 rotors	Good					
Station 11 drip	Good					
Station 12 bubblers	Good					
Station 13 Sprays	Good					
Station 14 bubblers front parking lot	Good	Left side by mail boy and vinyl fence				
Station 15 sprays	Good	By dumpster				
Station 16 sprays	Good	By rd and dumpster on Aurelia rd				
Station 17 drip	Good	By dumpster				
Station 18 sprays	Good	Small island grass in front of pool and crops walk front of Aurelia				
Station 19 Bubbler	Good					
Station 20 Drip	Good					
Station 21 sprays	Good	By dog park		I'm		
Sprays 22 drip	Good	By dog park				
Station 23 bubbler around dog park	Good					
Station 24 rotors	Good	Behind dog park by sidewalk				
Station 25 Spray	Good	Behind dog park				
Station 26 sprays	Good	Between dog park and tennis				
Station 27 Rotors	Good	By dog park and tennis				
Station 28 sprays	Good	Sprays tennis courts				
Station 29 bubbler behind tennis court tree Lin and cabbage palms	Good					
Station 30 rotors	Good	Around tennis court				
Station 31drip	Good					
Station 32 drip around pond	Good					
Staion 33 drip around palm	Good	Around one				

Preferred® PGIT GOVERNMENTAL INSURANCE TRUST

Property Schedule

Agreement Period: 05/01/2026 through 10/01/2026

COVERED PARTY: Parrish Plantation Community Development District
AGREEMENT NO.: PK FL1 0414914 25-01
AGENCY: Risk Management Associates, Inc.

Loc #	Description	Address	Const Type	Eff. Date	Term. Date	Building Value	Contents value
001	Amenity Center	12610 Oak Hill Way	119 - JM	05/01/2026	10/01/2026	$232,265	$17,420
002	Pool (61,480 gals), Pumps, & Equipment	12610 Oak Hill Way	223 - On Ground Liquid Storage Tank	05/01/2026	10/01/2026	$290,331	$0
003	Pool Furniture in the Open	12610 Oak Hill Way	102 - PITO	05/01/2026	10/01/2026	$29,033	$0
004	Entry Monuments/Signs (Crosswind Point)	12610 Oak Hill Way	111 - MNC	05/01/2026	10/01/2026	$199,748	$0
005	Amenity Center Fencing	12610 Oak Hill Way	152 - NC	05/01/2026	10/01/2026	$23,227	$0
006	Entry Monuments/Signs (Crosswind Ranch)	13726 Heartwood Way	152 - NC	05/01/2026	10/01/2026	$116,133	$0
007	Irrigation including Pumps, Lift Station, Well	Various	251 - Pump/Lift Station	05/01/2026	10/01/2026	$232,265	$0
008	Mail Pavilion & Kiosks	12610 Oak Hill Way	119 - JM	05/01/2026	10/01/2026	$52,788	$0
009	Pool Pergola	12610 Oak Hill Way	101 - Frame	05/01/2026	10/01/2026	$31,673	$0
010	Amenity Center Dumpster Enclosure	12610 Oak Hill Way	152 - NC	05/01/2026	10/01/2026	$4,141	$0
011	PVC Perimeter Fencing (CDD Common Areas)	Various	152 - NC	05/01/2026	10/01/2026	$125,000	$0
012	Box Perimeter Fence	Heartwood Way & Spencer Parrish Rd	101 - Frame	05/01/2026	10/01/2026	$45,675	$0
013	Mail Pavilion & Kiosks	Heartwood Way & Chene Run	119 - JM	05/01/2026	10/01/2026	$79,000	$0
014	Entry Monuments/Signs - Crosswind Ranch	Spencer Parrish/S.R. 62	111 - MNC	05/01/2026	10/01/2026	$173,054	$0
015	Pedestrian Walkway Bridge	S.R. 62 Boardwalk & Sidewalk	101 - Frame	05/01/2026	10/01/2026	$191,200	$0

Total	$1,825,533	$17,420
TIV	$1,842,953	