

Canterwood Acres Community Development District

May 4, 2026

Agenda Package

TEAMS MEETING INFORMATION

<https://teams.microsoft.com/meet/251466669117681?p=Ud6TOJPOjYPqUeE6rQ>

MEETING ID: 251 466 669 117 68 PASSCODE: s7Hf6a3Q

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Canterwood Acres Community Development District

Board of Supervisors

Tony Tabshe, Chairman
Dawson Ransome, Vice Chairperson
Eric Davidson, Assistant Secretary
Carla Tabshe, Assistant Secretary
Joe Tabshe, Assistant Secretary

District Staff

Bryan Radcliff, District Manager
Vivek K. Babbar, District Counsel
Michael W. Radcliffe, District Engineer
Natasha Sowani, District Accountant
Kelly Dattler, District Admin

Landowners' Meeting, Public Hearing, Audit Committee, & Regular Meeting Agenda

Monday, May 04, 2026, at 12:00 p.m.

The Regular Meeting of the **Canterwood Acres Community Development District** will be held on **May 04, 2026 at 12:00 p.m.** at the **Courtyard Ocala by Marriott 3712 SW 38th Avenue, Ocala, FL 34474.** 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:

<https://teams.microsoft.com/meet/251466669117681?p=Ud6TOJPOjYPqUeE6rQ>

Meeting ID: 251 466 669 117 681

Passcode: s7Hf6a3Q

Dial-in by Phone: +1 (646) 838-1601

Pin: 923 122 52#

LANDOWNERS' ELECTION AND MEETING

1. Call to Order/Roll Call
2. Appointment of Meeting Chairman
3. Announcement of Candidates/Call for Nominations
4. Election of Supervisors
5. Owner's Requests
6. Adjournment
7. Oath of Office
8. Consideration of Resolution 2026-27; Canvassing and Certifying the Results of the Landowners' Election
9. Consideration of 2026-28; Re-Designating the Officers

RECESS TO PUBLIC HEARINGS

1. PUBLIC HEARING ON ADOPTION OF ASSESSMENT ROLL AND IMPOSITION OF NON-AD VALOREM

SPECIAL ASSESSMENTS

- A. Open Public Hearing on Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments
- B. Master Report of the District Engineer
- C. MAMR Report
- D. Public Comment
- E. Supervisor's Comment
- F. Close Public Hearing on Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments

2. BUSINESS ITEMS

- A. Consideration of Resolution 2026-29; Imposing and Levying Special Assessments
- B. Other Matters

RETURN AND PROCEED TO REGULAR MEETING

1. BUSINESS ITEMS

- A. Consideration of Audit Committee
- B. Consideration of Resolution 2026-30; Approving a Proposed O&M Budget for FY2027& Setting a Public Hearing

2. CONSENT AGENDA

- A. Approval of March 30, 2026 Special Organizational Meeting Minutes

3. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

4. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

5. ADJOURNMENT

Landowner Proxy

Canterwood Acres Community Development District Landowners' Meeting – Monday May 4, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints Dawson Rankin ("Proxy Holder") for and on behalf of the undersigned, to vote as a proxy at the meeting of the landowners of the Canterwood Acres Community Development District to be held at the date above, and at any continuation thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

Ocala S.W. 100th LLC / JOE TASSIE
Printed Name of Legal Owner

Signature of Legal Owner

Date

| Address/Legal/or Parcel ID # | Acreage/or # of Platted Lots | Authorized Votes |
|------------------------------|------------------------------|------------------|
| <u>35695-033-00</u> | <u>45 ACRES</u> | <u>45</u> |
| <u>35695-011-01</u> | <u>55.72 ACRES</u> | <u>56</u> |
| _____ | _____ | _____ |

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

Total Number of Authorized Votes: 101

NOTES:

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

CANTERWOOD ACRES OATH OF OFFICE

(Art. II. § 5(b), Fla. Const.)

STATE OF FLORIDA

County of _____

I do solemnly swear (or affirm) that I will support, protect, and defend the Constitution and Government of the United States and of the State of Florida; that I am duly qualified to hold office under the Constitution of the State, and that I will well and faithfully perform the duties of

(Title of Office)

on which I am now about to enter, so help me God.

[NOTE: If you affirm, you may omit the words "so help me God." See § 92.52, Fla. Stat.]

Signature

Sworn to and subscribed before me by means of ___ physical presence or
___ online notarization, this ___ day of _____, _____.

Signature of Officer Administering Oath or of Notary Public

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known **OR** Produced Identification

Type of Identification Produced _____

ACCEPTANCE

I accept the office listed in the above Oath of Office.

Mailing Address: Home Office

Street or Post Office Box

Print Name

City, State, Zip Code

Signature

RESOLUTION 2026-27

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held following the creation of a community development district for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on May 4, 2026, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“**Board**”); and

WHEREAS, at the May 4, 2026, meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members, seat number designations on the Board.

NOW THEREFORE BE IT RESOLVED BY THE BOARD:

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

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

| | | |
|--------|-------|--------------|
| Seat 1 | _____ | Votes: _____ |
| Seat 2 | _____ | Votes: _____ |
| Seat 3 | _____ | Votes: _____ |
| Seat 4 | _____ | Votes: _____ |
| Seat 5 | _____ | Votes: _____ |

SECTION 3. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

| | | |
|--------|-------|-------------|
| Seat 1 | _____ | Years: 2030 |
| Seat 2 | _____ | Years: 2030 |
| Seat 3 | _____ | Years: 2028 |
| Seat 4 | _____ | Years: 2028 |
| Seat 5 | _____ | Years: 2028 |

SECTION 4. Said terms of office commenced upon election.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

Passed and Adopted on May 4, 2026.

ATTEST:

**CANTERWOOD ACRES COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

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

RESOLUTION 2026-28

A RESOLUTION OF THE BOARD OF SUPERVISORS DESIGNATING THE OFFICERS OF CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Canterwood Acres 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 (hereinafter the “**Board**”) now desire to designate the Officers of the District per Florida Statute 190.006(6).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

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

| | |
|-------|---------------------|
| _____ | Chairman |
| _____ | Vice Chairman |
| _____ | Secretary |
| _____ | Treasurer |
| _____ | Assistant Treasurer |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |

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

Passed and Adopted on May 4, 2026.

ATTEST:

CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT

Name: _____
Secretary/ Assistant Secretary

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

MASTER ENGINEER REPORT

for

Canterwood Acres – East & West Ocala, Florida

Prepared For:

Canterwood Acres
Community Development District

Prepared By:

Michael W. Radcliffe Engineering, Inc.
2611 SE Lake Weir Avenue
Ocala, Florida 34471
(352) 629-5500

Date: March 27, 2026

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
MICHAEL W. RADCLIFFE, P.E. ON THE DATE ADJACENT
TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Michael W. Radcliffe, P.E.
Fla. Reg. Eng. No. 31170
Date: _____

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- 4.2 WATER SUPPLY**
- 4.3 SEWER AND WASTEWATER MANAGEMENT**
- 4.4 DISTRICT ROADS**
- 4.5 RECREATIONAL AMENITIES**
- 4.6 HARDSCAPE AND LANDSCAPE BUFFERS**
- 4.7 PROFESSIONAL SERVICES AND PERMITTING FEES**
- 4.8 PUBLIC IMPROVEMENTS AND COMMUNITY
FACILITIES ESTIMATES CONSTRUCTION COSTS**

- APPENDIX A: VICINITY MAP, AERIAL, LEGAL
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- APPENDIX B: STATEMENT OF ESTIMATED COSTS**

1.0 INTRODUCTION

The Canterwood Acres Community Development District (“the District”) encompasses approximately 100.8 acres in Marion County, Florida. See Appendix A for a Vicinity Map and Legal Description and Sketch of the District.

2.0 PURPOSE

The District was established by the Marion County Commission, approved on March 17, 2026 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Master Engineer Report is to provide a description and estimated costs of the public improvements and community facilities planned within the District.

3.0 PROPERTY OWNER

The property owner Ocala SW 100th, LLC (New Strategies Development) currently plans to develop 384 residential units. The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, recreational amenities, and hardscape and landscape buffers.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District’s water management and control is regulated by Marion County and the Southwest Florida Water Management District (“SWFWMD”). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas for stormwater treatment and storage. Any excavated soil from the ponds has remained within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of the property.

4.1 WATER MANAGEMENT AND CONTROL (CONTINUED)

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.

Water management and drainage control systems will be designed in accordance with SWFWMD requirements and the Marion County Land Development code and technical standards. The District is anticipated to own and maintain these facilities.

4.2 WATER SUPPLY

MCU (Marion County Utilities) will be the water supply provider for potable water and fire protection. The water supply improvements will include looped water mains and appurtenances. Off-site improvements may be required to provide service to the District. The water supply systems will be designed in accordance with Florida Department of Environmental Protection (FDEP) and Marion County Utilities (MCU) Water and Wastewater Standards. MCU will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

MCU will be the sewer and wastewater management provider to the District. The sewer and wastewater management improvements will include gravity sanitary sewer systems within the road rights-of-way and/or appropriate easements that will connect to existing points of connection. Off-site improvements may be required to provide service to the District. All sanitary sewer and wastewater management facilities will be designed in accordance with FDEP and MCU Water and Wastewater Standards. MCU will own and maintain these facilities.

4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas and within publicly owned common areas. District Roads will be designed in accordance with the Marion County Land Development Guidelines. Subdivision streets are anticipated to be owned and maintained by District and off-site and connector roadways are anticipated to be owned and maintained by Marion County.

4.5 RECREATIONAL AMENITIES

Recreational amenities are being planned within the District and will be owned and maintained by the District.

4.6 HARDSCAPE AND LANDSCAPE BUFFERS

Community entry monumentation and landscape buffering and screening are being planned within the District. Irrigation will also be provided in the landscaped common areas. These improvements will be owned and maintained by the District.

4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

Marion County, MCU, and SWFWMD impose fees for construction plans review and issuance of construction permits. Professional engineering, surveying, landscape, architecture services, and construction management services, along with performance and warranty bond fees, will be needed for the subdivision, landscape, hardscape, and recreational amenities' design, permitting, and construction administration.

4.8 ESTIMATED CONSTRUCTION COSTS

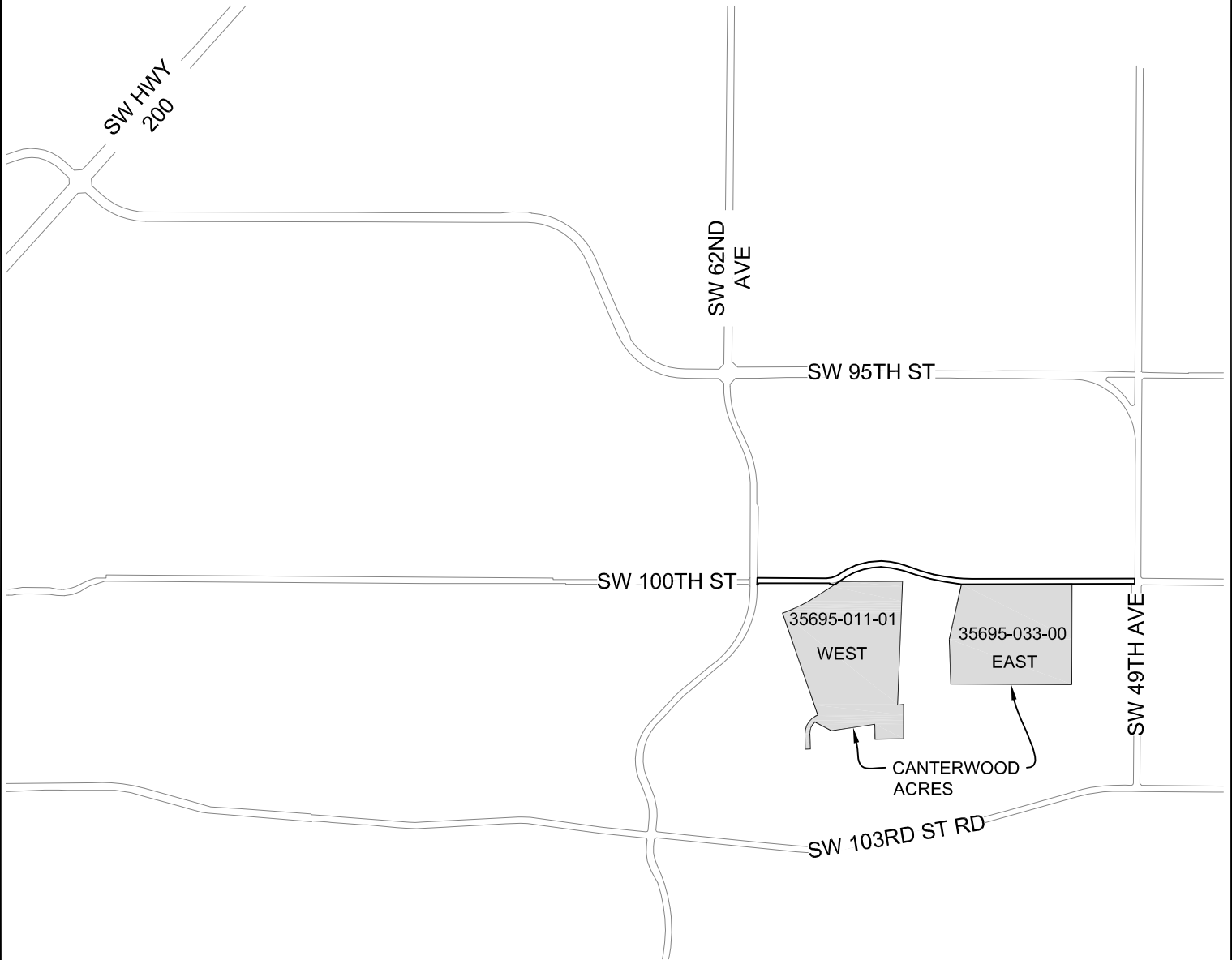
See Appendix B for the Construction Cost Estimate as prepared by Inframark, dated August 1, 2025. Engineer has reviewed these costs and it is our professional opinion that the estimated infrastructure construction costs provided are adequate to complete the construction of the District's Public and Private Improvements and Community Facilities.

APPENDIX A

**VICINITY MAP, AERIAL, LEGAL DESCRIPTION
AND SKETCH OF THE DISTRICT**

CANTERWOOD ACRES - EAST & WEST

Marion County, FL



Project Name: Canterwood Acres - East & West

Sheet Name:

Location Map

Drawn: MIK

Scale: 1" = 2000'

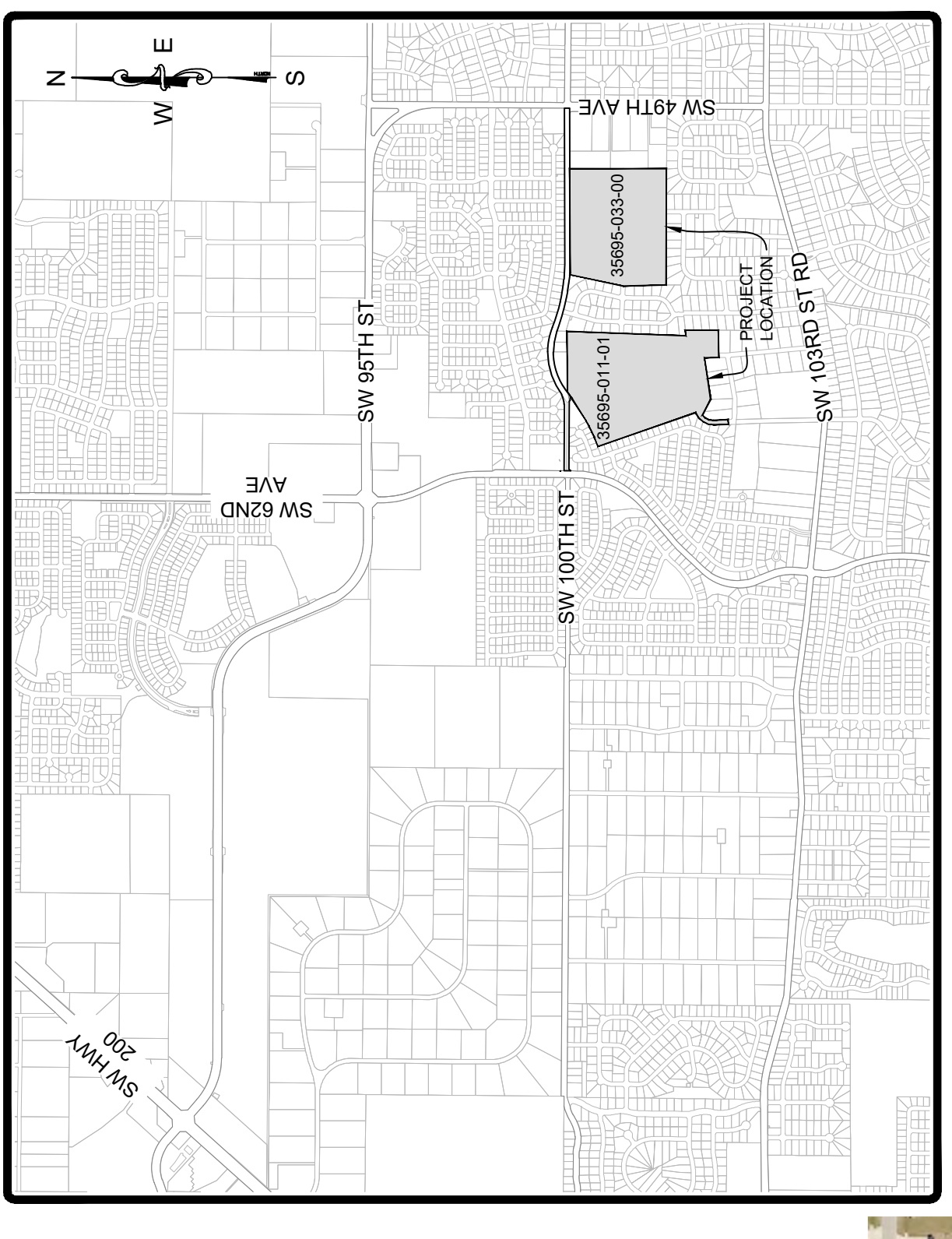
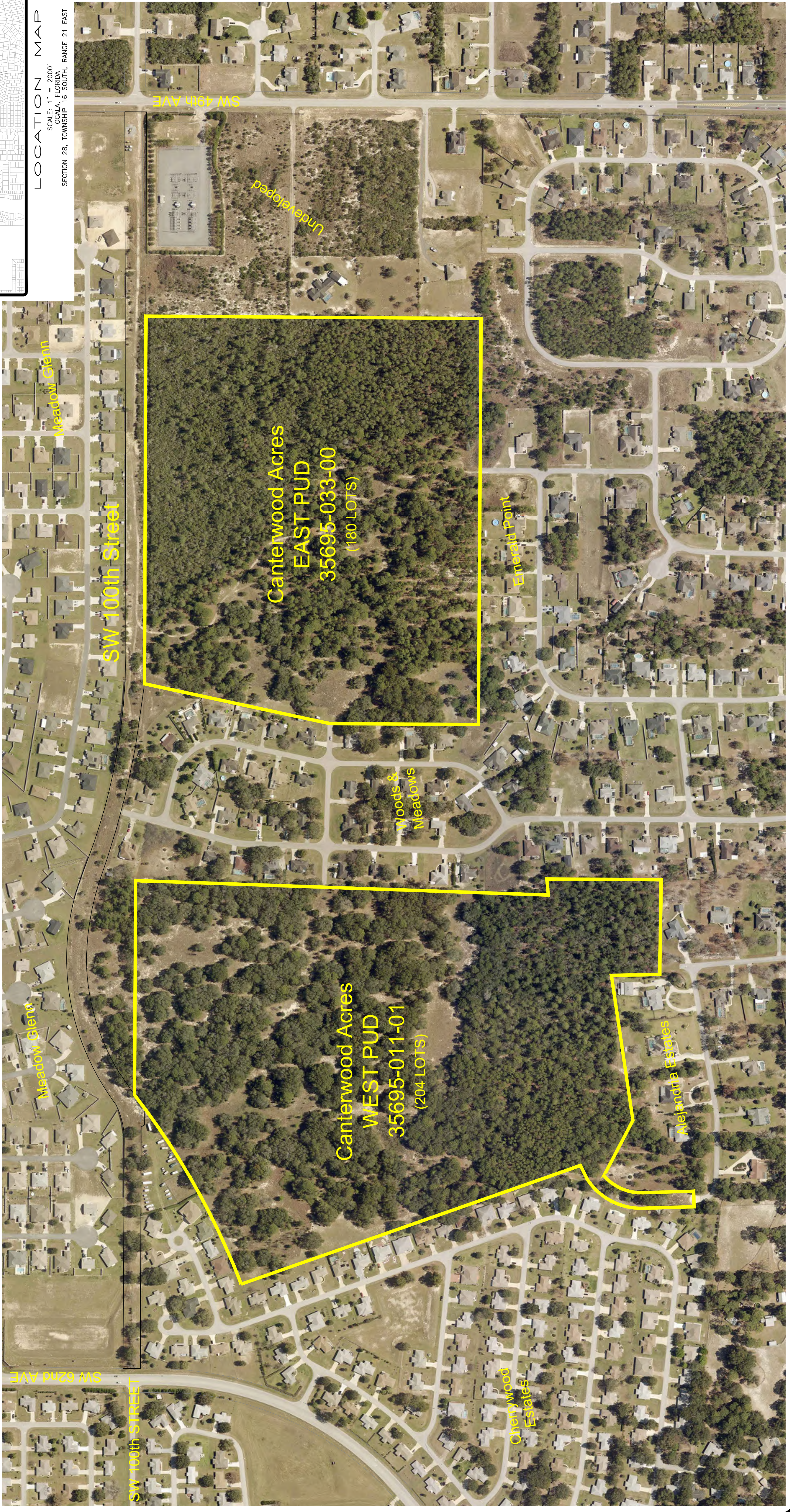
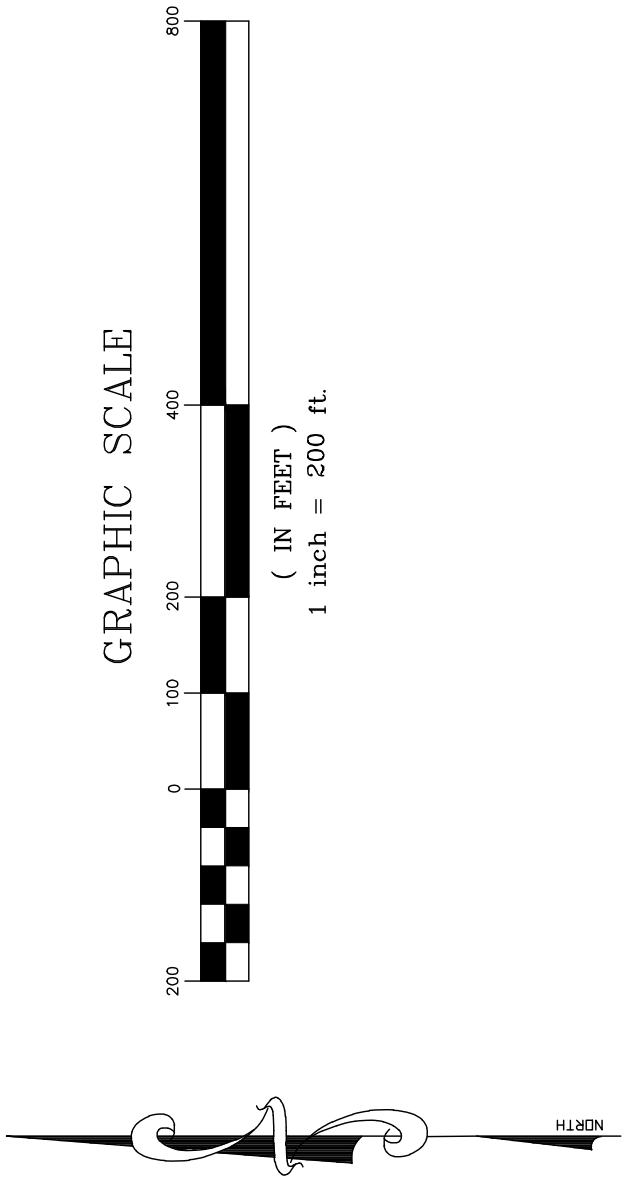
Date: 3-26-2026



MICHAEL W. RADCLIFFE ENGINEERING, INC.
2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
Certificate No. EB-0006198 Michael W. Radcliffe P.E. #31170 • Christopher A. Gwin P.E. #66568
www.radcliffeengineering.com

CANTERWOOD ACRES - EAST & WEST

OVERALL AERIAL MAP



LOCATION MAP
 SCALE: 1" = 200'
 COCALA, FLORIDA
 SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST

| | | |
|---|--|--|
| <p>Project Name: Canterwood Acres - East & West</p> <p>Sheet No. C001 of C001</p> | <p>MWR MICHAEL W. RADCLIFFE ENGINEERING, INC. 2811 S.E. Lake Weir Avenue, Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010 Certificate No. EB-006198 • Michael W. Radcliffe P.E. #31170 • Christopher A. Ginn P.E. #65565 www.radcliffeengineering.com</p> | <p>Project: 2022-06 Date: 3-26-26 Drawn: OSB Checked: MWR Title: 100th St Overall.dwg</p> <p>Scale: 1" = 200' Design: MWR Date: Bf Revisions:</p> |
|---|--|--|

FOR
CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION:

CANTERWOOD ACRES WEST PARCEL

COMMENCING AT THE N.E. CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, GO THENCE ALONG THE CENTERLINE OF BELMONT BOULEVARD N89°47'13"W A DISTANCE OF 2102.61 FEET TO A POINT; THENCE BY A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2400 FEET AND A CENTRAL ANGLE OF 21°35'51" THRU AN ARC DISTANCE OF 904.67 FEET TO A POINT; THENCE GO S21°48'38"W A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD., ALSO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE N.W. CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 955, AT PAGE 613; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE GO S02°13'58"W A DISTANCE OF 1722.72 FEET TO A POINT; THENCE N83°50'00"E A DISTANCE OF 62.14 FEET TO A POINT AT THE N.W. CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 908, PAGE 557, THENCE S00°36'37"W A DISTANCE OF 442.31 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES, AS RECORDED IN PLAT BOOK 1, PAGES 13-14; THENCE N89°23'23"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 365.67 FEET TO A POINT; THENCE N00°44'15"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 190.76 FEET TO A POINT; THENCE S81°46'49"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 565.89 FEET TO A POINT; THENCE N62°07'27"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 240.00 FEET TO A POINT; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES BY A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 186.99 FEET, A CENTRAL ANGLE OF 51°30'00" AND THRU AN ARC DISTANCE OF 168.07 FEET TO A POINT; SAID POINT BEING THE POINT OF TANGENCY OF SAID CURVE; THENCE S01°30'00"E ALONG THE WEST BOUNDARY OF AFORESAID ALEJANDRIA ESTATES 198.05 FEET; THENCE S88°30'00"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 60.00 FEET TO A POINT; THENCE N01°30'00"W A DISTANCE OF 198.05 FEET TO A POINT; THENCE BY A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 246.99 FEET, A CENTRAL ANGLE OF 72°27'04" AND THRU AN ARC DISTANCE OF 312.39 FEET TO A POINT; THENCE N19°02'19"W A DISTANCE OF 1387.37 FEET TO A POINT; SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD.; THENCE GO ALONG SAID SOUTH RIGHT OF WAY LINE OF BELMONT BLVD. BY A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2040 FEET, A CENTRAL ANGLE OF 14°54'01" AND THRU AN ARC DISTANCE OF 530.52 FEET TO A POINT; THENCE N56°03'40"E A DISTANCE OF 377.76 FEET TO A POINT; THENCE BY A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 835.00 FEET, A CENTRAL ANGLE OF 55°44'58" AND THRU AN ARC DISTANCE OF 812.46 FEET TO THE POINT OF BEGINNING.
EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LAND LYING IN SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST.

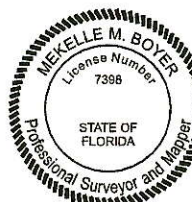
CANTERWOOD ACRES EAST PARCEL

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE GO ALONG THE EAST LINE OF SAID SECTION 28, S00°36'37"W, A DISTANCE OF 40.00 FEET; THENCE GO ALONG THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD, N89°47'13"W, A DISTANCE OF 828.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE N89°47'13"W, A DISTANCE OF 1274.02 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2440.00 FEET, A CENTRAL ANGLE OF 3°24'13" AND AN ARC DISTANCE OF 144.95 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S12°19'53"W, A DISTANCE OF 725.71 FEET; THENCE S00°36'37"W, A DISTANCE OF 575.17 FEET; THENCE S89°23'23"E, A DISTANCE OF 1564.30 FEET; THENCE N00°36'37"E, A DISTANCE OF 1291.33 FEET TO THE POINT OF BEGINNING.

NOTES:

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE SURVEYOR BASED ON THE DEEDS OF RECORD, RECORDED IN OFFICIAL RECORDS BOOK 7628, PAGE 466 AND OFFICIAL RECORDS BOOK 7620, PAGE 713, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Mekelle M Boyer
Digitally signed by Mekelle M Boyer
Date: 2025.07.21 20:36:33 -04'00'



MEKELLE M. BOYER DATE .
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION No. 7398
STATE OF FLORIDA

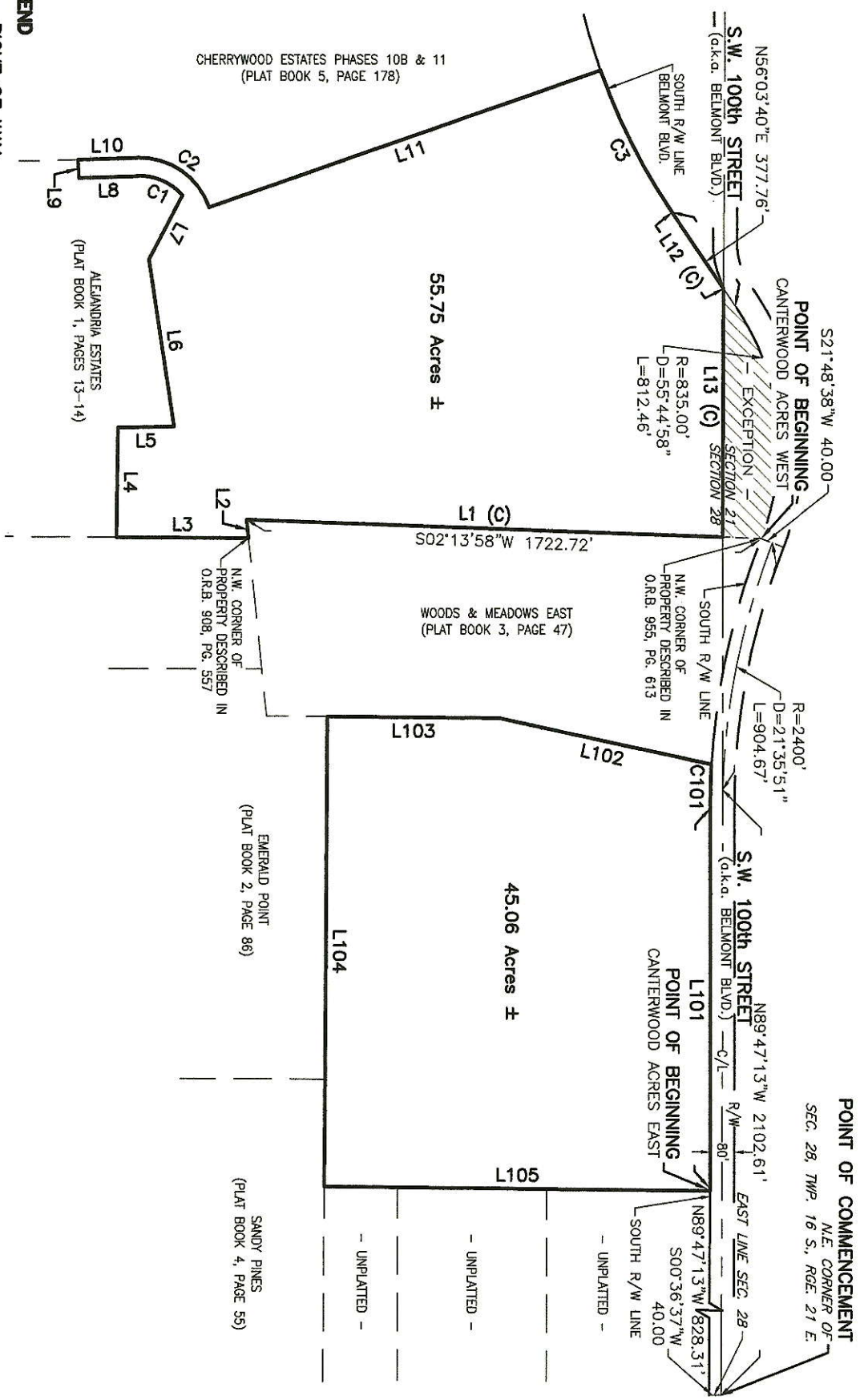
ROGERS ENGINEERING
& Land Surveying

• 1105 S.E. 3rd Avenue • Ocala, Florida 34471
• Ph. (352) 622-9214 • Lic. Bus. #4074

SCALE
N.T.S.

DATE
7/14/2025

SKETCH OF LEGAL DESCRIPTION
FOR
CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT



CURVE TABLE

| CURVE # | R | Δ | L |
|---------|----------|-----------|---------|
| C1 | 186.99' | 51°30'00" | 168.07' |
| C2 | 246.99' | 72°27'04" | 312.39' |
| C3 | 2040.00' | 14°54'01" | 530.52' |
| C101 | 2440.00' | 3°24'13" | 144.95' |

LINE TABLE

| LINE # | BEARING | LENGTH |
|--------|-------------|----------|
| L1 | S02°13'58"W | 1594.29' |
| L2 | N83°50'00"E | 62.14' |
| L3 | S00°36'37"W | 442.31' |
| L4 | N89°23'23"W | 365.67' |
| L5 | N00°44'15"W | 190.76' |
| L6 | S81°46'49"W | 565.89' |
| L7 | N62°07'27"W | 240.00' |
| L8 | S01°30'00"E | 198.05' |
| L9 | S88°30'00"W | 60.00' |
| L10 | N01°30'00"W | 198.05' |
| L11 | N19°02'19"W | 1387.37' |
| L12 | N56°03'40"E | 309.14' |
| L13 | S89°28'50"E | 828.43' |
| L101 | N89°47'13"W | 1274.02' |
| L102 | S12°19'53"W | 725.71' |
| L103 | S00°36'37"W | 575.17' |
| L104 | S89°23'23"E | 1564.30' |
| L105 | N00°36'37"E | 1291.33' |



ROGERS ENGINEERING & Land Surveying

• 1105 S.E. 3rd Avenue • Ocala, Florida 34471
• Ph. (352) 622-9214 • Lic. Bus. #4074

SCALE
1" = 500'

DATE
7/14/2025

APPENDIX B

STATEMENT OF ESTIMATED COSTS

EXHIBIT B

*CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT
ESTABLISHMENT PETITION STATEMENT*

AUGUST 1, 2025

CANTERWOOD ACRES Community Development District Proposed Infrastructure Costs and Timeline

| <u>Description</u> | <u>East</u> | <u>West</u> | <u>Total</u> |
|--------------------------------|--------------|--------------|----------------------|
| Stormwater Management | \$ 833,187 | \$ 939,650 | \$ 1,772,837 |
| Sanitary Sewer Collection | \$ 766,190 | \$ 864,092 | \$ 1,630,283 |
| Water Distribution | \$ 748,255 | \$ 843,865 | \$ 1,592,120 |
| Roadways | \$ 1,446,811 | \$ 1,631,681 | \$ 3,078,492 |
| Recreational Facilities | \$ 1,409,922 | \$ 1,590,078 | \$ 3,000,000 |
| Landscape Hardscape Irrigation | \$ 352,480 | \$ 397,520 | \$ 750,000 |
| Professional Services | \$ 587,467 | \$ 662,533 | \$ 1,250,000 |
| Contingency | \$ 725,880 | \$ 818,631 | \$ 1,544,511 |
| TOTAL | | | \$ 14,618,242 |

Note: Exhibit B excerpted from Statement of Estimated Regulatory Costs by Inframark dated August 1, 2025.



CANTERWOOD ACRES
COMMUNITY DEVELOPMENT
DISTRICT

MASTER ASSESSMENT
METHODOLOGY REPORT

Report Date:

March 30, 2026

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I. INTRODUCTION

This Master Assessment Methodology Report (the “Master Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the public infrastructure required within the Canterwood Acres Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefiting from the public infrastructure are generally described within Exhibit A of this Master Report and further described within the Master Report of the District Engineer, dated March 2026 (the “Engineer’s Report”). The objective of this Master Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Property within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Property within the District benefiting from the CIP, as outlined by the Engineer’s Report.

The basis of the benefit received by Assessable Property relates directly to the proposed CIP. The District’s CIP will create the public infrastructure enabling Assessable Property within the District to be developed and improved under current allowable densities. The CIP includes off-site improvements, stormwater management, utilities (water and sewer), roadways, amenities, and landscape and hardscape. The Engineers Report identified the estimated cost to complete the CIP, inclusive of associated “soft costs” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing costs associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Property could not be undertaken within the current development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Property within the District based on the level of proportional benefit received.

This Master Report outlines the assignment of benefits, assessment methodology, and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

The methodology consultant is anticipated preparing individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first-platted, first-assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such

supplemental reports will be created to stipulate amended terms, interest rates, developer contributions if any, and issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Master 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.

II. DEFINED TERMS

“Assessable Property:” – All private property within the District that receives a special benefit from the CIP.

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report dated March 2026.

“Developer” –, Ocala SW 100th, LLC

“Development Plan” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District, Table 2.

“District” – Canterwood Acres Community Development District encompasses 100.8 +/- acres, located entirely within Marion County, Florida.

“Engineer Report” – *Master Report of the District Engineer* dated March 2026.

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

“Maximum Assessments” – The maximum number of special assessments and liens to be levied against benefiting assessable properties.

“Platted Units” – Private property subdivided as a portion of gross acreage under the platting process.

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

“Unplatted Parcels” – Gross acreage intended for subdivision and platting according to the Development Plan.

III. DISTRICT OVERVIEW

The District area encompasses 100.8 +/- acres and is located entirely within Marion County, Florida, and is generally located south along SW 100th Street. east of SW 62nd Ave and west of SW 49th Ave. The primary developer of the Assessable Property is Ocala SW 100th, LLC (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 multiple phases consisting of approximately 383 residential units. As described in the Engineer’s Report, the public improvements include off-site improvements, stormwater management, utilities (water and sewer), roadways, amenities, and landscape/hardscape.

IV. CAPITAL IMPROVEMENT PROGRAM

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of the Assessable Property within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Master Report reflect costs as further detailed within the Engineer’s Report; these costs are exclusive of any financing-related costs.

V. FINANCING INFORMATION

The District intends to finance only a portion of the CIP through the issuance of Bonds; however, this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, they will be sized at an amount rounded to the nearest \$5,000 and will include items such as debt service reserves, underwriter’s discount, issuance costs, and rounding.

For purposes of the Master Report, conservative allowances have been made for a debt service reserve, capitalized interest, underwriter’s discount, issuance costs, rounding, and collection cost as shown in Table 5. The methodology consultant will issue supplemental report(s) that outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates, and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards completing the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, the underwriter’s discount, issuance, and collection costs. Additionally, the supplemental report(s) will apply the principles outlined in the Master Report to determine the specific assessments required to repay the Bonds.

VI. ALLOCATION METHODOLOGY

The CIP benefits all Assessable Property within the District proportionally. The relative benefit level can be compared by defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished by estimating the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by privately benefiting properties. One (1) EAU has been assigned to the 50’ residential use product type as a baseline, with a proportional increase or decrease relative to other planned residential product types and sizes. Table 2 outlines EAU assignments for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting of Assessable Property by use and size compared to other Assessable Property within 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 District’s governing body. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Properties. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on determining 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 CIP are demonstrated in Tables 3 through 6. 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. 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 District’s CIP contains a “system of improvements” including the funding, construction, and/or acquisition of off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape, and amenities; 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 Assessable Property within the District 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 Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (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, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02 and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable 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 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 various Assessable Properties. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for payment of the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistently with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

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 HOA(s). 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 acreage density as demonstrated in other use EAU assignments.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out how special assessments will be assigned to the Assessable Property within the District. In general, the assessments will initially be assigned on a gross acreage basis, gradually absorbed, and assigned on a first-platted, first-assigned priority.

It is helpful 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 but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed before any development. While the land is “undeveloped,” special assessments will be assigned on an equal acre basis across all of the gross acreage within each phase, relative to the special assessment lien levied as identified within Exhibit “A” of this Master Report. Debt will not be solely assigned to properties within each

phase that have development rights but will be assigned to undevelopable properties to ensure the integrity of development plans, rights, and entitlements.

The second condition is “ongoing development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As lands subject to special assessments within each phase are platted and fully developed, they are assigned specific assessments concerning the estimated benefit that each unit receives from the CIP, with the balance of the debt assigned on a per-acre basis as described in the preceding paragraph. This generally describes the flow for a “first-platted, first-assigned basis” of assessments against product types per parcel. Therefore, each fully developed, platted unit would be assigned a parcel debt assessment as outlined in Table 6. Suppose undeveloped or partially developed parcels are sold during development. In that case, special assessments may be assigned to such parcels at closing based on the development rights and entitlements assigned to such parcels. It is not contemplated that any unassigned debt would remain once all the lots associated with the improvements are platted and fully developed; if such a condition were to occur, the true-up provisions in section IX of this Master Report would be applicable.

The third condition is the “completed development state.” In this condition, the entire development program for the District has been platted, and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within each phase of the District based on the methodology described herein.

IX. TRUE-UP MODIFICATION

During the construction period of development phases, the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the assessment principle. To ensure the District’s debt does not build up on the unplatted 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 the District is never allowed to 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 acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining unplatted acres must remain equal to, or lower than, the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses, it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to adequately service Bond debt, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to adequately service bond debt upon planned development. The final test shall be

applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or before the final true-up due to changes in the development plan, the District will reserve the right to either use excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to service Bond debt adequately. The Developer and District will enter into a true-up agreement to evidence the obligations described in Section VIII.

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

X. NEW UNIT TYPES

As noted herein, this report identifies the anticipated product types for development and associates particular EAU factors with each product type. Suppose new product types are identified in the course of development. In that case, the District's Assessment Consultant – without a further hearing – may determine the EAU factor for the new product type on a front footage basis, provided that such determination is made on a pro-rated basis and derived from the front footage of existing product types and their corresponding EAUs.

XI. SYSTEM OF IMPROVEMENTS

As noted herein, the CIP functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund master improvements within any benefited property or designated assessment area within the District, regardless of where the special assessments are levied, provided that special assessments are fairly and reasonably allocated across all benefited properties.

XII. CONTRIBUTIONS

As outlined in any supplemental report, and for any particular bond issuance, the developer may opt to “buy down” the special assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for special assessments to reach certain target levels. Note that any “true-up,” as described herein, may require a payment to satisfy “true-up” obligations as well as additional contributions to maintain such target assessment levels. Any amounts contributed by the developer to pay down special assessments will not be eligible for “deferred costs” or any other form of repayment if any are provided for in connection with any particular bond issuance.

XIII. TRANSFERRED PROPERTY

In the event unplatted land (the “Transferred Property”) is sold to a third party not affiliated with the Developer, the special assessments will be assigned to such Transferred Property at the time of the sale based on the maximum total number of ERUs assigned by the Developer to that Transferred Property, subject to review by the District’s methodology consultant, to ensure that any such assignment is reasonable, supported by current development rights and plans, and otherwise consistent with this Report. The owner of the Transferred Property will be responsible for the total special assessments applicable to the Transferred Property, regardless of the total number of ERUs actually platted. This total special assessment is fixed to the Transferred Property at the time of the sale. If the Transferred Property is subsequently sub-divided into smaller parcels, the total special assessments initially allocated to the Transferred Property will be re-allocated to the smaller parcels pursuant to the Methodology as described herein (i.e., equal assessment per acre until platting).

XIV. ADDITIONAL STIPULATIONS

The District retained Inframark to prepare a methodology to fairly allocate the special assessments related to the District’s 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 to compile 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

| CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT | | | |
|--|---------------------|---------------------|----------------------|
| INFRASTRUCTURE CIP COST SUMMARY | | | |
| DESCRIPTION | EAST | WEST | TOTAL |
| Stormwater Management | \$ 833,187 | \$ 939,650 | \$ 1,772,837 |
| Sanitary Sewer Collection | \$ 766,190 | \$ 864,092 | \$ 1,630,282 |
| Water Distribution | \$ 748,255 | \$ 843,865 | \$ 1,592,120 |
| Roadways | \$ 1,446,811 | \$ 1,631,681 | \$ 3,078,492 |
| Recreational Facilities | \$ 1,409,922 | \$ 1,590,078 | \$ 3,000,000 |
| Landscape, Hardscape, Irrigation | \$ 352,480 | \$ 397,520 | \$ 750,000 |
| Professional and Permit Fees | \$ 587,467 | \$ 662,533 | \$ 1,250,000 |
| Contingency | \$ 725,880 | \$ 818,631 | \$ 1,544,511 |
| Total | \$ 6,870,192 | \$ 7,748,050 | \$ 14,618,242 |

TABLE 2

| CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS | | | | | |
|---|-------------------|-------------------------|------------|-------------|---------------|
| PROJECT STATISTICS - EAU ASSIGNMENTS | | | | | |
| PRODUCT | East Phase Lot | West Phase Lot Count | TOTAL | PER UNIT | TOTAL EAUS |
| Single Family 45' | | 118 | 118 | 0.90 | 106.20 |
| Single Family 50 | 179 | 51 | 230 | 1.00 | 230.00 |
| Single Family 70' | 24 | 11 | 35 | 1.40 | 49.00 |
| Total | 203 | 180 | 383 | | 385 |

Notations:
 (1) Product Type
 (2) Equivalent Assessment Unit

TABLE 3

| DEVELOPMENT PROGRAM COST/CIP NET BENEFIT ANALYSIS | |
|---|-----------------|
| Infrastructure CIP Costs | \$14,618,242 |
| EAUS | 385.60 |
| Total CIP Cost/ Benefit Per EAU | \$37,910 |

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 | PER PRODUCT UNIT |
| Single Family 45' | 0.90 | 118 | 106.20 | \$4,026,082 | \$34,119 |
| Single Family 50' | 1.00 | 229 | 229.00 | \$8,681,477 | \$37,910 |
| Single Family 70' | 1.40 | 36 | 50.40 | \$1,910,683 | \$53,075 |
| Total | | 383 | 50.40 | \$14,618,242 | |

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

TABLE 5

| CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT | | |
|---|-------|---------------------|
| FINANCING ASSUMPTIONS - SPECIAL ASSESSMENT BONDS | | |
| Coupon Rate ⁽¹⁾ | | 8.00% |
| Term (Years) | | 33 |
| Principal Amortization Installments | | 30 |
| ISSUE SIZE | | \$23,310,000 |
| Construction Fund | | \$14,618,242 |
| Capitalized Interest (Months) ⁽²⁾ | 36 | \$5,594,400 |
| Debt Service Reserve Fund | 100% | \$2,430,750 |
| Cost of Issuance | | \$666,200 |
| Rounding | | \$408 |
| ANNUAL ASSESSMENT | | |
| Annual Debt Service (Principal plus Interest) | | \$2,430,750 |
| Collection Costs and Discounts @ | 6.00% | \$155,154 |
| TOTAL ANNUAL ASSESSMENT | | \$2,585,904 |
| Notations: | | |
| ⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions. | | |
| ⁽²⁾ Based on maximum capitalized interest, 36 months. | | |

TABLE 6

| CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT | | | | | | | | | |
|--|-------------------|----------|------------|--------|-----|-----------------|------------------------------|-----------------|------------------------------|
| ALLOCATION METHODOLOGY - SPECIAL ASSESSMENT BONDS ⁽¹⁾ | | | | | | | | | |
| | PRODUCT | PER UNIT | TOTAL EAUs | % OF | | PRODUCT TYPE | | PER UNIT | |
| | | | | | | TOTAL PRINCIPAL | ANNUAL ASSMT. ⁽²⁾ | TOTAL PRINCIPAL | ANNUAL ASSMT. ⁽²⁾ |
| EAST PHASE | Single Family 45' | 0.90 | 106.20 | 27.54% | 118 | \$6,419,922.20 | \$669,465 | \$54,406 | \$5,673 |
| | Single Family 50' | 1.00 | 50.00 | 12.97% | 50 | \$3,022,562 | \$315,191 | \$60,451 | \$6,304 |
| | Single Family 70' | 1.40 | 16.80 | 4.36% | 12 | \$1,015,581 | \$105,904 | \$84,632 | \$8,825 |
| | Subtotals | | 173.00 | 44.87% | 180 | \$10,458,065 | \$1,090,560 | | |
| WEST PHASE | Single Family 50' | 1.00 | 179.00 | 46.42% | 179 | \$10,820,772.82 | \$1,128,382 | \$60,451 | \$6,304 |
| | Single Family 70' | 1.40 | 33.60 | 8.71% | 24 | \$2,031,161.83 | \$211,808 | \$84,632 | \$8,825 |
| | Subtotals | | 212.60 | 55.13% | 203 | \$33,768,065 | \$3,521,310 | | |
| Totals | | | 385.60 | 100% | 383 | \$23,310,000 | \$2,430,750 | | |

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 36 month Maximum Capitalized Interest Period.

⁽²⁾ Includes principal, interest less discounts and collection fees

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$23,310,000.00 payable in 30 annual installments of principal of \$24,112.19 per gross acre. The maximum par debt is \$231,227.06 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

| ASSESSMENT PLAT | | | |
|--|----------------------------------|---------------------------------|--------------|
| TOTAL ASSESSMENT: | | \$23,310,000 | |
| ANNUAL ASSESSMENT: | | \$2,430,750 - (30 Installments) | |
| TOTAL GROSS ASSESSABLE ACRES +/-: | | 100.81 | |
| TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE: | | 231,227 | |
| ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE: | | 24,112 (30 Installments) | |
| | | PER PARCEL ASSESSMENTS | |
| Landowner Name, Legal Description & Address | Gross Unplatted Assessable Acres | Total PAR Debt | Total Annual |
| (1) Ocala SW 100th LLC 4912 Turnbury Wood Drive, Tampa FL 33647 See Exhibit B, Legal Description | 100.81 | \$23,310,000 | \$2,430,750 |
| Totals: | 100.81 | \$23,310,000 | \$2,430,750 |
| Notation: Assessments shown are net of collection cost | | | |

EXHIBIT B

LEGAL DESCRIPTION AND SKETCH

SKETCH OF LEGAL DESCRIPTION
FOR
CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT

SHEET 1 OF 2

LEGAL DESCRIPTION:

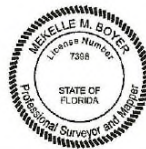
CANTERWOOD ACRES WEST PARCEL
 COMMENCING AT THE N.E. CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, GO THENCE ALONG THE CENTERLINE OF BELMONT BOULEVARD N89°47'13"W A DISTANCE OF 2102.61 FEET TO A POINT; THENCE BY A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2400 FEET AND A CENTRAL ANGLE OF 21°35'51" THRU AN ARC DISTANCE OF 904.67 FEET TO A POINT; THENCE GO S21°48'38"W A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD., ALSO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE N.W. CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 955, AT PAGE 613; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE GO S02°13'58"W A DISTANCE OF 1722.72 FEET TO A POINT; THENCE N83°50'00"E A DISTANCE OF 62.14 FEET TO A POINT AT THE N.W. CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 908, PAGE 557, THENCE S00°36'37"W A DISTANCE OF 442.31 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES, AS RECORDED IN PLAT BOOK 1, PAGES 13-14; THENCE N89°23'23"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 365.67 FEET TO A POINT; THENCE N00°44'15"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 190.76 FEET TO A POINT; THENCE S81°46'49"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 565.89 FEET TO A POINT; THENCE N62°07'27"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 240.00 FEET TO A POINT; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES BY A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 186.99 FEET, A CENTRAL ANGLE OF 51°30'00" AND THRU AN ARC DISTANCE OF 168.07 FEET TO A POINT; SAID POINT BEING THE POINT OF TANGENCY OF SAID CURVE; THENCE S01°30'00"E ALONG THE WEST BOUNDARY OF AFORESAID ALEJANDRIA ESTATES 198.05 FEET; THENCE S88°30'00"W ALONG SAID NORTHERLY BOUNDARY OF ALEJANDRIA ESTATES 60.00 FEET TO A POINT; THENCE N01°30'00"W A DISTANCE OF 198.05 FEET TO A POINT; THENCE BY A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 246.99 FEET, A CENTRAL ANGLE OF 72°27'04" AND THRU AN ARC DISTANCE OF 312.39 FEET TO A POINT; THENCE N19°02'19"W A DISTANCE OF 1387.37 FEET TO A POINT; SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD.; THENCE GO ALONG SAID SOUTH RIGHT OF WAY LINE OF BELMONT BLVD. BY A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2040 FEET, A CENTRAL ANGLE OF 14°54'01" AND THRU AN ARC DISTANCE OF 530.52 FEET TO A POINT; THENCE N56°03'40"E A DISTANCE OF 377.76 FEET TO A POINT; THENCE BY A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 835.00 FEET, A CENTRAL ANGLE OF 55°44'58" AND THRU AN ARC DISTANCE OF 812.46 FEET TO THE POINT OF BEGINNING.
 EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LAND LYING IN SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST.

CANTERWOOD ACRES EAST PARCEL
 COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE GO ALONG THE EAST LINE OF SAID SECTION 28, S00°36'37"W, A DISTANCE OF 40.00 FEET; THENCE GO ALONG THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD, N89°47'13"W, A DISTANCE OF 828.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE N89°47'13"W, A DISTANCE OF 1274.02 FEET TO A POINT OF CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2440.00 FEET, A CENTRAL ANGLE OF 3°24'13" AND AN ARC DISTANCE OF 144.95 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S12°19'53"W, A DISTANCE OF 725.71 FEET; THENCE S00°36'37"W, A DISTANCE OF 575.17 FEET; THENCE S89°23'23"E, A DISTANCE OF 1564.30 FEET; THENCE N00°36'37"E, A DISTANCE OF 1291.33 FEET TO THE POINT OF BEGINNING.

NOTES:

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE SURVEYOR BASED ON THE DEEDS OF RECORD, RECORDED IN OFFICIAL RECORDS BOOK 7828, PAGE 466 AND OFFICIAL RECORDS BOOK 7820, PAGE 713, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Mekelle M Boyer
 Digitally signed by Mekelle M Boyer
 Date: 2025.07.21 20:36:33 -04'00'



MEKELLE M. BOYER DATE
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION No. 7398
 STATE OF FLORIDA

ROGERS ENGINEERING
 & Land Surveying

• 1105 S.E. 3rd Avenue • Ocala, Florida 34471
 • Ph. (352) 622-9214 • Lic. Bus. #4074

SCALE
 N.T.S.

DATE
 7/14/2025

RESOLUTION 2026-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors (the “**Board**”) of the Canterwood Acres Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the *Master Engineer Report* dated March 27, 2026 (the “**Project**”), attached hereto as **Exhibit “A.”**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2026-23 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment bonds, in one or more series (herein, the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2026-23, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2026-23 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2026-23 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-24 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the *Master Assessment Methodology Report* dated March 30, 2026 (the "**Assessment Report**") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

“**Assessable Unit**” means a building lot in the product type or lot size as set forth in the Assessment Report.

“**Debt Assessment**” or “**Debt Assessments**” means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

“**Developer**” means Ocala SW 100th, LLC, a Florida limited liability company, and its successors and assigns.

SECTION 4. AUTHORIZATION OF PROJECT. The Project described in Resolution 2026-23, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

SECTION 5. ESTIMATED COST OF PROJECT. The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the “**Improvement Lien Book.**” The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien

of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

SECTION 7. FINALIZATION OF DEBT ASSESSMENTS. When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the "**Trustee**"): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that

the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, 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 Bond payment date, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem

assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer, or its successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer, or its successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS. The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

SECTION 15. SEVERABILITY. If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

SECTION 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 17. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 4th day of May, 2026.

Attest:

**Canterwood Acres Community
Development District**

Name: _____
Secretary / Assistant Secretary

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

Exhibit “A” – Master Engineer Report dated March 27, 2026

Exhibit “B” – Master Assessment Methodology Report dated March 30, 2026

RESOLUTION 2026-30

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Thursday, July 9, 2026 at 12:00pm at the Courtyard Ocala by Marriott, located at 3712 SW 38th Avenue, Ocala, Florida 34474.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Marion County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on May 4, 2026.

Attested By:

**Canterwood Acres
Community Development District**

Secretary/Assistant Secretary

Chair/Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Canterwood Acres
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

CLEAR PARTNERSHIPS





Canterwood Acres
Community Development District

Operating Budget
FY 2027



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Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 001

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ANNUAL BUDGET FY 2027 |
|-------------------------|------------------------------|-----------------------------|
| REVENUES | | |
| Interest - Investments | \$0.00 | \$0.00 |
| Developer Contributions | \$674,800.00 | \$502,125.00 |
| TOTAL REVENUES | \$674,800.00 | \$502,125.00 |

EXPENDITURES

| | | |
|---------------------------------|-------------|-------------|
| <i>Administrative</i> | | |
| Supervisor Fees | \$6,000.00 | \$3,000.00 |
| District Manager | \$25,000.00 | \$25,000.00 |
| Field Manager | \$12,000.00 | \$12,000.00 |
| Administrative services | \$4,500.00 | \$4,500.00 |
| ProfServ-Recording Secretary | \$2,400.00 | \$2,400.00 |
| Financial & Revenue Collections | \$1,200.00 | \$1,200.00 |
| Rentals and Leases | \$600.00 | \$600.00 |
| Accounting Services | \$12,000.00 | \$12,000.00 |
| Website Administration | \$1,200.00 | \$1,200.00 |
| District Engineer | \$10,000.00 | \$10,000.00 |
| District Counsel | \$10,000.00 | \$10,000.00 |
| Trustee Fees | \$5,000.00 | \$5,000.00 |
| Auditing Services | \$6,200.00 | \$6,200.00 |
| Postage, Phone, Faxes, Copies | \$500.00 | \$500.00 |
| Legal Advertising | \$5,000.00 | \$5,000.00 |
| Bank Fees | \$200.00 | \$200.00 |
| Dues, Licenses, Subscriptions | \$175.00 | \$175.00 |
| Office Supplies | \$200.00 | \$200.00 |
| Website Compliance | \$3,600.00 | \$3,600.00 |
| Disclosure Report | \$7,500.00 | \$750.00 |
| Meeting Expense | \$3,600.00 | \$3,600.00 |

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ANNUAL BUDGET FY 2027 |
|---------------------------------------|------------------------------|-----------------------------|
| ProfServ-Info Technology | \$600.00 | \$600.00 |
| Misc-Assessment Collection Cost | \$425.00 | \$0.00 |
| Mailings | \$500.00 | \$500.00 |
| Arbitrage Reporting | \$0.00 | \$400.00 |
| Dissemination Services | \$0.00 | \$7,500.00 |
| Total Administrative | \$118,400.00 | \$116,125.00 |
| | | |
| Insurance | | |
| Insurance - General Liability | \$3,500.00 | \$3,500.00 |
| Public Officials Insurance | \$2,500.00 | \$2,500.00 |
| Total Insurance | \$6,000.00 | \$6,000.00 |
| | | |
| Utility Services | | |
| Electricity - General | \$48,000.00 | \$48,000.00 |
| Street Lights | \$150,000.00 | \$77,600.00 |
| Telephone/Fax/Internet Services | \$2,500.00 | \$2,500.00 |
| Utility Services | \$10,000.00 | \$10,000.00 |
| Total Utility Services | \$210,500.00 | \$138,100.00 |
| | | |
| Amenity | | |
| Janitorial Services & Supplies | \$9,500.00 | \$9,500.00 |
| R&M-Facility | \$10,000.00 | \$10,000.00 |
| R&M-Monument, Entrance & Wall | \$5,000.00 | \$5,000.00 |
| ProfServ-Pool Maintenance | \$20,000.00 | \$20,000.00 |
| Security Monitoring Services | \$7,000.00 | \$7,000.00 |
| Access Control | \$1,200.00 | \$1,200.00 |
| Key Card Distribution | \$5,000.00 | \$5,000.00 |
| Pest Control | \$1,000.00 | \$1,000.00 |
| Dog Waste Station Service | \$1,200.00 | \$1,200.00 |
| Total Amenity | \$59,900.00 | \$59,900.00 |
| | | |
| Landscape and Pond Maintenance | | |
| Landscape Maintenance | \$200,000.00 | \$120,000.00 |

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ANNUAL BUDGET FY 2027 |
|--|---------------------------------------|--------------------------------------|
| R&M-Other Landscape | \$16,000.00 | \$16,000.00 |
| Landscape - Mulch | \$2,000.00 | \$2,000.00 |
| Landscape - Annuals | \$2,000.00 | \$2,000.00 |
| R&M-Plant Replacement | \$20,000.00 | \$20,000.00 |
| Irrigation Maintenance | \$10,000.00 | \$10,000.00 |
| Aquatic Maintenance | \$25,000.00 | \$10,000.00 |
| Wetland Maintenance | \$5,000.00 | \$2,000.00 |
| Misc-Contingency | \$0.00 | \$0.00 |
| <i>Total Landscape and Pond Maintenance</i> | \$280,000.00 | \$182,000.00 |
| TOTAL EXPENDITURES | \$674,800.00 | \$502,125.00 |
| Net change in fund balance | | \$0.00 |
| FUND BALANCE, BEGINNING | \$0.00 | \$0.00 |
| FUND BALANCE, ENDING | \$0.00 | \$0.00 |

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending meetings.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Accounting Services

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

Website Administration

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Meeting Expense

Cost for any additional meetings or meeting space rental.

Prof Services – Information Technology

Costs related to information technology and storage of files for the District.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Dissemination Services

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Budget Narrative
Fiscal Year 2027

Utility Services (continued)

Telephone/Fax/Internet Services

Utility expenses for onsite telephone, fax or internet services.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Amenity

Janitorial Services & Supplies

Cost of janitorial labor and supplies for CDD Facilities.

R&M - Facility

Cost of repairs and regular maintenance of CDD amenities

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Pool Maintenance

Cost of Maintenance for CDD pool facilities.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

Landscape and Pond Maintenance

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

Landscaping - Mulch

Cost of mulch expenses throughout the District.

Landscaping - Annuals

Cost of annual replacement of plants and trees.

Landscaping – Plant Replacement

Cost of replacing dead or damaged plants throughout the district.

Budget Narrative
Fiscal Year 2027

Landscape and Pond Maintenance (Continued)

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatic Maintenance

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

Wetland Maintenance

Cost of upkeep and protection of wetlands on CDD property.

Misc - Contingency

Funds set aside for projects, as determined by the district's board.



Canterwood Acres

Community Development District

Supporting Budget Schedule

FY 2027



Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

| Assessment Area One | | | | | |
|----------------------------|--------------|--|----------------|----------------------|-----------------------|
| Product | Units | O&M Assessment (shown at net) | | | |
| | | FY 2027 | FY 2026 | Dollar Change | Percent Change |
| Single Family 45' | 118 | \$1,171.97 | \$0.00 | \$1,171.97 | n/a |
| Single Family 50' | 229 | \$1,302.19 | \$0.00 | \$1,302.19 | n/a |
| Single Family 70' | 36 | \$1,823.07 | \$0.00 | \$1,823.07 | n/a |
| | 383 | | | | |

41 Mr. Lamb confirmed that Eric Davidson, Dawson Ransome and Tony Tabshe all declined
42 compensation for meeting attendance.

43
44 **FIFTH ORDER OF BUSINESS** **Appointment of Officers-Resolution 2026-01**

45 **A. Consideration of Resolution 2026-01; Appointment of Officers**

46 The following are the persons elected to the offices:

- 47
- 48 • Tony Tabshe Chairperson
- 49 • Dawson Ransome Vice Chairperson
- 50 • Brian Lamb Secretary
- 51 • Eric Davidson Treasurer
- 52 • Bryan Radcliff Assistant Secretary
- 53 • Carla Tabshe Assistant Secretary
- 54 • Joe Tabshe Assistant Secretary

55
56 On MOTION by Mr. Davidson seconded by Mr. Ransome, with all in favor,
57 Resolution 2026-01; Appointment of Officers, as detailed above, was
58 adopted. 3-0

59
60 **SIXTH ORDER OF BUSINESS** **Appointment of Consultants**

61 **A. Consideration of Resolution 2026-02; Appointment of District Manager**

62
63 On MOTION by Mr. Ransome seconded by Mr. Tabshe, with Mr. Ransome
64 and Mr. Tabshe voting aye and Mr. Davidson abstaining, Resolution 2026-
65 02; Appointment of District Manager, Inframark LLC, was adopted. 2-1

66
67 **B. Consideration of Resolution 2026-03; Designation of Registered Agent/Office**

68
69 On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor,
70 Resolution 2026-03; Designation of Registered Agent/Office, Brian Lamb
71 (Inframark) located at 2005 Pan Am Circle, Suite 300 Tampa, FL 33607, was
72 adopted. 3-0

73
74 **C. Consideration of Resolution 2026-04; Appointment of District General Counsel**

75
76 On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor,
77 Resolution 2026-04; Appointment of District General Counsel, *Straley Robin*
78 *Veriker*, was adopted. 3-0

79

80 **D. Appointment of Interim District Engineer**
81 **i. Authorize RFQ for District Engineer**
82

83 On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, to
84 appoint *Radcliffe Engineering* as the interim District Engineer and authorize
85 District Management to begin the RFQ process for District Engineer, was
86 approved. 3-0

87
88 **E. Appointment of Bond Counsel – Gray-Robinson**
89

90 On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor,
91 Appointment of Bond Counsel – *Gray-Robinson*, was approved. 3-0

92
93 **F. Appointment of Investment Banker – FMS Bonds**
94

95 On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor,
96 Appointment of Investment Banker – *FMS Bonds*, was approved. 3-0

97
98 **G. Appointment of Trustee**
99

100 On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor,
101 Appointment of *US Bank* as Trustee, was approved. 3-0

102
103 **SEVENTH ORDER OF BUSINESS** **Business Items**

- 104 **A. Consideration of Resolution 2026-05; Authorizing Notice of Establishment**
- 105 **B. Consideration of Resolution 2026-06; Policy of Compensation for Board Members**
- 106 **C. Consideration of Resolution 2026-07; Policy of Reimbursement of District**
- 107 **Travel Expenses**
- 108 **D. Consideration of Resolution 2026-08; Designation of Primary Administrative Office &**
- 109 **Local Records Office**
- 110 **E. Consideration of Resolution 2026-09; District Records Retention Schedule**
- 111 **F. Consideration of Resolution 2026-10; Fiscal Year 2026 Regular Meeting Schedules &**
- 112 **Location**
- 113 **G. Consideration of Resolution 2026-11; Landowners’ Meeting Date, Time & Location**
- 114 **H. Consideration of Resolution 2026-12; Proposed FY2026 Annual Budget &**
- 115 **Set Public Hearing**
- 116 **I. Consideration of Resolution 2026-13; Set Public Hearing for Uniform Method of**
- 117 **Collections**
- 118 **J. Consideration of Resolution 2026-14; PH Rules of Procedure & Setting Public Hearing**
- 119 **K. Consideration of Resolution 2026-15; Policy for Support & Legal Defense**
- 120 **for Board & Staff**
- 121 **L. Consideration of Resolution 2026-16; Adoption of Prompt Payment Policies**
- 122 **M. Authorization to Obtain General Liability & Public Officers Insurance**
- 123 **N. Consideration of Resolution 2026-17; Designation of a Qualified Public Depository**

- 124 **O. Consideration of Resolution 2026-18; Authorization of Signatories**
- 125 **P. Consideration of Resolution 2026-19; Authorization to Disburse Funds for Expenses**
- 126 **Q. Consideration of Resolution 2026-20; Adoption of Investment Policy**
- 127 **R. Consideration of Resolution 2026-21; Approval of Florida Statewide Mutual Aid**
- 128 **Agreement**
- 129 **S. Consideration of Resolution 2026-22; Provisions for Public Comments**
- 130 **T. Appointment of Audit Committee & Set Committee Meeting Date**
- 131 **U. Approval of School-Status Website Proposal**
- 132 **V. Consideration of Resolution 2026-26; Authorization of Chairman to Accept or**
- 133 **Execute Certain Documents**

135 On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor,
 136 items A through V with Resolutions 2026-05 through 26, in substantial form,
 137 were approved/adopted. 3-0

138 **EIGHTH ORDER OF BUSINESS**

139 **Preliminary Report Presentations**
 140 **& Items Related to Finance & Bond Issuance**

141 **A. Consideration of Master Report of Engineer**

142
 143 On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor,
 144 Master Engineers' Report, in substantial form, was approved. 3-0

145
 146 **B. Consideration of Master Assessment Methodology Report**

147
 148 On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor,
 149 Master Assessment Methodology Report, in substantial form, was approved.
 150 3-0

151
 152 **C. Consideration of Resolution 2026-23; Declaration of Assessments**

153
 154 On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor,
 155 Resolution 2026-23; Declaration of Assessments, in substantial form, was
 156 adopted. 3-0

157
 158 **D. Consideration of Resolution 2026-24; Setting the Master Assessment Hearing**

159
 160 On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor,
 161 Resolution 2026-24; Setting the Master Assessment Hearing for Thursday,
 162 June 11, 2026 at 12:00 p.m., at the Courtyard Ocala by Marriott located at
 163 3712 SW 38th Avenue, Ocala, FL 34474, was adopted. 3-0

164
 165 **E. Consideration of Resolution 2026-25; Authorizing Issuance of Bonds/Filing**
 166 **of Validation Complaint**
 167 **i. Master Trust Indenture**

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On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, Resolutions 2026-25; Authorizing Issuance of Bonds/Filing of Validation Complaint, in substantial form, was adopted. 3-0

F. Other Matters Relating to Finance

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Administrative Matters

A. Request for Working Capital

Mr. Lamb advised the Board, that the District will secure working capital to ensure timely payment of incoming invoices/operational obligations.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, to authorize Tony Tabshe to approve a Developer Acquisition Agreement, in substantial form, outside a meeting, was approved. 3-0

B. District Engineer

C. District Manager

There being no reports, the next order of business followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

There being none, the next order of business followed.

TWELVTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Ransome seconded by Mr. Tabshe, with all in favor, meeting adjourned at 12:23 p.m. 3-0

Bryan Radcliff/Brian Lamb
District Manager

Tony Tabshe
Chairperson