INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Canterwood Acres Community Development District

July 9, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 221 592 296 674 667 PASSCODE: NA3UR33Y

Join the meeting now

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



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

Public Hearing & Regular Meeting Agenda

Thursday, July 9, 2026 at 12:00 p.m.

The Public Hearing & Regular Meeting of the **Canterwood Acres Community Development District** will be held on **July 9, 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:

Join the meeting now

Meeting ID: 221 592 296 674 667 **Passcode:** NA3UR33Y
Dial-in by Phone: +1 (646) 838-1601 **Pin:** 122 455 362#

THE REGULAR MEETING OF BOARD OF SUPERVISORS

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

   (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
3. **PUBLIC HEARING ON ADOPTING FY2027 PROPOSED OPERATIONS BUDGET**

   A. Open Public Hearing on Adopting FY2027 Proposed Operations Budget

   B. Staff Presentations

   C. Public Comment

   D. Close Public Hearing on Adopting FY2027 Proposed Budget

   E. Consideration of Resolution 2026-34; Adopting the FY2027 Budget

   F. Consideration of FY2026-2027 Developer Budget Funding Agreement
4. **PROCEED TO REGULAR MEETING**
5. **BUSINESS ITEMS**
6. **CONSENT AGENDA**

   A. Approval of June 11, 2026 Meeting Minutes
7. **STAFF REPORTS**

   A. District Counsel

   B. District Engineer

   C. District Manager

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

RESOLUTION 2026-34

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CANTERWOOD ACRES COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, to the Board of Supervisors ("**Board**") of the Canterwood Acres Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, Ocala SW 100th, LLC ("**Developer**"), as the developer of certain lands within the District, has agreed to fund the FY 2026-2027 Budget as shown in the revenues line item of the FY 2026-2027 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal

year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Canterwood Acres Community Development District for the Fiscal Year Beginning on October 1, 2026, and Ending September 30, 2027".

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning on October 1, 2026, and ending September 30, 2027, the sum of $502,125, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 5. Effective Date. This Resolution shall take effect upon the passage and adoption of this

Resolution by the Board.

Passed and Adopted on July 9, 2026.

Attested By:	**Canterwood Acres Community Development District**
_____	_____
Print Name:_____	Print Name:_____
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget
Exhibit B: Form of Budget Funding Agreement with Developer

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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		
Administrative		
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
Total Landscape and Pond Maintenance	**$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 mluch 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					
		O&M Assessment (shown at net)			
Product	Units	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				

FY 2026-2027 Operations and Maintenance
Budget Funding Agreement
(Canterwood Acres Community Development District)

This FY 2026-2027 Operations and Maintenance Budget Funding Agreement (this "**Agreement**") is made and entered into as of July 9, 2026, between the **Canterwood Acres Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the "**District**"), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and Ocala SW 100th, LLC, a Florida limited liability company, whose mailing address is 4912 Turnbury Wood Dr., Tampa, Florida 33647 (the "**Developer**").

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2026-2027 as attached hereto as **Exhibit A** (the "**FY 2026-2027 Budget**"), which commences on the effective date of the establishment of the District, and concludes on September 30, 2026;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2026-2027 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described in the FY 2026-2027 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the "**Property**");

WHEREAS, the Developer agrees that the activities of the District described in the FY 2026-2027 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2026-2027 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2026-2027 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Funding Obligations**. From time to time during the 2026-2027 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to ***$502,125*** in accordance with the FY 2026-2027 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2026-2027 Operations and Maintenance Reports, Budget Reports and Budget Amendments**. Each month during FY 2026-2027, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2026-2027. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2026-2027. The District and Developer agree that the FY 2026-2027 Budget shall be revised at the end of the 2026-2027 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2026 and ending on September 30, 2027. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2026-2027 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2026-2027 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.

3. **Right to Lien Property**.
    a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
    b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2026-2027 Budget" in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
    c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.

4. **Default**. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.

5. **Enforcement and Attorney Fees**. In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.

6. **Governing Law and Venue**. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, Developer represents that in entering into this Agreement, the Developer does not use coercion for labor or services as defined in the statute. The Developer is required to provide an affidavit, signed by an officer or a representative of the Developer with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

8. **Interpretation**. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

9. **Termination of Agreement**. The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2026-2027 fiscal year on September 30, 2027. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

10. **Third Parties**. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

11. **Amendments**. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

12. **Assignment**. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

13. **Authority**. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

14. **Entire Agreement**. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Ocala SW 100th, LLC	**Canterwood Acres Community Development District**
_____	_____
Name: _____	Name: _____
Title: _____	Chair/Vice-Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

FY 2026-2027 Operations and Maintenance
Budget Funding Agreement
(Canterwood Acres Community Development District)

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Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2026-2027 as attached hereto as **Exhibit A** (the "**FY 2026-2027 Budget**"), which commences on the effective date of the establishment of the District, and concludes on September 30, 2026;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2026-2027 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described in the FY 2026-2027 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the "**Property**");

WHEREAS, the Developer agrees that the activities of the District described in the FY 2026-2027 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2026-2027 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2026-2027 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Funding Obligations**. From time to time during the 2026-2027 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to ***$502,125*** in accordance with the FY 2026-2027 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2026-2027 Operations and Maintenance Reports, Budget Reports and Budget Amendments**. Each month during FY 2026-2027, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2026-2027. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2026-2027. The District and Developer agree that the FY 2026-2027 Budget shall be revised at the end of the 2026-2027 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2026 and ending on September 30, 2027. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2026-2027 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2026-2027 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.

3. **Right to Lien Property**.
    a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
    b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2026-2027 Budget" in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
    c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.

4. **Default**. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.

5. **Enforcement and Attorney Fees**. In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.

6. **Governing Law and Venue**. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, Developer represents that in entering into this Agreement, the Developer does not use coercion for labor or services as defined in the statute. The Developer is required to provide an affidavit, signed by an officer or a representative of the Developer with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

8. **Interpretation**. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

9. **Termination of Agreement**. The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2026-2027 fiscal year on September 30, 2027. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

10. **Third Parties**. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

11. **Amendments**. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

12. **Assignment**. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

13. **Authority**. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

14. **Entire Agreement**. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Ocala SW 100th, LLC	**Canterwood Acres Community Development District**
_____	_____
Name: _____	Name: _____
Title: _____	Chair/Vice-Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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		
Administrative		
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
Total Landscape and Pond Maintenance	**$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 mluch 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					
		O&M Assessment (shown at net)			
Product	Units	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				

MINUTES OF MEETING
CANTERWOOD ACRES
COMMUNITY DEVELOPMENT DISTRICT

The **Public Hearings** and regular meeting of the Board of Supervisors of Canterwood Acres Community Development District was held on Thursday, June 11, 2026 and called to order at 12:03 p.m., at The Courtyard Ocala by Marriott located at 3712 SW 38th. Avenue, Ocala, Florida 34474.

Present and constituting a quorum were:

Tony Tabshe	Chairperson
Dawson Ransome	Vice Chairperson
Eric Davidson	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager	
Vivek Babbar	District Counsel	*(via phone)*

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

PUBLIC HEARINGS

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Mr. Radcliff called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Public Hearing on Adopting the Uniform Method of Collection**

A. Open Public Hearing on Adopting Uniform Method of Collection

On MOTION by Mr. Davidson seconded by Ms. Ramsome, with all in favor, Public Hearing on Adopting Uniform Method of Collection, was opened. 3-0

B. Staff Presentations

Mr. Radcliff presented the Board with the Uniform Method of Collection.

C. Public Comment

There being no members of the public present, the next order of business followed.

D. Close Public Hearing on Adopting Uniform Method of Collection

On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, Public Hearing on Adopting Uniform Method of Collection, was closed. 3-0

E. Consideration of Resolution 2026-31; Adopting Uniform Method of Collection

On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, Resolution 2026-31; Adopting Uniform Method of Collection, was adopted. 3-0

FOURTH ORDER OF BUSINESS **Public Hearing on Adopting Rule of Development**

A. Open Public Hearing on Adopting Rule of Development
B. Staff Presentations
C. Public Comment
D. Close Public Hearing on Adopting Rule of Development
Items A-D are included in the Public Hearing for Uniform Rules of Procedure.

FIFTH ORDER OF BUSINESS **Public Hearing on Adopting Uniform Rules of Procedure**

A. Open Public Hearing on Adopting Uniform Rules of Procedure

On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, Public Hearing on Adopting Uniform Rules of Procedure, was opened. 3-0

B. Staff Presentations
Mr. Radcliff presented the Board wth the Uniform Rules of Procedure.

C. Public Comment
There being no members of the public present, the next order of business followed.

D. Close Public Hearing on Adopting Uniform Rules of Procedure

On MOTION by Mr. Davidson seconded by Mr. Altman, with all in favor, Public Hearing on Adopting Uniform Rules of Procedure, was closed. 3-0

E. Consideration of Resolution 2026-32; Adopting Uniform Rules of Procedure

On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, Resolution 2026-32; Adopting Uniform Rules of Procedure, was adopted. 3-0

SIXTH ORDER OF BUSINESS **Public Hearing on Adopting FY 2026 Proposed Operations Budget**

A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget

On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, Public Hearing on Adopting FY2026 Proposed Operations Budget, was opened. 3-0

B. Staff Presentations

Mr. Radcliff presented the Fiscal Year 2026 Proposed Operations Budget to the Board, for adoption.

C. Public Comment

There being no members of the public present, the next order of business followed.

D. Close Public Hearing on Adopting FY2026 Proposed Budget

On MOTION by Mr. Davidson seconded by Mr. Tabshe, with all in favor, Public Hearing on Adopting FY2026 Proposed Budget, was closed. 3-0

E. Consideration of Resolution 2025-33; Adopting the FY2026 Budget

On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, Resolution 2026-32; Adopting the FY2026 Budget, was adopted. 3-0

SEVENTH ORDER OF BUSINESS **Return to Regular Meeting**

Mr. Radcliff requested the Board return to regular meeting.

EIGHTH ORDER OF BUSINESS **Business Items**

A. Consideration of FY2026-2027 Developer Budget Funding Agreement

On MOTION by Ms. Ransom seconded by Mr. Tabshe with all in favor, FY2026-2027 Developer Budget Funding Agreement, was approved. 3-0

NINTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of May 4, 2026 Landowners' & Regular Meeting Minutes

On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, the Consent Agenda, was approved. 3-0

TENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Mr. Babbar reviewed with the Board the current status of take down lots in addition, Ms. Ransome will provide Mr. Babbar with an update.

B. District Engineer

C. District Manager

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

ELEVENTH ORDER OF BUSINESS **Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

TWELFTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Ms. Ransome seconded by Mr. Tabshe, with all in favor, meeting adjourned at 12:10 p.m. 3-0

Bryan Radcliff
District Manager

Tony Tabshe
Chairperson