

RYE RANCH

**COMMUNITY DEVELOPMENT
DISTRICT**

April 19, 2023

**BOARD OF SUPERVISORS
PUBLIC HEARING
AND REGULAR
MEETING AGENDA**

RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Rye Ranch Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

April 12, 2023

Board of Supervisors
Rye Ranch Community Development District

Dear Board Members:

The Board of Supervisors of the Rye Ranch Community Development District will hold a Public Hearing and Regular Meeting on April 19, 2023 at 5:00 p.m., or as soon thereafter as the matter may be heard, at 6102 162nd Avenue E, Parrish, Florida 34219. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements [Pod B Project]
 - *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
 - A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Master Engineer's Report - Pod B Project *(for informational purposes)*
 - D. Pod B Master Special Assessment Methodology Report *(for informational purposes)*
 - E. Consideration of Resolution 2023-10, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

of Local, State and Federal Government; Authorizing an Assessment Notice; And Providing for Severability, Conflicts and an Effective Date

4. Consideration of Resolution 2023-11, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Consideration of Kutak Rock LLP, Retention and Fee Agreement
6. Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services
 - A. Affidavit of Publication
 - B. RFQ Package
 - C. Respondent(s): ZNS Engineering, L.C.
 - D. Competitive Selection Criteria/Ranking
 - E. Award of Contract
7. Update: Merger with Northlake Stewardship District
8. Acceptance of Unaudited Financial Statements as of February 28, 2023
9. Approval of March 15, 2023 Regular Meeting Minutes
10. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer [Interim]: *ZNS Engineering, L.C.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: May 17, 2023 at 5:00 PM
 - QUORUM CHECK

| | | | | |
|--------|----------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | STEPHEN CERVEN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 2 | A JOHN FALKNER | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 3 | SCOTT FALKNER | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 4 | JEFF CERVEN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| SEAT 5 | ROY COHN | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

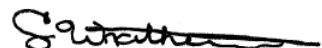
11. Public Comments

12. Board Members' Comments/Requests

13. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Cindy Cerbone at (561) 346-5294.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 801 901 3513

RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT

3A



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

| Account # | Order Number | Identification | Order PO | Amount | Cols | Depth |
|-----------|--------------|-------------------------|-------------------------|----------|------|----------|
| 86953 | 398761 | Debt Assessment Hearing | Debt Assessment Hearing | \$700.00 | 6 | 10.18 in |

Attention: DAPHNE GILLYARD

Rye Ranch CDD
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

Copy of ad content
 is on the next page

THE STATE OF TEXAS COUNTY OF DALLAS

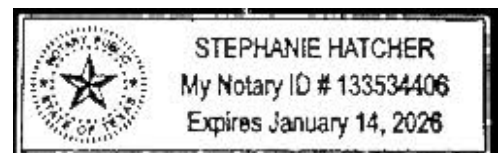
Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:
 2 insertion(s) published on:
 03/27/23, 04/03/23

THE STATE OF FLORIDA COUNTY OF MANATEE

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 12th day of April in the year of 2023

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT

3B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Jonah Reuther, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Jonah Reuther, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Roll Coordinator for the Rye Ranch Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Rye Ranch Community Development District.
4. I do hereby certify that on March 17, 2023 and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the Rye Ranch Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.

J. Reuther
Jonah Reuther

SWORN TO (OR AFFIRMED) AND SUBSCRIBED before me by means of physical presence or online notarization, this 17th day of March, 2023, by Jonah Reuther, for Wrathell, Hunt and Associates, LLC, who is [] personally known to me or [] has provided _____ as identification, and who did ___ / did not take an oath.

NOTARY PUBLIC



DAPHNE GILLYARD
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG327647
Expires 8/20/2023

Daphne Gillyard
Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: GG327647
My Commission Expires: 8/20/2023

EXHIBIT A: Mailed Notice

EXHIBIT A

STATE OF TEXAS
COUNTY OF DALLAS
PUBLIC LIBRARY
DALLAS, TEXAS

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

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|--------------------------------------------------------------|----|--|
| Certified Mail Fee | \$ | |
| Extra Services & Fees (check box, add fee as appropriate) | | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |



Postage \$

Total Post: \$

Sent To _____

Street and _____

City, State _____

RYE RANCH LLC
35100 SR 64 E
MYAKKA CITY FL 34251

7022 0410 0002 0788 1031

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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OFFICIAL USE

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|--------------------------------------------------------------|----|--|
| Certified Mail Fee | \$ | |
| Extra Services & Fees (check box, add fee as appropriate) | | |
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | |
| <input type="checkbox"/> Adult Signature Required | \$ | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | |



Postmark
Here

Postage
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Sent To

Street and Ap

City, State, Zi . .

SK RYE ROAD LLC
14025 RIVEREDGE DR STE 175
TAMPA FL 33637

7022 2410 0002 5588 7102

Rye Ranch
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

March 17, 2023

Via First Class U.S. Mail

RYE RANCH LLC
35100 SR 64 E
MYAKKA CITY FL 34251

RE: *Rye Ranch Community Development District (“District”)*
Notice of Hearings on Debt Assessments – Pod B Project

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District’s Board of Supervisors (“**Board**”) hereby provides notice of the following public hearings, and public meeting:

NOTICE OF PUBLIC HEARINGS

| | |
|-----------|------------------------------------------------------------|
| DATE: | April 19, 2023 |
| TIME: | 5:30 p.m. |
| LOCATION: | 6102 162 nd Ave. East Parrish, Florida 34219 |

The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”), and adoption of assessment rolls to secure proposed bonds, on benefited lands within “**Pod B**” of the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, “**Project**”), benefitting Pod B within the District. The Project is described in more detail in the *Master Engineer’s Report – Pod B Project*, dated March 2023 (“**Engineer’s Report**”). Specifically, the Project includes a Capital Improvement Plan to provide public infrastructure benefitting the Pod B lands within the District, as identified in the Engineer’s Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within Pod B, as set forth in the “*Pod B Project*” *Master Special Assessment Methodology Report*, dated March 15, 2023 (“**Assessment Report**”). Copies of the Engineer’s Report and Assessment Report are attached hereto. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer’s Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within Pod B of the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The Debt Assessments constitute a lien against benefitted property located within Pod B of the District just as do each year’s property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For

delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

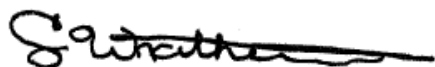
The District is located entirely within unincorporated Manatee County, Florida, and covers approximately 1,368.60 acres of land, more or less. The site is generally located south and west of CR 675, east of North Rye Road and north of Upper Manatee River Road. All lands within "Pod B" of the District are expected to be improved in accordance with the reports identified above. Pod B is comprised of approximately 139.42 acres of land. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



Craig Wrathell
District Manager

ATTACHMENTS: Engineer's Report and Assessment Report (with Legal Descriptions of Lands)

Rye Ranch
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

March 17, 2023

Via First Class U.S. Mail

SK RYE ROAD LLC
14025 RIVEREDGE DR STE 175
TAMPA FL 33637

RE: *Rye Ranch Community Development District (“District”)*
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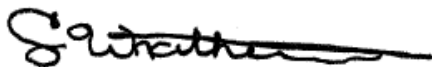
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If you have any questions, please do not hesitate to contact the District Office.

Sincerely,



Craig Wrathell
District Manager

ATTACHMENTS: Engineer's Report and Assessment Report (with Legal Descriptions of Lands)



MASTER ENGINEER'S REPORT - POD B PROJECT

PREPARED FOR:

BOARD OF SUPERVISORS
RYE RANCH COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

ZNS Engineering, LC
Jeb C. Mulock, PE

March 2023

**RYE RANCH COMMUNITY DEVELOPMENT DISTRICT
MASTER ENGINEER'S REPORT - POD B PROJECT**

1. INTRODUCTION

The purpose of this report is to provide a description of the portion of the District's capital improvement plan related to what is known as "Pod B" of the District ("**Pod B Project**"). All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the *Engineer's Report (Bond Validation Version)*, dated March 7, 2022 ("**Validation Report**"). The contents of the Validation Report are incorporated herein by this reference.

2. GENERAL SITE DESCRIPTION

The District is located entirely within Manatee County, Florida, and covers approximately 1,368.60 acres of land, more or less. The site is generally located south and west of CR 675, east of North Rye Road and north of Upper Manatee River Road. The District consists of multiple "pods" and/or development areas. Pod B is comprised of approximately 139.42 acres of land, and is described in **Exhibit A**.

3. PROPOSED POD B PROJECT

The Pod B Project, which is planned for multiple phases, is intended to provide public infrastructure improvements benefitting the lands within Pod B. The product mix is shown below.

Table 1*
(Estimated Product Types - Subject to Change)

| Product Type | TOTAL Pod B Units |
|---------------------|--------------------------|
| 35' to 39' | |
| 40' | 305 |
| 50' | 228 |
| 60' | |
| 74' | |
| Townhome A | |
| Townhome B | |
| Townhome C | |
| TOTAL | 533 |

*NOTE: All units are subject to conversion to other types, as permitted by applicable development approvals, and may include townhome units among others. Additional units, unit types and land uses may be incorporated in the future as permitted by applicable development approvals.

The Pod B Project will function as a system of improvements serving Pod B. The Pod B Project infrastructure includes all of the various improvements described in the Bond Validation Engineer's Report dated March 7, 2022, as may be amended from time to time, including but not limited to stormwater improvements, roadways, water and wastewater utilities, undergrounding of conduit, landscape/hardscape/irrigation improvements, recreational improvements, conservation areas, and professional services, all within the boundaries of Pod B and as specific to Pod B, as well as such improvements within the District¹ benefitting Pod B.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

¹ The District anticipates being merged into a stewardship district, to be known as the Northlake Stewardship District ("**SD**"). Accordingly, upon such merger, the "District" shall refer to the SD.

All necessary permits for the construction of the Pod B Project have either been obtained, or are reasonably expected to be obtained in the future. They are listed in the chart attached hereto as **Exhibit B**.

5. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 2 shown below presents, among other things, the Opinion of Probable Construction Costs for the Pod B Project. It is our professional opinion that the costs set forth in Table 2 are reasonable and consistent with market pricing.

TABLE 2

| Improvement | Estimated Cost for Overall Pod B Project | Financing Entity | Operation & Maintenance Entity |
|----------------------------------------------|-------------------------------------------------|-------------------------|-------------------------------------------|
| Stormwater System | \$4,100,000 | CDD | CDD |
| (CDD) Roadways | \$11,100,000 | CDD | Manatee County |
| Water and Wastewater Utilities | \$11,700,000 | CDD | Manatee County |
| Undergrounding of Conduit | \$500,000 | CDD | CDD |
| Landscape/Hardscape/Irrigation | \$3,200,000 | CDD | CDD |
| (CDD) Recreational Improvements ⁶ | \$1,500,000 | CDD | CDD |
| Conservation Areas | \$0 | CDD | CDD |
| Off-Site Improvements | \$1,500,000 | CDD | Manatee County |
| Professional Fees | \$600,000 | CDD | CDD |
| Contingency | \$3,800,000 | CDD | CDD |
| TOTAL | \$38,000,000 | CDD | As above |

NOTES:

1. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
2. Roadway, landscape/hardscape/irrigation, and amenities improvements, if behind hard-gates, will not be part of the Pod B Project.
3. The master developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association (in which case such items would not be part of the Pod B Project), the District or a third-party.
4. At the master developer's option, a third-party, or an applicable property owner's or homeowner's association may elect to maintain any District-owned improvements, subject to the terms of an agreement with the District.
5. As previously noted herein, and upon the merger of the District into the SD, the SD would take over the financing and operations roles of the District.
6. The costs for the recreational improvements listed above may include both recreational improvements/amenities within the boundaries of Pod B as well as those within the District - all benefitting Pod B, but do not include any clubhouses planned to be within Pod B itself. Instead, such Pod B clubhouse(s) will be privately financed by the Pod B developer and owned by a homeowner's association.
7. As noted herein, the costs set forth above are estimates only. The District may spend additional monies for any given category of improvements above and beyond the amounts set forth for that category above. However, the District will not spend more than the total amount of \$38,000,000



without undertaking proceedings to levy additional special assessments securing the funding of the Pod B Project, or otherwise providing for such funding.

8. Certain improvements that are part of the Pod B Project may benefit both Pod B as well as other lands within the District.

6. CONCLUSIONS

The Pod B Project will be designed in accordance with current governmental regulations and requirements. The Pod B Project will serve its intended function so long as the construction is in substantial compliance with the design. It is further our opinion that:

- The estimated cost of the Pod B Project as set forth herein is reasonable based on prices currently being experienced in Manatee County, Florida, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the Pod B Project are contemplated by applicable development approvals;
- The Pod B Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the Pod B Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The assessable property within Pod B will receive a special benefit from the Pod B Project that is at least equal to the costs of the Pod B Project attributable to Pod B; and
- The Pod B Project, including all of its phases, will function as a system of improvements benefitting all lands within Pod B.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

The Pod B Project will be owned by the District or other governmental units and such Pod B Project is intended to be available and will reasonably be available for use by the general public (subject to the District's rules and policies) including nonresidents of the District. All of the Pod B Project is or will be located on lands owned or to be owned by the District or another governmental entity or on public easements in favor of the District or other governmental entity. The Pod B Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. Regarding any fill generated by construction of the Pod B Project, and that is not used as part of the Pod B Project, such fill may only be placed on-site where the cost of doing so is less expensive than hauling such fill off-site.

Please note that the Pod B Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the Pod B Project, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned units in Pod B, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Jeb C. Mulock, P.E. Date
FL License No. 64692

EXHIBIT A: Legal Description of Pod B

PARCELS OF LAND BEING LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 12 AND THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

PARCEL B-1

COMMENCE AT SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE EAST SECTION LINE OF SAID NORTHEAST QUARTER N00°29'55"E, A DISTANCE OF 2454.02 FEET; THENCE N89°30'06"W LEAVING SAID EAST LINE, A DISTANCE OF 590.88 FEET TO A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N24°08'42"W, HAVING A RADIUS OF 908.00 FEET, A CENTRAL ANGLE OF 13°09'40" AND AN ARC LENGTH OF 208.57 FEET TO A POINT OF TANGENCY; THENCE S79°00'58"W A DISTANCE OF 516.99 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 30°39'15" AND AN ARC LENGTH OF 584.24 FEET; THENCE S85°20'11"W A DISTANCE OF 95.22 FEET; THENCE N50°00'23"W A DISTANCE OF 374.94 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 658.00 FEET, A CENTRAL ANGLE OF 59°42'07" AND AN ARC LENGTH OF 685.63 FEET TO A POINT OF TANGENCY; THENCE N09°41'44"E A DISTANCE OF 643.17 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 34°34'07" AND AN ARC LENGTH OF 658.85 FEET TO A POINT OF TANGENCY; THENCE N24°52'24"W A DISTANCE OF 272.23 FEET; THENCE N19°47'02"E A DISTANCE OF 84.29 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N34°59'28"W, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 5°59'11" AND AN ARC LENGTH OF 89.86 FEET TO A POINT OF TANGENCY; THENCE N49°01'21"E A DISTANCE OF 449.93 FEET; THENCE N80°33'36"E A DISTANCE OF 214.06 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N49°01'46"E, HAVING A RADIUS OF 68829.90 FEET, A CENTRAL ANGLE OF 0°31'32" AND AN ARC LENGTH OF 631.26 FEET; THENCE N48°30'14"E A DISTANCE OF 25.00 FEET TO THE SOUTHWEST RIGHT OF WAY OF RUTLAND ROAD ALSO KNOWN AS COUNTY ROAD NO. 675 ACCORDING FDOT RIGHT-OF-WAY MAP SECTION NO. 1351-201 (1311-201, 1311-101) AND TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N48°30'14"E, HAVING A RADIUS OF 68804.90 FEET, A CENTRAL ANGLE OF 0°09'11" AND AN ARC LENGTH OF 183.90 FEET; THENCE LEAVING SAID SOUTHWEST RIGHT OF WAY, S48°21'03"W A DISTANCE OF 25.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N48°21'03"E, HAVING A RADIUS OF 68829.90 FEET, A CENTRAL ANGLE OF 0°32'31" AND AN ARC LENGTH OF 651.07 FEET TO A POINT OF TANGENCY; THENCE S42°11'28"E A DISTANCE OF 388.11 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE

TO THE LEFT, HAVING A RADIUS OF 68829.24 FEET, A CENTRAL ANGLE OF 0°06'41" AND AN ARC LENGTH OF 133.85 FEET; THENCE S47°48'28"W A DISTANCE OF 673.89 FEET; THENCE S42°49'40"E A DISTANCE OF 659.74 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 3,509,937 SQUARE FEET OR 80.58 ACRES, MORE OF LESS.

PARCEL B-2

COMMENCE AT SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE EAST SECTION LINE OF SAID NORTHEAST QUARTER N00°29'55"E, A DISTANCE OF 760.57 FEET TO THE POINT OF BEGINNING. THENCE LEAVING SAID EAST LINE, N89°30'05"W A DISTANCE OF 1986.00 FEET; THENCE N00°29'55"E A DISTANCE OF 455.87 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 908.00 FEET, A CENTRAL ANGLE OF 78°31'03" AND AN ARC LENGTH OF 1244.31 FEET TO A POINT OF TANGENCY; THENCE N79°00'58"E A DISTANCE OF 516.99 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 16°23'48" AND AN ARC LENGTH OF 312.50 FEET; THENCE S42°49'40"E A DISTANCE OF 668.76 FEET TO SAID EAST LINE; THENCE S00°29'55"W ALONG SAID EAST LINE A DISTANCE OF 1067.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,562,965 SQUARE FEET OR 58.84 ACRES, MORE OR LESS.

EXHIBIT B – Permit Status

| Permit Name | Agency | Status | Approval Date | Reference # |
|---------------------------------------------------------------|---------|-------------------|----------------------|--------------------------------|
| General Development Plan/Rezone – PDMU-19-16(Z)(G) (approved) | Manatee | Approved | 6/17/2021 | PDMU-19-16(Z)(G) |
| Rye Ranch – South Wetland JD | SWFWMD | Approved | 3/17/2022 | ERP 42045794.000 |
| Rye Ranch Pod A FDEP 404 | FDEP | N/A | N/A | N/A |
| Rye Ranch Phase II Mass Grading ERP | SWFWMD | Approved | 6/2/2022 | 43040135.008 |
| Rye Ranch Phase II Mass Grading CP | Manatee | Approved | 10/17/2022 | PLN2206-0006 |
| Rye Ranch Phase IA & IB PSP/FSP/PP/CP | Manatee | Processing | | PLN2110-0079 / PLN2110-0078 |
| Rye Ranch Phase IA & IB SWFWMD ERP | SWFWMD | Approved | 9/21/2022 | 43040135.006 |
| Rye Ranch Off-site Utilities Construction Plan | Manatee | Approved | 8/22/2022 | PLN2202-0055 |
| Mulholland/Road CC Roadway and Utilities Construction Plan | Manatee | Processing | | PLN2202-0100 |
| Mulholland/Road CC SWFWMD ERP | SWFWMD | Processing | estimated Q2 of 2023 | App 842914 |
| Rye Ranch Pod A Phase II Construction Plan ERP | SWFWMD | Processing | estimated Q2 of 2023 | App 863231 |
| Rye Ranch Pod A Phase II PSP/FSP/PP | Manatee | Processing | estimated Q2 of 2023 | PLN2209-0034 |
| Rye Ranch Pod A Phase II Construction Plan | Manatee | Processing | estimated Q2 of 2023 | PLN2209-0035 |
| Rye Ranch Pod A Phase II FDEP Wastewater Permit | FDEP | Not Yet Submitted | estimated Q1 of 2023 | TBD |
| Rye Ranch Pod A Phase II FDEP Potable Water Permit | FDEP | Not Yet Submitted | estimated Q1 of 2023 | TBD |
| Rye Ranch Pod A Phase II DEP Reclaimed Water Permit | FDEP | Not Yet Submitted | estimated Q1 of 2023 | TBD |
| Rye Ranch Pod A Phase II Stormwater NPDES | FDEP | Not Yet Submitted | estimated Q4 of 2022 | TBD |
| Rye Ranch Pod A Phase II Final Plat | Manatee | Not Yet Submitted | estimated Q3 of 2023 | TBD |
| Rye Ranch Pod A Phase II Letter of Map Revision | FEMA | Not Yet Submitted | estimated Q4 of 2023 | TBD |

RYE RANCH COMMUNITY DEVELOPMENT DISTRICT

“Pod B Project” Master Special Assessment Methodology Report

March 15, 2023



Provided by:

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for approximately 139.42 +/- acres of land within the Rye Ranch Community Development District (the "District") known as Pod B, located in unincorporated Manatee County, Florida, as related to funding the costs of public infrastructure improvements contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's capital improvement plan (the "Pod B Project") for Pod B of the District as described in the Engineer's Report for the Rye Ranch Community Development District prepared by ZNS Engineering, L. C. (the "District Engineer") dated March 2023 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Pod B Project.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Pod B Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within Pod B as well as general benefits for properties outside Pod B and to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within Pod B. The District's Pod B Project enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside Pod B will benefit from the provision of the Pod B Project. However, these benefits are only incidental since the Pod B Project is designed solely to provide special benefits peculiar to property within Pod B. Properties outside of Pod B are not directly served by the Pod B Project and do not depend upon the Pod B Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of Pod B.

The Pod B Project will provide public infrastructure improvements which are all necessary in order to make the lands within Pod B developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within Pod B to increase by more than the sum of the financed cost of the individual components of the Pod B Project. Even though the exact value of the benefits provided by the Pod B Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Pod B Project as determined by the District Engineer.

Section Four discusses the financing program for Pod B.

Section Five introduces the special assessment methodology for Pod B.

2.0 Development Program

2.1 Overview

The District¹ will serve the Rye Ranch development (the "Development" or "Rye Ranch"), a master planned development located in unincorporated Manatee County, Florida and covers approximately 1,368.60 +/- acres of land. The District is generally located south and west of CR 675, east of North Rye Road and north of Upper Manatee River Road. Pod B is comprised of 139.42 +/- acres of land. The metes and bounds description of Pod B is set forth in Exhibit "A."

2.2 The Development Program

The development of Pod B is anticipated to be conducted by North Lake Communities, Inc. (the "Developer"). Based upon the

¹ The District anticipates being merged into a stewardship district, to be known as the Northlake Stewardship District (the "SD"). Accordingly, upon such merger, the "District" shall refer to the SD.

information provided by the Developer and the District Engineer, the current development plan for Pod B envisions a total of 533 residential units which is comprised of 305 Single-Family 40' units and 228 Single-Family 50' units, anticipated to be developed in multiple phases, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Pod B. The development of the balance of the land within the District is anticipated to be developed in the future as additional pods and/or development areas.

3.0 The Pod B Project

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 The Pod B Project

The Pod B Project needed to serve the Pod B portion of the Development is projected to consist of improvements which will serve all of the lands in Pod B. The Pod B Project will consist of, among other things, stormwater improvements, (CDD) roadways, water and wastewater utilities, undergrounding of conduit, landscape/hardscape/irrigation improvements, (CDD) recreational improvements, and conservation areas, all as specific to Pod B, as well as master improvements within the District benefitting Pod B. At the time of this writing, the total cost of the Pod B Project, including professional services and contingency, is estimated to total approximately \$38,000,000.

Even though the installation of the improvements that comprise the Pod B Project may occur in one or multiple stages coinciding with phases of development within Pod B or master improvements outside of Pod B, the infrastructure improvements that comprise the Pod B Project will serve and provide benefit to all land uses in Pod B and will comprise an interrelated system of improvements, which means all of the improvements will serve the entirety of Pod B and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components and costs of the Pod B Project.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within Pod B. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Pod B Project as described in *Section 3.2*, the District would have to issue approximately \$52,320,000 in par amount of special assessment bonds (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Pod B Project to the various land uses in Pod B and based on such benefit allocation to apportion the maximum debt necessary to fund the Pod B Project. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for Pod B provides for the issuance of the Bonds in the approximate principal amount of \$52,320,000 to finance approximately \$38,000,000 in Pod B Project costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvements and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$52,320,000. The difference is comprised of funding a debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary provided that the principal amount of Bonds that have been validated will not increase.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Pod B Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of Pod B and general benefits accruing to areas outside of Pod B but being only incidental in nature. The debt incurred in financing the Pod B Project will be secured by assessing properties within Pod B that derive special and peculiar benefits from the Pod B Project. All properties that receive special benefits from the Pod B Project will be assessed for their fair share of the debt issued in order to finance all or a portion of the Pod B Project.

5.2 Benefit Allocation

The most current development plan for Pod B envisions the development of a total of 533 residential units which is comprised of 305 Single-Family 40' units and 228 Single-Family 50' units, although unit numbers and land use types may change throughout the development period.

The infrastructure improvements that comprise the Pod B Project will serve and provide benefit to all land uses in Pod B and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire Pod B and improvements will be interrelated such that they will reinforce one another. Notwithstanding the foregoing, the District reserves the right to create distinct assessment areas securing a series of Bonds issued to finance a portion of the Pod B Project.

By allowing for the land in Pod B to be developable, both the improvements that comprise the Pod B Project and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within Pod B will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within Pod B and benefit all land within the Pod B as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Pod B Project have a logical connection to the special and peculiar benefits received by the land within Pod B, as without such improvements, the development of the properties within Pod B would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within Pod B, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied for, the improvement or debt allocated to that parcel.

The benefit associated with the Pod B Project of the District is proposed to be allocated to the different unit types within Pod B in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within Pod B based on the relative density of development and the intensity of use of the infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's improvements less than larger units or units with a higher intensity of use. For instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Pod B Project. As the exact amount of the benefit and appreciation is not possible to be

calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's Pod B improvements. Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's Pod B Project (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service per unit.

5.3 Assigning Bond Assessments

The Bond Assessments will initially be levied on all of the gross acres of land in Pod B. Consequently, the Bond Assessments will be levied on approximately 139.42 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$52,320,000 will be preliminarily levied on approximately 139.42 +/- gross acres at a rate of \$375,268.97 per acre.

As the land is platted, or other means of identifying lots can be determined, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within Pod B.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District as contemplated herein create special and peculiar benefits to certain properties within Pod B. The District's improvements benefit assessable properties within the Pod B and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within Pod B.

The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The improvements which are part of the Pod B Project make the land in Pod B developable and saleable and when implemented jointly as parts of the Pod B Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2 initially* across all property within Pod B according to reasonable estimates of the special and peculiar benefits derived from the Pod B Project by different unit types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Equivalent Residential Units ("ERUs") as set forth in Table 1 in the Appendix ("Development Plan"). At such time as lands are to be platted (or replatted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall

allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Report, and cause the Bond Assessments to be recorded in the District's Improvement Lien Book.

b. If a Proposed Plat results in a greater amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat results in a lower amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).²

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer, District Counsel and District Bond Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall development plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be

² For example, if the first platting includes 305 Single-Family 40' units and 208 Single-Family 50' units, which equates to a total allocation of \$50,103,050.85 in Bond Assessments, then the remaining unplatted land would be required to absorb 20 Single-Family 50' units or \$2,216,949.15 in Bond Assessments. If the remaining unplatted land would only be able to absorb 10 Single-Family 50' units or \$1,108,474.58 in Bond Assessments, then a true-up, payable by the owner of the unplatted land, would be due in the amount of \$1,108,474.57 in Bond Assessments plus applicable accrued interest to the extent described in this Section.

produced demonstrating that there will be sufficient assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the Bond Assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. 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. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

In addition to platting of property within Pod B, any planned sale of unplatted land to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessments per ERU for land that remains unplatted remains equal to \$110,847.46. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer.

The District shall provide an estoppel or similar document to the buyer evidencing the amounts of Bond Assessments transferred at sale.

5.7 Additional Items Regarding Bond Assessments Imposition and Allocation

This master assessment allocation methodology is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the Pod B Project functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund master Pod B improvements within any benefitted property within Pod B of the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

As set forth in any supplemental report, and for any particular bond issuance, the land developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond 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 Bond Assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

No Bond Assessments are allocated herein to any public or private amenities or other common areas planned for the development. Such amenities and common areas will be owned and operated by the District, and/or a homeowners'/property owners' association. If owned by a homeowners'/property owners' association, the amenities will be considered a common element for the exclusive benefit of property owners. Alternatively, if owned by the District, the amenities will be available for use by the public, subject to the District's rules and policies. Accordingly, any benefit to the amenities and common areas flows directly to the benefit of all property in the District. As such, no Bond Assessments will be assigned to the amenities and common areas.

5.8 Assessment Roll

Bond Assessments in the amount of \$52,320,000, plus interest and collection costs, are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, the Bond Assessments shall be paid in thirty (30) annual principal installments.

6.0 Additional Stipulations

6.1 Overview

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

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

7.0 Appendix

Table 1

Rye Ranch Community Development District

Pod B - Development Plan

| Product Type | Total Number of Units |
|--------------|-----------------------|
| SF 40' | 305 |
| SF 50' | 228 |
| Total | 533 |

Table 2

Rye Ranch Community Development District

Pod B - Project Costs

| Improvement | Total Costs |
|----------------------------------|---------------------|
| Stormwater System | \$4,100,000 |
| (CDD) Roadways | \$11,100,000 |
| Water and Wastewater Utilities | \$11,700,000 |
| Undergrounding of Conduit | \$500,000 |
| Landscape/ Hardscape/ Irrigation | \$3,200,000 |
| (CDD) Recreational Improvements | \$1,500,000 |
| Conservation Areas | - |
| Off-Site Improvements | \$1,500,000 |
| Professional Fees | \$600,000 |
| Contingency | \$3,800,000 |
| Total | \$38,000,000 |

Table 3

Rye Ranch

Community Development District

Preliminary Sources and Uses of Funds - Pod B

Sources

| | |
|----------------------|------------------------|
| Bond Proceeds: | |
| Par Amount | \$52,320,000.00 |
| Total Sources | \$52,320,000.00 |

Uses

| | |
|---------------------------|------------------------|
| Project Fund Deposits: | |
| Project Fund | \$38,000,000.00 |
| Other Fund Deposits: | |
| Debt Service Reserve Fund | \$4,647,451.31 |
| Capitalized Interest Fund | \$8,371,200.00 |
| Delivery Date Expenses: | |
| Costs of Issuance | \$1,296,400.00 |
| Rounding | \$4,948.69 |
| Total Uses | \$52,320,000.00 |

Table 4

Rye Ranch

Community Development District

Pod B - Benefit Allocation

| Product Type | Total Number of | | Total ERU |
|--------------|-----------------|------------|---------------|
| | Units | ERU Weight | |
| SF 40' | 305 | 0.80 | 244.00 |
| SF 50' | 228 | 1.00 | 228.00 |
| Total | 533 | | 472.00 |

Table 5

Rye Ranch

Community Development District

Pod B - Bond Assessments Apportionment

| Product Type | Total Number of Units | Total Cost Allocation* | Total Bond Assessment Apportionment | Bond Assessment Apportionment per Unit | Annual Debt Service per Unit** |
|--------------|-----------------------|------------------------|-------------------------------------|----------------------------------------|--------------------------------|
| SF 40' | 305 | \$19,644,067.80 | \$27,046,779.66 | \$88,677.97 | \$8,469.93 |
| SF 50' | 228 | \$18,355,932.20 | \$25,273,220.34 | \$110,847.46 | \$10,587.41 |
| Total | 533 | \$38,000,000.00 | \$52,320,000.00 | | |

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county collection costs estimated at 3% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

Exhibit "A"

Bond Assessment in the total estimated amount of \$ 52,320,000 is proposed to be levied uniformly over the area described in the following pages:

LEGAL DESCRIPTIONS

PARCELS OF LAND BEING LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 12 AND THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

PARCEL B-1

COMMENCE AT SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE EAST SECTION LINE OF SAID NORTHEAST QUARTER $N00^{\circ}29'55''E$, A DISTANCE OF 2454.02 FEET; THENCE $N89^{\circ}30'06''W$ LEAVING SAID EAST LINE, A DISTANCE OF 590.88 FEET TO A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS $N24^{\circ}08'42''W$, HAVING A RADIUS OF 908.00 FEET, A CENTRAL ANGLE OF $13^{\circ}09'40''$ AND AN ARC LENGTH OF 208.57 FEET TO A POINT OF TANGENCY; THENCE $S79^{\circ}00'58''W$ A DISTANCE OF 516.99 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF $30^{\circ}39'15''$ AND AN ARC LENGTH OF 584.24 FEET; THENCE $S85^{\circ}20'11''W$ A DISTANCE OF 95.22 FEET; THENCE $N50^{\circ}00'23''W$ A DISTANCE OF 374.94 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 658.00 FEET, A CENTRAL ANGLE OF $59^{\circ}42'07''$ AND AN ARC LENGTH OF 685.63 FEET TO A POINT OF TANGENCY; THENCE $N09^{\circ}41'44''E$ A DISTANCE OF 643.17 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF $34^{\circ}34'07''$ AND AN ARC LENGTH OF 658.85 FEET TO A POINT OF TANGENCY; THENCE $N24^{\circ}52'24''W$ A DISTANCE OF 272.23 FEET; THENCE $N19^{\circ}47'02''E$ A DISTANCE OF 84.29 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS $N34^{\circ}59'28''W$, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF $5^{\circ}59'11''$ AND AN ARC LENGTH OF 89.86 FEET TO A POINT OF TANGENCY; THENCE $N49^{\circ}01'21''E$ A DISTANCE OF 449.93 FEET; THENCE $N80^{\circ}33'36''E$ A DISTANCE OF 214.06 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS $N49^{\circ}01'46''E$, HAVING A RADIUS OF 68829.90 FEET, A CENTRAL ANGLE OF $0^{\circ}31'32''$ AND AN ARC LENGTH OF 631.26 FEET; THENCE $N48^{\circ}30'14''E$ A DISTANCE OF 25.00 FEET TO THE SOUTHWEST RIGHT OF WAY OF RUTLAND ROAD ALSO KNOWN AS COUNTY ROAD NO. 675 ACCORDING FDOT RIGHT-OF-WAY MAP SECTION NO. 1351-201 (1311-201, 1311-101) AND TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS $N48^{\circ}30'14''E$, HAVING A RADIUS OF 68804.90 FEET, A CENTRAL ANGLE OF $0^{\circ}09'11''$ AND AN ARC LENGTH OF 183.90 FEET; THENCE LEAVING SAID SOUTHWEST RIGHT OF WAY, $S48^{\circ}21'03''W$ A DISTANCE OF 25.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS $N48^{\circ}21'03''E$, HAVING A RADIUS OF 68829.90 FEET, A CENTRAL ANGLE OF $0^{\circ}32'31''$ AND AN ARC LENGTH OF 651.07 FEET TO A POINT OF TANGENCY; THENCE $S42^{\circ}11'28''E$ A DISTANCE OF 388.11 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 68829.24 FEET, A CENTRAL ANGLE OF $0^{\circ}06'41''$ AND AN ARC LENGTH OF 133.85 FEET; THENCE $S47^{\circ}48'28''W$ A DISTANCE OF 673.89 FEET; THENCE $S42^{\circ}49'40''E$ A DISTANCE OF 659.74 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 3,509,937 SQUARE FEET OR 80.58 ACRES, MORE OF LESS.

PARCEL B-2

COMMENCE AT SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE EAST SECTION LINE OF SAID NORTHEAST QUARTER N00°29'55"E, A DISTANCE OF 760.57 FEET TO THE POINT OF BEGINNING.

THENCE LEAVING SAID EAST LINE, N89°30'05"W A DISTANCE OF 1986.00 FEET; THENCE N00°29'55"E A DISTANCE OF 455.87 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 908.00 FEET, A CENTRAL ANGLE OF 78°31'03" AND AN ARC LENGTH OF 1244.31 FEET TO A POINT OF TANGENCY; THENCE N79°00'58"E A DISTANCE OF 516.99 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 16°23'48" AND AN ARC LENGTH OF 312.50 FEET; THENCE S42°49'40"E A DISTANCE OF 668.76 FEET TO SAID EAST LINE; THENCE S00°29'55"W ALONG SAID EAST LINE A DISTANCE OF 1067.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,562,965 SQUARE FEET OR 58.84 ACRES, MORE OR LESS.

RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT

3C



MASTER ENGINEER'S REPORT - POD B PROJECT

PREPARED FOR:

BOARD OF SUPERVISORS
RYE RANCH COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

ZNS Engineering, LC
Jeb C. Mulock, PE

March 2023

**RYE RANCH COMMUNITY DEVELOPMENT DISTRICT
MASTER ENGINEER'S REPORT - POD B PROJECT**

1. INTRODUCTION

The purpose of this report is to provide a description of the portion of the District's capital improvement plan related to what is known as "Pod B" of the District ("**Pod B Project**"). All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the *Engineer's Report (Bond Validation Version)*, dated March 7, 2022 ("**Validation Report**"). The contents of the Validation Report are incorporated herein by this reference.

2. GENERAL SITE DESCRIPTION

The District is located entirely within Manatee County, Florida, and covers approximately 1,368.60 acres of land, more or less. The site is generally located south and west of CR 675, east of North Rye Road and north of Upper Manatee River Road. The District consists of multiple "pods" and/or development areas. Pod B is comprised of approximately 139.42 acres of land, and is described in **Exhibit A**.

3. PROPOSED POD B PROJECT

The Pod B Project, which is planned for multiple phases, is intended to provide public infrastructure improvements benefitting the lands within Pod B. The product mix is shown below.

Table 1*
(Estimated Product Types - Subject to Change)

| Product Type | TOTAL Pod B Units |
|---------------------|--------------------------|
| 35' to 39' | |
| 40' | 305 |
| 50' | 228 |
| 60' | |
| 74' | |
| Townhome A | |
| Townhome B | |
| Townhome C | |
| TOTAL | 533 |

*NOTE: All units are subject to conversion to other types, as permitted by applicable development approvals, and may include townhome units among others. Additional units, unit types and land uses may be incorporated in the future as permitted by applicable development approvals.

The Pod B Project will function as a system of improvements serving Pod B. The Pod B Project infrastructure includes all of the various improvements described in the Bond Validation Engineer's Report dated March 7, 2022, as may be amended from time to time, including but not limited to stormwater improvements, roadways, water and wastewater utilities, undergrounding of conduit, landscape/hardscape/irrigation improvements, recreational improvements, conservation areas, and professional services, all within the boundaries of Pod B and as specific to Pod B, as well as such improvements within the District¹ benefitting Pod B.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

¹ The District anticipates being merged into a stewardship district, to be known as the Northlake Stewardship District ("**SD**"). Accordingly, upon such merger, the "District" shall refer to the SD.

All necessary permits for the construction of the Pod B Project have either been obtained, or are reasonably expected to be obtained in the future. They are listed in the chart attached hereto as **Exhibit B**.

5. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 2 shown below presents, among other things, the Opinion of Probable Construction Costs for the Pod B Project. It is our professional opinion that the costs set forth in Table 2 are reasonable and consistent with market pricing.

TABLE 2

| Improvement | Estimated Cost for Overall Pod B Project | Financing Entity | Operation & Maintenance Entity |
|----------------------------------------------|-------------------------------------------------|-------------------------|-------------------------------------------|
| Stormwater System | \$4,100,000 | CDD | CDD |
| (CDD) Roadways | \$11,100,000 | CDD | Manatee County |
| Water and Wastewater Utilities | \$11,700,000 | CDD | Manatee County |
| Undergrounding of Conduit | \$500,000 | CDD | CDD |
| Landscape/Hardscape/Irrigation | \$3,200,000 | CDD | CDD |
| (CDD) Recreational Improvements ⁶ | \$1,500,000 | CDD | CDD |
| Conservation Areas | \$0 | CDD | CDD |
| Off-Site Improvements | \$1,500,000 | CDD | Manatee County |
| Professional Fees | \$600,000 | CDD | CDD |
| Contingency | \$3,800,000 | CDD | CDD |
| TOTAL | \$38,000,000 | CDD | As above |

NOTES:

1. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.
2. Roadway, landscape/hardscape/irrigation, and amenities improvements, if behind hard-gates, will not be part of the Pod B Project.
3. The master developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association (in which case such items would not be part of the Pod B Project), the District or a third-party.
4. At the master developer's option, a third-party, or an applicable property owner's or homeowner's association may elect to maintain any District-owned improvements, subject to the terms of an agreement with the District.
5. As previously noted herein, and upon the merger of the District into the SD, the SD would take over the financing and operations roles of the District.
6. The costs for the recreational improvements listed above may include both recreational improvements/amenities within the boundaries of Pod B as well as those within the District - all benefitting Pod B, but do not include any clubhouses planned to be within Pod B itself. Instead, such Pod B clubhouse(s) will be privately financed by the Pod B developer and owned by a homeowner's association.
7. As noted herein, the costs set forth above are estimates only. The District may spend additional monies for any given category of improvements above and beyond the amounts set forth for that category above. However, the District will not spend more than the total amount of \$38,000,000



without undertaking proceedings to levy additional special assessments securing the funding of the Pod B Project, or otherwise providing for such funding.

8. Certain improvements that are part of the Pod B Project may benefit both Pod B as well as other lands within the District.

6. CONCLUSIONS

The Pod B Project will be designed in accordance with current governmental regulations and requirements. The Pod B Project will serve its intended function so long as the construction is in substantial compliance with the design. It is further our opinion that:

- The estimated cost of the Pod B Project as set forth herein is reasonable based on prices currently being experienced in Manatee County, Florida, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the Pod B Project are contemplated by applicable development approvals;
- The Pod B Project is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the Pod B Project, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The assessable property within Pod B will receive a special benefit from the Pod B Project that is at least equal to the costs of the Pod B Project attributable to Pod B; and
- The Pod B Project, including all of its phases, will function as a system of improvements benefitting all lands within Pod B.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

The Pod B Project will be owned by the District or other governmental units and such Pod B Project is intended to be available and will reasonably be available for use by the general public (subject to the District's rules and policies) including nonresidents of the District. All of the Pod B Project is or will be located on lands owned or to be owned by the District or another governmental entity or on public easements in favor of the District or other governmental entity. The Pod B Project, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. Regarding any fill generated by construction of the Pod B Project, and that is not used as part of the Pod B Project, such fill may only be placed on-site where the cost of doing so is less expensive than hauling such fill off-site.

Please note that the Pod B Project as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the Pod B Project, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned units in Pod B, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Jeb C. Mulock, P.E. Date
FL License No. 64692



Jeb C.
Mulock
2023.03.1
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-04'00'

EXHIBIT A: Legal Description of Pod B

PARCELS OF LAND BEING LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 12 AND THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

PARCEL B-1

COMMENCE AT SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE EAST SECTION LINE OF SAID NORTHEAST QUARTER N00°29'55"E, A DISTANCE OF 2454.02 FEET; THENCE N89°30'06"W LEAVING SAID EAST LINE, A DISTANCE OF 590.88 FEET TO A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N24°08'42"W, HAVING A RADIUS OF 908.00 FEET, A CENTRAL ANGLE OF 13°09'40" AND AN ARC LENGTH OF 208.57 FEET TO A POINT OF TANGENCY; THENCE S79°00'58"W A DISTANCE OF 516.99 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 30°39'15" AND AN ARC LENGTH OF 584.24 FEET; THENCE S85°20'11"W A DISTANCE OF 95.22 FEET; THENCE N50°00'23"W A DISTANCE OF 374.94 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 658.00 FEET, A CENTRAL ANGLE OF 59°42'07" AND AN ARC LENGTH OF 685.63 FEET TO A POINT OF TANGENCY; THENCE N09°41'44"E A DISTANCE OF 643.17 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 34°34'07" AND AN ARC LENGTH OF 658.85 FEET TO A POINT OF TANGENCY; THENCE N24°52'24"W A DISTANCE OF 272.23 FEET; THENCE N19°47'02"E A DISTANCE OF 84.29 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N34°59'28"W, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 5°59'11" AND AN ARC LENGTH OF 89.86 FEET TO A POINT OF TANGENCY; THENCE N49°01'21"E A DISTANCE OF 449.93 FEET; THENCE N80°33'36"E A DISTANCE OF 214.06 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N49°01'46"E, HAVING A RADIUS OF 68829.90 FEET, A CENTRAL ANGLE OF 0°31'32" AND AN ARC LENGTH OF 631.26 FEET; THENCE N48°30'14"E A DISTANCE OF 25.00 FEET TO THE SOUTHWEST RIGHT OF WAY OF RUTLAND ROAD ALSO KNOWN AS COUNTY ROAD NO. 675 ACCORDING FDOT RIGHT-OF-WAY MAP SECTION NO. 1351-201 (1311-201, 1311-101) AND TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N48°30'14"E, HAVING A RADIUS OF 68804.90 FEET, A CENTRAL ANGLE OF 0°09'11" AND AN ARC LENGTH OF 183.90 FEET; THENCE LEAVING SAID SOUTHWEST RIGHT OF WAY, S48°21'03"W A DISTANCE OF 25.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N48°21'03"E, HAVING A RADIUS OF 68829.90 FEET, A CENTRAL ANGLE OF 0°32'31" AND AN ARC LENGTH OF 651.07 FEET TO A POINT OF TANGENCY; THENCE S42°11'28"E A DISTANCE OF 388.11 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE

TO THE LEFT, HAVING A RADIUS OF 68829.24 FEET, A CENTRAL ANGLE OF 0°06'41" AND AN ARC LENGTH OF 133.85 FEET; THENCE S47°48'28"W A DISTANCE OF 673.89 FEET; THENCE S42°49'40"E A DISTANCE OF 659.74 FEET TO THE POINT OF BEGINNING;

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CONTAINING AN AREA OF 2,562,965 SQUARE FEET OR 58.84 ACRES, MORE OR LESS.

EXHIBIT B – Permit Status

| Permit Name | Agency | Status | Approval Date | Reference # |
|---------------------------------------------------------------|---------|-------------------|----------------------|--------------------------------|
| General Development Plan/Rezone – PDMU-19-16(Z)(G) (approved) | Manatee | Approved | 6/17/2021 | PDMU-19-16(Z)(G) |
| Rye Ranch – South Wetland JD | SWFWMD | Approved | 3/17/2022 | ERP 42045794.000 |
| Rye Ranch Pod A FDEP 404 | FDEP | N/A | N/A | N/A |
| Rye Ranch Phase II Mass Grading ERP | SWFWMD | Approved | 6/2/2022 | 43040135.008 |
| Rye Ranch Phase II Mass Grading CP | Manatee | Approved | 10/17/2022 | PLN2206-0006 |
| Rye Ranch Phase IA & IB PSP/FSP/PP/CP | Manatee | Processing | | PLN2110-0079 / PLN2110-0078 |
| Rye Ranch Phase IA & IB SWFWMD ERP | SWFWMD | Approved | 9/21/2022 | 43040135.006 |
| Rye Ranch Off-site Utilities Construction Plan | Manatee | Approved | 8/22/2022 | PLN2202-0055 |
| Mulholland/Road CC Roadway and Utilities Construction Plan | Manatee | Processing | | PLN2202-0100 |
| Mulholland/Road CC SWFWMD ERP | SWFWMD | Processing | estimated Q2 of 2023 | App 842914 |
| Rye Ranch Pod A Phase II Construction Plan ERP | SWFWMD | Processing | estimated Q2 of 2023 | App 863231 |
| Rye Ranch Pod A Phase II PSP/FSP/PP | Manatee | Processing | estimated Q2 of 2023 | PLN2209-0034 |
| Rye Ranch Pod A Phase II Construction Plan | Manatee | Processing | estimated Q2 of 2023 | PLN2209-0035 |
| Rye Ranch Pod A Phase II FDEP Wastewater Permit | FDEP | Not Yet Submitted | estimated Q1 of 2023 | TBD |
| Rye Ranch Pod A Phase II FDEP Potable Water Permit | FDEP | Not Yet Submitted | estimated Q1 of 2023 | TBD |
| Rye Ranch Pod A Phase II DEP Reclaimed Water Permit | FDEP | Not Yet Submitted | estimated Q1 of 2023 | TBD |
| Rye Ranch Pod A Phase II Stormwater NPDES | FDEP | Not Yet Submitted | estimated Q4 of 2022 | TBD |
| Rye Ranch Pod A Phase II Final Plat | Manatee | Not Yet Submitted | estimated Q3 of 2023 | TBD |
| Rye Ranch Pod A Phase II Letter of Map Revision | FEMA | Not Yet Submitted | estimated Q4 of 2023 | TBD |

RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT

3D

RYE RANCH COMMUNITY DEVELOPMENT DISTRICT

“Pod B Project” Master Special Assessment Methodology Report

March 15, 2023



Provided by:

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for approximately 139.42 +/- acres of land within the Rye Ranch Community Development District (the "District") known as Pod B, located in unincorporated Manatee County, Florida, as related to funding the costs of public infrastructure improvements contemplated to be provided by the District.

1.2 Scope of the Report

This Report presents the projections for financing the District's capital improvement plan (the "Pod B Project") for Pod B of the District as described in the Engineer's Report for the Rye Ranch Community Development District prepared by ZNS Engineering, L. C. (the "District Engineer") dated March 2023 (the "Engineer's Report"), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Pod B Project.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Pod B Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within Pod B as well as general benefits for properties outside Pod B and to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within Pod B. The District's Pod B Project enables properties within its boundaries to be developed.

There is no doubt that the general public and property owners of property outside Pod B will benefit from the provision of the Pod B Project. However, these benefits are only incidental since the Pod B Project is designed solely to provide special benefits peculiar to property within Pod B. Properties outside of Pod B are not directly served by the Pod B Project and do not depend upon the Pod B Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which District properties receive compared to those lying outside of Pod B.

The Pod B Project will provide public infrastructure improvements which are all necessary in order to make the lands within Pod B developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within Pod B to increase by more than the sum of the financed cost of the individual components of the Pod B Project. Even though the exact value of the benefits provided by the Pod B Project is hard to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

1.4 Organization of the Report

Section Two describes the development program as proposed by the Developer, as defined below.

Section Three provides a summary of the Pod B Project as determined by the District Engineer.

Section Four discusses the financing program for Pod B.

Section Five introduces the special assessment methodology for Pod B.

2.0 Development Program

2.1 Overview

The District¹ will serve the Rye Ranch development (the "Development" or "Rye Ranch"), a master planned development located in unincorporated Manatee County, Florida and covers approximately 1,368.60 +/- acres of land. The District is generally located south and west of CR 675, east of North Rye Road and north of Upper Manatee River Road. Pod B is comprised of 139.42 +/- acres of land. The metes and bounds description of Pod B is set forth in Exhibit "A."

2.2 The Development Program

The development of Pod B is anticipated to be conducted by North Lake Communities, Inc. (the "Developer"). Based upon the

¹ The District anticipates being merged into a stewardship district, to be known as the Northlake Stewardship District (the "SD"). Accordingly, upon such merger, the "District" shall refer to the SD.

information provided by the Developer and the District Engineer, the current development plan for Pod B envisions a total of 533 residential units which is comprised of 305 Single-Family 40' units and 228 Single-Family 50' units, anticipated to be developed in multiple phases, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for Pod B. The development of the balance of the land within the District is anticipated to be developed in the future as additional pods and/or development areas.

3.0 The Pod B Project

3.1 Overview

The public infrastructure costs to be funded by the District are described by the District Engineer in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

3.2 The Pod B Project

The Pod B Project needed to serve the Pod B portion of the Development is projected to consist of improvements which will serve all of the lands in Pod B. The Pod B Project will consist of, among other things, stormwater improvements, (CDD) roadways, water and wastewater utilities, undergrounding of conduit, landscape/hardscape/irrigation improvements, (CDD) recreational improvements, and conservation areas, all as specific to Pod B, as well as master improvements within the District benefitting Pod B. At the time of this writing, the total cost of the Pod B Project, including professional services and contingency, is estimated to total approximately \$38,000,000.

Even though the installation of the improvements that comprise the Pod B Project may occur in one or multiple stages coinciding with phases of development within Pod B or master improvements outside of Pod B, the infrastructure improvements that comprise the Pod B Project will serve and provide benefit to all land uses in Pod B and will comprise an interrelated system of improvements, which means all of the improvements will serve the entirety of Pod B and improvements will be interrelated such that they will reinforce one another.

Table 2 in the *Appendix* illustrates the specific components and costs of the Pod B Project.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within Pod B. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District.

Even though the actual financing plan may change to include multiple series of bonds, it is likely that in order to fully fund costs of the Pod B Project as described in *Section 3.2*, the District would have to issue approximately \$52,320,000 in par amount of special assessment bonds (the "Bonds").

Please note that the purpose of this Report is to allocate the benefit of the Pod B Project to the various land uses in Pod B and based on such benefit allocation to apportion the maximum debt necessary to fund the Pod B Project. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for Pod B provides for the issuance of the Bonds in the approximate principal amount of \$52,320,000 to finance approximately \$38,000,000 in Pod B Project costs. The Bonds as projected under this financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made either on May 1 or on November 1.

In order to finance the improvements and other costs, the District would need to borrow more funds and incur indebtedness in the total amount of approximately \$52,320,000. The difference is comprised of funding a debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Preliminary sources and uses of funding for the Bonds are presented in Table 3 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary provided that the principal amount of Bonds that have been validated will not increase.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Pod B Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within the boundaries of Pod B and general benefits accruing to areas outside of Pod B but being only incidental in nature. The debt incurred in financing the Pod B Project will be secured by assessing properties within Pod B that derive special and peculiar benefits from the Pod B Project. All properties that receive special benefits from the Pod B Project will be assessed for their fair share of the debt issued in order to finance all or a portion of the Pod B Project.

5.2 Benefit Allocation

The most current development plan for Pod B envisions the development of a total of 533 residential units which is comprised of 305 Single-Family 40' units and 228 Single-Family 50' units, although unit numbers and land use types may change throughout the development period.

The infrastructure improvements that comprise the Pod B Project will serve and provide benefit to all land uses in Pod B and will comprise an interrelated system of improvements, which means all of the improvements will serve the entire Pod B and improvements will be interrelated such that they will reinforce one another. Notwithstanding the foregoing, the District reserves the right to create distinct assessment areas securing a series of Bonds issued to finance a portion of the Pod B Project.

By allowing for the land in Pod B to be developable, both the improvements that comprise the Pod B Project and their combined benefit will be greater than the sum of their individual benefits. All of the land uses within Pod B will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within Pod B and benefit all land within the Pod B as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Pod B Project have a logical connection to the special and peculiar benefits received by the land within Pod B, as without such improvements, the development of the properties within Pod B would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within Pod B, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied for, the improvement or debt allocated to that parcel.

The benefit associated with the Pod B Project of the District is proposed to be allocated to the different unit types within Pod B in proportion to the density of development and intensity of use of the infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within Pod B based on the relative density of development and the intensity of use of the infrastructure, the total ERU counts for each unit type, and the share of the benefit received by each unit type.

The rationale behind different ERU weights is supported by the fact that generally and on average smaller units or units with a lower intensity of use will use and benefit from the District's improvements less than larger units or units with a higher intensity of use. For instance, generally and on average smaller units or units with lower intensity of use produce less storm water runoff, may produce fewer vehicular trips, and may need less water/sewer capacity than larger units. Additionally, the value of the larger units or units with a higher intensity of use is likely to appreciate by more in terms of dollars than that of the smaller units or units with a lower intensity of use as a result of the implementation of the Pod B Project. As the exact amount of the benefit and appreciation is not possible to be

calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received by the different unit types from the District's Pod B improvements. Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding the District's Pod B Project (the "Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service per unit.

5.3 Assigning Bond Assessments

The Bond Assessments will initially be levied on all of the gross acres of land in Pod B. Consequently, the Bond Assessments will be levied on approximately 139.42 +/- gross acres on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of \$52,320,000 will be preliminarily levied on approximately 139.42 +/- gross acres at a rate of \$375,268.97 per acre.

As the land is platted, or other means of identifying lots can be determined, the Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessments to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within Pod B.

Further, to the extent that any residential land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District as contemplated herein create special and peculiar benefits to certain properties within Pod B. The District's improvements benefit assessable properties within the Pod B and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within Pod B.

The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The improvements which are part of the Pod B Project make the land in Pod B developable and saleable and when implemented jointly as parts of the Pod B Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the Bond Assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2 initially* across all property within Pod B according to reasonable estimates of the special and peculiar benefits derived from the Pod B Project by different unit types.

5.6 True-Up Mechanism

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Equivalent Residential Units ("ERUs") as set forth in Table 1 in the Appendix ("Development Plan"). At such time as lands are to be platted (or replatted) or site plans are to be approved (or re-approved), the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of ERUs (and thus Bond Assessments) able to be imposed on the "Remaining Unplatted Lands" (i.e., those remaining unplatted lands after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall

allocate the Bond Assessments to the product types being platted and the remaining property in accordance with this Report, and cause the Bond Assessments to be recorded in the District's Improvement Lien Book.

b. If a Proposed Plat results in a greater amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Bond Assessments for all assessed properties within the Property, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat results in a lower amount of ERUs (and thus Bond Assessments) able to be imposed on the Remaining Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat to pay a "True-Up Payment" equal to the difference between: (i) the Bond Assessments originally contemplated to be imposed on the lands subject to the Proposed Plat, and (ii) the Bond Assessments able to be imposed on the lands subject to the Proposed Plat, after the Proposed Plat (plus applicable interest, collection costs, penalties, etc.).²

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer, District Counsel and District Bond Counsel, shall determine in his or her sole discretion what amount of ERUs (and thus Bond Assessments) are able to be imposed on the Remaining Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall development plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be

² For example, if the first platting includes 305 Single-Family 40' units and 208 Single-Family 50' units, which equates to a total allocation of \$50,103,050.85 in Bond Assessments, then the remaining unplatted land would be required to absorb 20 Single-Family 50' units or \$2,216,949.15 in Bond Assessments. If the remaining unplatted land would only be able to absorb 10 Single-Family 50' units or \$1,108,474.58 in Bond Assessments, then a true-up, payable by the owner of the unplatted land, would be due in the amount of \$1,108,474.57 in Bond Assessments plus applicable accrued interest to the extent described in this Section.

produced demonstrating that there will be sufficient assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable that tax year by the landowner of the lands subject to the Proposed Plat, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the Bond Assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the applicable bond series to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Bond Assessments levied run with the land, and such assessment liens include any True-Up Payments. 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. Further, upon the District's review of the final plat for the developable acres, any unallocated Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

Such review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

In addition to platting of property within Pod B, any planned sale of unplatted land to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessments per ERU for land that remains unplatted remains equal to \$110,847.46. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer.

The District shall provide an estoppel or similar document to the buyer evidencing the amounts of Bond Assessments transferred at sale.

5.7 Additional Items Regarding Bond Assessments Imposition and Allocation

This master assessment allocation methodology is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the Pod B Project functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund master Pod B improvements within any benefitted property within Pod B of the District, regardless of where the Bond Assessments are levied, provided that Bond Assessments are fairly and reasonably allocated across all benefitted properties.

As set forth in any supplemental report, and for any particular bond issuance, the land developer may opt to “buy down” the Bond Assessments on particular product types and/or lands using a contribution of cash, infrastructure or other consideration, and in order for Bond 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 Bond Assessments will not be eligible for “deferred costs,” if any are provided for in connection with any particular bond issuance.

No Bond Assessments are allocated herein to any public or private amenities or other common areas planned for the development. Such amenities and common areas will be owned and operated by the District, and/or a homeowners'/property owners' association. If owned by a homeowners'/property owners' association, the amenities will be considered a common element for the exclusive benefit of property owners. Alternatively, if owned by the District, the amenities will be available for use by the public, subject to the District's rules and policies. Accordingly, any benefit to the amenities and common areas flows directly to the benefit of all property in the District. As such, no Bond Assessments will be assigned to the amenities and common areas.

5.8 Assessment Roll

Bond Assessments in the amount of \$52,320,000, plus interest and collection costs, are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, the Bond Assessments shall be paid in thirty (30) annual principal installments.

6.0 Additional Stipulations

6.1 Overview

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

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

7.0 Appendix

Table 1

Rye Ranch Community Development District

Pod B - Development Plan

| Product Type | Total Number of Units |
|--------------|-----------------------|
| SF 40' | 305 |
| SF 50' | 228 |
| Total | 533 |

Table 2

Rye Ranch Community Development District

Pod B - Project Costs

| Improvement | Total Costs |
|----------------------------------|---------------------|
| Stormwater System | \$4,100,000 |
| (CDD) Roadways | \$11,100,000 |
| Water and Wastewater Utilities | \$11,700,000 |
| Undergrounding of Conduit | \$500,000 |
| Landscape/ Hardscape/ Irrigation | \$3,200,000 |
| (CDD) Recreational Improvements | \$1,500,000 |
| Conservation Areas | - |
| Off-Site Improvements | \$1,500,000 |
| Professional Fees | \$600,000 |
| Contingency | \$3,800,000 |
| Total | \$38,000,000 |

Table 3

Rye Ranch

Community Development District

Preliminary Sources and Uses of Funds - Pod B

Sources

| | |
|----------------------|------------------------|
| Bond Proceeds: | |
| Par Amount | \$52,320,000.00 |
| Total Sources | \$52,320,000.00 |

Uses

| | |
|---------------------------|------------------------|
| Project Fund Deposits: | |
| Project Fund | \$38,000,000.00 |
| Other Fund Deposits: | |
| Debt Service Reserve Fund | \$4,647,451.31 |
| Capitalized Interest Fund | \$8,371,200.00 |
| Delivery Date Expenses: | |
| Costs of Issuance | \$1,296,400.00 |
| Rounding | \$4,948.69 |
| Total Uses | \$52,320,000.00 |

Table 4

Rye Ranch

Community Development District

Pod B - Benefit Allocation

| Product Type | Total Number of | | Total ERU |
|--------------|-----------------|------------|---------------|
| | Units | ERU Weight | |
| SF 40' | 305 | 0.80 | 244.00 |
| SF 50' | 228 | 1.00 | 228.00 |
| Total | 533 | | 472.00 |

Table 5

Rye Ranch

Community Development District

Pod B - Bond Assessments Apportionment

| Product Type | Total Number of Units | Total Cost Allocation* | Total Bond Assessment Apportionment | Bond Assessment Apportionment per Unit | Annual Debt Service per Unit** |
|--------------|-----------------------|------------------------|-------------------------------------|----------------------------------------|--------------------------------|
| SF 40' | 305 | \$19,644,067.80 | \$27,046,779.66 | \$88,677.97 | \$8,469.93 |
| SF 50' | 228 | \$18,355,932.20 | \$25,273,220.34 | \$110,847.46 | \$10,587.41 |
| Total | 533 | \$38,000,000.00 | \$52,320,000.00 | | |

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes county collection costs estimated at 3% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

Exhibit "A"

Bond Assessment in the total estimated amount of \$ 52,320,000 is proposed to be levied uniformly over the area described in the following pages:

LEGAL DESCRIPTIONS

PARCELS OF LAND BEING LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 12 AND THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

PARCEL B-1

COMMENCE AT SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE EAST SECTION LINE OF SAID NORTHEAST QUARTER $N00^{\circ}29'55''E$, A DISTANCE OF 2454.02 FEET; THENCE $N89^{\circ}30'06''W$ LEAVING SAID EAST LINE, A DISTANCE OF 590.88 FEET TO A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS $N24^{\circ}08'42''W$, HAVING A RADIUS OF 908.00 FEET, A CENTRAL ANGLE OF $13^{\circ}09'40''$ AND AN ARC LENGTH OF 208.57 FEET TO A POINT OF TANGENCY; THENCE $S79^{\circ}00'58''W$ A DISTANCE OF 516.99 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF $30^{\circ}39'15''$ AND AN ARC LENGTH OF 584.24 FEET; THENCE $S85^{\circ}20'11''W$ A DISTANCE OF 95.22 FEET; THENCE $N50^{\circ}00'23''W$ A DISTANCE OF 374.94 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 658.00 FEET, A CENTRAL ANGLE OF $59^{\circ}42'07''$ AND AN ARC LENGTH OF 685.63 FEET TO A POINT OF TANGENCY; THENCE $N09^{\circ}41'44''E$ A DISTANCE OF 643.17 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF $34^{\circ}34'07''$ AND AN ARC LENGTH OF 658.85 FEET TO A POINT OF TANGENCY; THENCE $N24^{\circ}52'24''W$ A DISTANCE OF 272.23 FEET; THENCE $N19^{\circ}47'02''E$ A DISTANCE OF 84.29 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS $N34^{\circ}59'28''W$, HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF $5^{\circ}59'11''$ AND AN ARC LENGTH OF 89.86 FEET TO A POINT OF TANGENCY; THENCE $N49^{\circ}01'21''E$ A DISTANCE OF 449.93 FEET; THENCE $N80^{\circ}33'36''E$ A DISTANCE OF 214.06 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS $N49^{\circ}01'46''E$, HAVING A RADIUS OF 68829.90 FEET, A CENTRAL ANGLE OF $0^{\circ}31'32''$ AND AN ARC LENGTH OF 631.26 FEET; THENCE $N48^{\circ}30'14''E$ A DISTANCE OF 25.00 FEET TO THE SOUTHWEST RIGHT OF WAY OF RUTLAND ROAD ALSO KNOWN AS COUNTY ROAD NO. 675 ACCORDING FDOT RIGHT-OF-WAY MAP SECTION NO. 1351-201 (1311-201, 1311-101) AND TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS $N48^{\circ}30'14''E$, HAVING A RADIUS OF 68804.90 FEET, A CENTRAL ANGLE OF $0^{\circ}09'11''$ AND AN ARC LENGTH OF 183.90 FEET; THENCE LEAVING SAID SOUTHWEST RIGHT OF WAY, $S48^{\circ}21'03''W$ A DISTANCE OF 25.00 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS $N48^{\circ}21'03''E$, HAVING A RADIUS OF 68829.90 FEET, A CENTRAL ANGLE OF $0^{\circ}32'31''$ AND AN ARC LENGTH OF 651.07 FEET TO A POINT OF TANGENCY; THENCE $S42^{\circ}11'28''E$ A DISTANCE OF 388.11 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 68829.24 FEET, A CENTRAL ANGLE OF $0^{\circ}06'41''$ AND AN ARC LENGTH OF 133.85 FEET; THENCE $S47^{\circ}48'28''W$ A DISTANCE OF 673.89 FEET; THENCE $S42^{\circ}49'40''E$ A DISTANCE OF 659.74 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 3,509,937 SQUARE FEET OR 80.58 ACRES, MORE OF LESS.

PARCEL B-2

COMMENCE AT SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE ALONG THE EAST SECTION LINE OF SAID NORTHEAST QUARTER N00°29'55"E, A DISTANCE OF 760.57 FEET TO THE POINT OF BEGINNING.

THENCE LEAVING SAID EAST LINE, N89°30'05"W A DISTANCE OF 1986.00 FEET; THENCE N00°29'55"E A DISTANCE OF 455.87 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 908.00 FEET, A CENTRAL ANGLE OF 78°31'03" AND AN ARC LENGTH OF 1244.31 FEET TO A POINT OF TANGENCY; THENCE N79°00'58"E A DISTANCE OF 516.99 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1092.00 FEET, A CENTRAL ANGLE OF 16°23'48" AND AN ARC LENGTH OF 312.50 FEET; THENCE S42°49'40"E A DISTANCE OF 668.76 FEET TO SAID EAST LINE; THENCE S00°29'55"W ALONG SAID EAST LINE A DISTANCE OF 1067.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 2,562,965 SQUARE FEET OR 58.84 ACRES, MORE OR LESS.

RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT

3 E

RESOLUTION 2023-10

**[SECTION 170.08, F.S. DEBT ASSESSMENT RESOLUTION FOR
RYE RANCH POD B MASTER LIEN]**

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER’S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Rye Ranch Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”); and

WHEREAS, the District has previously indicated its intention to construct certain types of improvements and to finance such improvements through the issuance of bonds, notes or other specific financing mechanisms, which bonds, notes or other specific financing mechanisms would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District’s Board of Supervisors (“**Board**”) has noticed and conducted a public hearing pursuant to Chapters 170, 190 and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments, and now desires to adopt a resolution imposing and levying such assessments as set forth herein.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE RYE RANCH COMMUNITY DEVELOPMENT DISTRICT AS
FOLLOWS:**

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Capital Improvement Plan

- a. The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects and services necessitated by the development of, and serving lands within, the District; and
- b. On March 15, 2023, and pursuant to Section 170.03, *Florida Statutes*, among other laws, the Board adopted Resolution 2023-09 (“**Declaring Resolution**”), and in doing so determined to undertake a capital improvement plan to install, plan, establish, construct or reconstruct, enlarge, equip, acquire, operate and/or maintain the District’s capital improvements planned for the “Pod B” lands within the District (“**Project**”); and
- c. The Project is described in the Declaring Resolution and the *Master Engineer’s Report – Pod B Project*, dated March 2023 (“**Engineer’s Report**,” attached hereto as **Exhibit A** and incorporated herein by this reference), and the plans and specifications for the Project are on file in the offices of the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Records Office**”); and

The Debt Assessment Process

- d. Also as part of the Declaring Resolution, the Board expressed an intention to issue bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Project, and further declared its intention to defray the whole or any part of the expense of the Projects by levying special assessments (“**Debt Assessments**”) on specially benefited property within the District – specifically the “Pod B” lands within the District (“**Assessment Area**”); and
- e. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- f. As directed by the Declaring Resolution, said Declaring Resolution 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 Secretary of the District; and
- g. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- h. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv)

the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and

- i. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- j. On April 19, 2023, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an "Equalization Board;" and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board Additional Findings

- k. Having considered the estimated costs of the Projects, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
 - i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer's Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the Assessment Area, as set forth in the Assessment Report; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
 - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
 - iii. The estimated costs of the Project is as specified in the Engineer's Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
 - iv. It is reasonable, proper, just and right to assess the cost of such Projects against the properties specially benefited thereby in the Assessment Areas, using the method determined by the Board and set forth in the "Pod B Project" *Master Special Assessment Methodology Report*, dated March 15, 2023 ("**Assessment Report**," attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and

- v. The Project benefits the Assessment Area as set forth in the Assessment Report; and
- vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to the applicable parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
- vii. All developable property within the Assessment Area is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
- viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and
- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefitted properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, "**Bonds**").

3. **AUTHORIZATION FOR THE PROJECT; ADOPTION OF ENGINEER'S REPORT.** The Engineer's Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the cost of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or 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 made.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated cost of the Project and the cost to be paid by the Debt Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefited by the Project within the Assessment Area, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied.

Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District's "**Improvement Lien Book**." The Debt Assessments levied against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel, coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. **Supplemental Assessment Resolutions for Bonds.** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of Bonds each secured by the Assessment Area.
- b. **Adjustments to Debt Assessments.** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.
- c. **Contributions.** In connection with the issuance of a series of the Bonds, the project developer may request that any related Debt Assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the developer will agree to provide a contribution of infrastructure, work product, or land based on the lesser of cost basis or appraised value, comprising a portion of the Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment under the Bonds.
- d. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District's sole discretion as an offset for any acquisition of any portion of the Project (e.g., land based on the lesser of cost basis or appraised value, infrastructure and/or work product), for completion of the Project, or

otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When the Project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.
- b. **Prepayment.** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee’s proportionate share of the cost of the applicable Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the applicable Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.
- c. **Uniform Method; Alternatives.** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (“**Uniform Method**”). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may

be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

- d. ***Uniform Method Agreements Authorized.*** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
- e. ***Re-amortization.*** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.

9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.

- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.
- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the

overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment (“**True-Up Payment**”) in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District’s review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.

- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District’s consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the Assessment Area, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District’s reasonable discretion.
- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.
- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to the Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the Assessment Area have been and/or will be developed.

10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

11. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of the County in which the District is located, which notice shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

12. SEVERABILITY. If any section or part of a section of this Resolution is 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.

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

14. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 19th DAY OF APRIL, 2023.

ATTEST:

**RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: *Master Engineer's Report – Pod B Project*, dated March 2023

Exhibit B: *"Pod B Project" Master Special Assessment Methodology Report*, dated March 15, 2023

Exhibit A: *Master Engineer’s Report – Pod B Project, dated March 2023*

Exhibit B: *“Pod B Project” Master Special Assessment Methodology Report*, dated March 15, 2023

RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2023-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RYE RANCH COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Rye Ranch Community Development District (“**District**”), prior to June 15, 2023, proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RYE RANCH COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. APPROVAL OF PROPOSED BUDGET. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024, attached hereto as **Exhibit A**, are hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

SECTION 2. SETTING A PUBLIC HEARING. A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____
HOUR: _____
LOCATION: 6102 162nd Avenue E.,
Parrish, Florida, 34219

SECTION 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

SECTION 4. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

SECTION 5. PUBLICATION OF NOTICE. Notice of this public hearing shall be published in the manner prescribed in Florida law.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 19th of April, 2023.

Attest:

**RYE RANCH COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

**RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT
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| General Fund Budget | 1 |
| Definitions of General Fund Expenditures | 2 |

**RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

| | Fiscal Year 2023 | | | Total Actual & Projected | Proposed Budget FY 2024 |
|------------------------------------------|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2023 | Actual through 3/31/2023 | Projected through 9/30/2023 | | |
| REVENUES | | | | | |
| Landowner contribution - Pod A | \$ 57,282 | \$ 8,958 | \$ 53,766 | \$ 62,724 | \$ 57,282 |
| Landowner contribution - Pod B | 18,413 | 7,102 | 13,060 | 20,162 | 18,413 |
| Landowner contribution - Pod C | 26,595 | 10,259 | 18,863 | 29,122 | 26,595 |
| Total revenues | <u>102,290</u> | <u>26,319</u> | <u>85,689</u> | <u>112,008</u> | <u>102,290</u> |
| EXPENDITURES | | | | | |
| Professional & administrative | | | | | |
| Management/accounting/recording | 48,000 | 12,000 | 36,000 | 48,000 | 48,000 |
| Legal | 25,000 | - | 25,000 | 25,000 | 25,000 |
| Engineering | 2,000 | - | 2,000 | 2,000 | 2,000 |
| Audit | 5,500 | - | 5,500 | 5,500 | 5,500 |
| Arbitrage rebate calculation* | 500 | - | 500 | 500 | 500 |
| Dissemination agent** | 1,000 | - | 1,000 | 1,000 | 1,000 |
| Trustee*** | 5,500 | - | 5,500 | 5,500 | 5,500 |
| Telephone | 200 | 100 | 100 | 200 | 200 |
| Postage | 500 | - | 500 | 500 | 500 |
| Printing & binding | 500 | 250 | 250 | 500 | 500 |
| Legal advertising | 6,500 | - | 6,500 | 6,500 | 6,500 |
| Annual special district fee | 175 | 175 | - | 175 | 175 |
| Insurance | 5,500 | 5,000 | - | 5,000 | 5,500 |
| Contingencies/bank charges | 500 | - | 500 | 500 | 500 |
| Website | | | | | |
| Hosting & maintenance | 705 | 1,680 | - | 1,680 | 705 |
| ADA compliance | 210 | - | 210 | 210 | 210 |
| Total expenditures | <u>102,290</u> | <u>19,205</u> | <u>83,560</u> | <u>102,765</u> | <u>102,290</u> |
| Net increase/(decrease) of fund balance | - | 7,114 | 2,129 | 9,243 | - |
| Fund balance - beginning (unaudited) | - | (9,243) | (2,129) | (9,243) | - |
| Fund balance - ending (projected) | <u>\$ -</u> | <u>\$ (2,129)</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

Note: Landowner contribution cost-share: Pod A 56%, Pod B 18%, and Pod C 26%.

*This expense will be realized the year after the issuance of bonds.

**This expense will be realized when bonds are issued.

***This expense is paid from the costs of issuance in the initial year. Thereafter, this will be a budgeted expense.

**RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| Management/accounting/recording | \$ 48,000 |
| <p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p> | |
| Legal | 25,000 |
| <p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p> | |
| Engineering | 2,000 |
| <p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p> | |
| Audit | 5,500 |
| <p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p> | |
| Arbitrage rebate calculation | 500 |
| <p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p> | |
| Dissemination agent | 1,000 |
| <p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p> | |
| Trustee | 5,500 |
| <p>Annual fee for the service provided by trustee, paying agent and registrar.</p> | |
| Telephone | 200 |
| <p>Telephone and fax machine.</p> | |
| Postage | 500 |
| <p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p> | |
| Printing & binding | 500 |
| <p>Letterhead, envelopes, copies, agenda packages, etc.</p> | |
| Legal advertising | 6,500 |
| <p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p> | |
| Annual special district fee | 175 |
| <p>Annual fee paid to the Florida Department of Economic Opportunity.</p> | |
| Insurance | 5,500 |
| <p>The District will obtain public officials and general liability insurance.</p> | |
| Contingencies/bank charges | 500 |
| <p>Bank charges and other miscellaneous expenses incurred during the year.</p> | |
| Website | |
| Hosting & maintenance | 705 |
| ADA compliance | 210 |
| Total expenditures | <u><u>\$102,290</u></u> |

RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT

5

RETENTION AND FEE AGREEMENT

I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

- A. Rye Ranch Community Development District (“**Client**”)
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

and

- B. Kutak Rock LLP (“**Kutak Rock**”)
107 West College Avenue
Tallahassee, Florida 32301

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The hourly rates of those initially expected to handle the bulk of Client’s work are as follows:

| | |
|-------------------|-------|
| Jere Earlywine | \$305 |
| Associates | \$265 |
| Contract Attorney | \$235 |
| Paralegals | \$190 |

Kutak Rock’s regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock’s annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client’s bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock’s monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

IX. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

X. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**RYE RANCH COMMUNITY
DEVELOPMENT DISTRICT**

KUTAK ROCK LLP

By: _____

Its: _____

Date: _____



By: _____

Jere L. Earlywine

Date: March 6, 2023

ATTACHMENT A

KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed pursuant to the State of Florida approved reimbursement rate (i.e., pursuant to Chapter 112, Florida Statutes). Should the State of Florida increase the mileage allowance, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed pursuant to the State of Florida approved reimbursement rate (i.e., pursuant to Chapter 112, Florida Statutes). Should the State of Florida increase the mileage allowance, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.

RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT

6A



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
 Modesto Bee
 Raleigh News & Observer
 The Olympian
 Sacramento Bee
 Fort Worth Star-Telegram
 The State - Columbia
 Sun Herald - Biloxi

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

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| 86953 | 399015 | Print Legal Ad-IPL01150590 - IPL0115059 | | \$147.42 | 2 | 62L |

Attention: DAPHNE GILLYARD

Rye Ranch CDD
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR THE RYE RANCH COMMUNITY DEVELOPMENT DISTRICT

RFQ for Engineering Services

The Rye Ranch Community Development District ("**District**"), located in Manatee County, Florida, announces that professional engineering services will be required on a continuing basis for the District's stormwater systems, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual ("**Applicant**") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("**Qualification Statement**") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Manatee County, Florida; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("**CCNA**"). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on April 7, 2023 by email to gillyard@whhassociates.com ("**District Manager's Office**").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).
 IPL0115059
 Mar 23 2023

**THE STATE OF TEXAS
 COUNTY OF DALLAS**

Before the undersigned authority personally appeared Crystal Trunick, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of Public Notice, was published in said newspaper in the issue(s) of:
 1 insertion(s) published on:

03/23/23

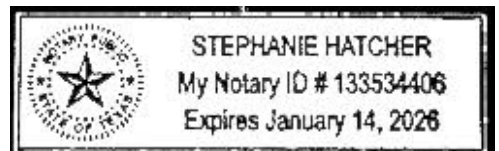
**THE STATE OF FLORIDA
 COUNTY OF MANATEE**

Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 22nd day of March in the year of 2023

Stephanie Hatcher

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT

6B

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE RYE RANCH COMMUNITY DEVELOPMENT DISTRICT**

RFQ for Engineering Services

The Rye Ranch Community Development District (“**District**”), located in Manatee County, Florida, announces that professional engineering services will be required on a continuing basis for the District’s stormwater systems, and other public improvements authorized by Chapter 190, *Florida Statutes*. The engineering firm selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

Any firm or individual (“**Applicant**”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience in Manatee County, Florida; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“**CCNA**”). All Applicants interested must submit electronic copies of Standard Form No. 330 and the Qualification Statement by 12:00 p.m., on April 7, 2023 by email to gillyardd@whhassociates.com (“**District Manager’s Office**”).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse

Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Twenty Thousand Dollars (\$20,000.00).

RYE RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ENGINEER PROPOSALS

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT

6C

PROPOSAL

DISTRICT ENGINEERING SERVICES

FOR THE RYE RANCH COMMUNITY DEVELOPMENT DISTRICT



ZNS
ENGINEERING



PREPARED FOR:

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, Florida 33431

ZNS|ENGINEERING
Land Planning Engineering Surveying Landscape Architecture

T: 941.748.8080

F: 941.748.3316

1023 Manatee Avenue West

7th Floor

BRADENTON FL 34208

| | |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: center;">TAB 01 LETTER OF INTEREST</p> | <p>Letter of Interest 01</p> |
| <p style="text-align: center;">TAB 2 STANDARD FORM 330</p> | <p>Architect - Engineer Qualification Part 102</p> <p>Organization Chart03</p> <p>Resumes of Key Personnel04-08</p> <p>Example Projects09-18</p> <p>Key Personnel Participation in Example Projects 19</p> <p>Additional Information20</p> <p>Architect - Engineer Qualification Part II21</p> |
| <p style="text-align: center;">TAB 3 ABILITY OF PERSONNEL</p> | <p>Ability of Personnel22</p> |
| <p style="text-align: center;">TAB 4 WORKLOAD & LOCATION</p> | <p>Workload Statement & Location23</p> |
| <p style="text-align: center;">TAB 5 CERTIFIED MINORITY BUSINESS</p> | <p>Certified Minority Business Statement.....24</p> |
| <p style="text-align: center;">TAB 6 BASIC APPROACH & MANAGEMENT PLAN</p> | <p>Basic Approach/Management Plan.....25-27</p> |
| <p style="text-align: center;">TAB 7 STATE / LOCAL REGULATIONS</p> | <p>State/Local Regulations.....28</p> |

TAB 01

LETTER OF INTEREST

LETTER OF INTRODUCTION

April 3, 2023

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

RE: Rye Ranch Community Development District

Thank you for this opportunity to submit to you the credentials of ZNS Engineering, L.C. for consideration to provide Professional Engineering Services for The Rye Ranch Community Development District. It is our commitment, should we be selected, to provide you with exceptional service, integrity, and quality in the successful implementation of all related projects. I will serve as your contact person and do have authority to enter into a contractual agreement.

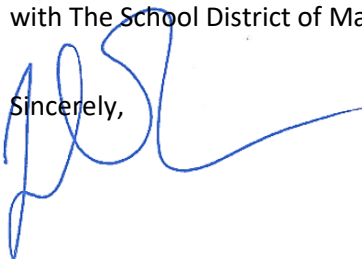
Jeb C. Mulock
ZNS Engineering, L.C.
President
1023 Manatee Ave. W.
7th Floor
Bradenton, FL 34205
PHONE: 941-748-8080
FAX: 941-748-3316
EMAIL: jebm@znseng.com

We believe that our team of qualified professionals assembled for this request will assure you of our commitment to providing the level of expertise that is expected of only the best. Our firm possesses an impeccable history for providing services to the surrounding region. It is our intent and promise to provide you with an unprecedented level of professional service and personal attention for the specific needs outlined in this request for proposal.

ZNS is certified to practice engineering per Florida Statutes 471 – Engineering and has seven (7) Professional Engineers (PE), two (2) Engineer Interns (EI), four (4) Professional Surveyors and Mappers (PSM), one (1) professional Land Planner, two (2) Registered Landscape Architects (RLA), One (1) Graduate Landscape Architect all with proven experience, making us well qualified to meet objectives and perform the tasks listed in this request.

We take great pride in being a part of the continued growth of our community and welcome the opportunity to work with The School District of Manatee County to accomplish that goal.

Sincerely,



TAB 02

STANDARD FORM 330

ARCHITECT-ENGINEER QUALIFICATIONS

PART I - CONTRACT-SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Rye Ranch CDD - Parrish, Florida

2. PUBLIC NOTICE DATE

04/05/2023

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Jeb C. Mulock

5. NAME OF FIRM

ZNS Engineering, LC

6. TELEPHONE NUMBER

941-748-8080

7. FAX NUMBER

941-748-3316

8. E-MAIL ADDRESS

JebM@znseng.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

| # | (Check) | | | 9. FIRM NAME | 10. ADDRESS | 11. ROLE IN THIS CONTRACT |
|----|---------|--------------|---------------|----------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------|
| | PRIME | J.V. PARTNER | SUBCONTRACTOR | | | |
| a. | ✓ | | | ZNS Engineering, LC <input type="checkbox"/> CHECK IF BRANCH OFFICE | 1023 Manatee Avenue West 7th Floor Bradenton, FL 34205 | Professional Engineer Project Manager President |
| b. | | | | <input type="checkbox"/> CHECK IF BRANCH OFFICE | | |
| c. | | | | <input type="checkbox"/> CHECK IF BRANCH OFFICE | | |
| d. | | | | <input type="checkbox"/> CHECK IF BRANCH OFFICE | | |
| e. | | | | <input type="checkbox"/> CHECK IF BRANCH OFFICE | | |
| f. | | | | <input type="checkbox"/> CHECK IF BRANCH OFFICE | | |

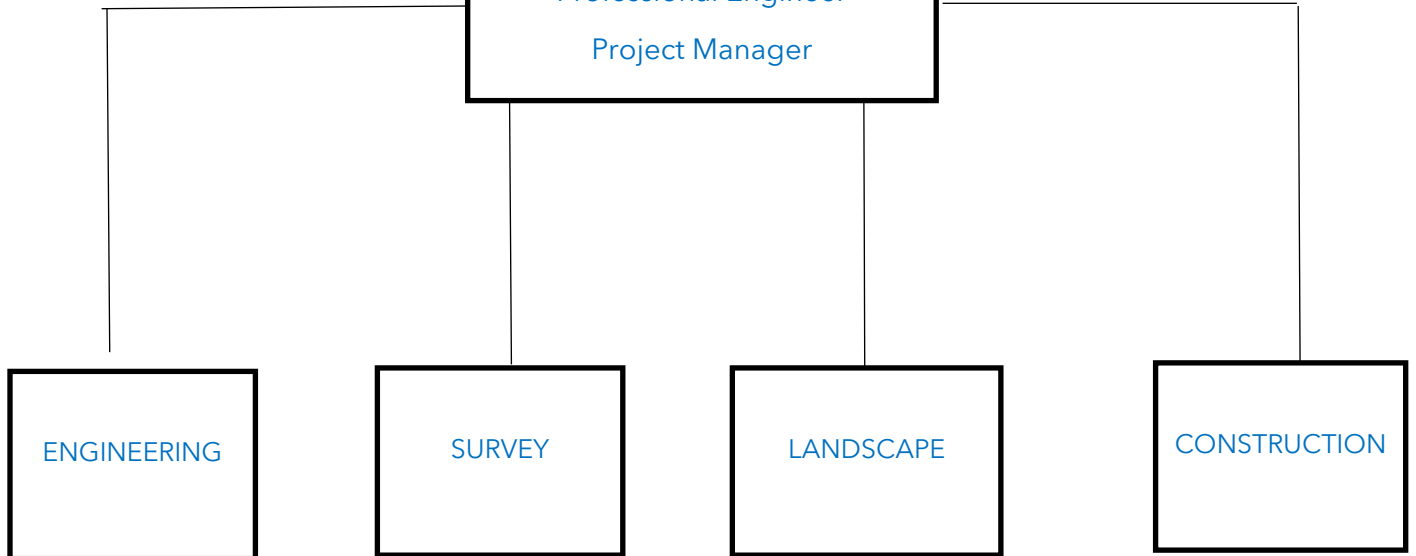
D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

Organizational Chart



Jeb C. Mullock, PE
President
Professional Engineer
Project Manager



**Nathan Kragt,
P.E.**
Senior Vice
President



**Kavin Wilmott,
PSM**
Director of Survey



**Joseph Collins,
RLA**
Landscape
Architect



**Karen Wilson,
CPM, MBA**
Director of
Construction

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

| | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------|
| 12. NAME Jeb C. Mulock, P.E. | 13. ROLE IN THIS CONTRACT Project Manager / Professional Engineer | 14. YEARS EXPERIENCE | |
| | | a. TOTAL 21 | b. WITH CURRENT FIRM 16 |
| 15. FIRM NAME AND LOCATION <i>(City and State)</i> ZNS Engineering, L.C. – Bradenton, Florida | | | |
| 16. EDUCATION (DEGREE AND SPECIALIZATION) Bachelor of Science in Civil Engineering, Water Resources University of South Florida, Tampa, FL Bachelor of Science in Business Administration, Marketing 1995 The Citadel | | 17. CURRENT PROFESSIONAL REGISTRATION <i>(STATE AND DISCIPLINE)</i> Professional Engineer, FL No. 64692 | |
| 18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> Florida Board of Professional Engineers (FBPE, Board Member), USF Chapter – Former CP, American Society of Civil Engineers (ASCE), Florida Engineering Society (FES), Foundation for Dreams, Kiwanis of Bradenton – Past President, Manatee County Children’s Advisory Board (CSAB) 2009-2013, Manatee County Historical Commission 2009-2011 | | | |

19. RELEVANT PROJECTS

| (1) TITLE AND LOCATION <i>(City and State)</i> | (2) YEAR COMPLETED | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------|
| | PROFESSIONAL SERVICES | CONSTRUCTION (If Applicable) |
| a. Aviary CDD (Parrish, Florida) | Current | Current |
| (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.) AND SPECIFIC ROLE</i> Check if project performed with current firm <input checked="" type="checkbox"/> x Serving as Project District Engineer for the Aviary CDD, the district of created for the purpose of financing and managing the acquisition and maintenance of certain infrastructure. The Development consist of 784 lots on 400 acres. | | |
| b. Evergreen CDD – Bradenton, FL | Current | Current |
| (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.) AND SPECIFIC ROLE</i> Check if project performed with current firm <input checked="" type="checkbox"/> X Serving as the District Engineer for the Evergreen CDD, the District was created for the purpose of financing and managing the acquisition and maintenance of certain public infrastructure of the development. The development consists of 1,108 units. | | |
| c. Lakewood National Golf and Country Club - Bradenton, Florida | Current | Current |
| (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.) AND SPECIFIC ROLE</i> Check if project performed with current firm <input checked="" type="checkbox"/> X Serving as Project Manager/Civil Engineer for Lakewood National Golf and Country Club; a residential subdivision consisting of a 2,000 units and Golf Course. | | |
| d. Parrish Plantation – Parrish, Florida | Current | Current |
| (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.) AND SPECIFIC ROLE</i> Check if project performed with current firm <input checked="" type="checkbox"/> X Serving as the District Engineer for the Parrish Plantation CDD, the District was created for the purpose of financing and managing the acquisition and maintenance of certain public infrastructure of the development. | | |
| e. Silverleaf CDD – Parrish, Florida | Current | 2022 |
| (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.) AND SPECIFIC ROLE</i> Check if project performed with current firm <input checked="" type="checkbox"/> X Serving as the District Engineer for the Silverleaf CDD, the District was created for the purpose of financing and managing the acquisition and maintenance of certain public infrastructure of the development. The development consists of 732 dwelling units on 308 acres. | | |

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

| | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------|----------------------------|
| 12. NAME Nathan Kragt | 13. ROLE IN THIS CONTRACT Professional Engineer | 14. YEARS EXPERIENCE | |
| | | a. TOTAL 18 | b. WITH CURRENT FIRM 10 |
| 15. FIRM NAME AND LOCATION <i>(City and State)</i> ZNS Engineering, L.C. Bradenton, Florida | | | |
| 16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Science in Civil Engineering University of Central Florida, Orlando FL | | 17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Engineer, FL No. 69272 | |
| 18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> 2015 Bradenton Area EDC, Board of Directors Member, American Society of Civil Engineers (ASCE), Bradenton Christian School Board (BSC) | | | |

19. RELEVANT PROJECTS

| (1) TITLE AND LOCATION <i>(City and State)</i> | (2) YEAR COMPLETED | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------|
| | PROFESSIONAL SERVICES | CONSTRUCTION <i>(if applicable)</i> |
| a. Brookstone CDD Parrish, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Serving as District Engineer for the Aviary CDD, the district was created for the purpose of financing and managing the acquisition and maintenance of certain infrastructure. The development consists of 1,080 lots on 444 acres. | Current | Current |
| <input checked="" type="checkbox"/> Check if project performed with current firm | | |
| b. Willow Hammock CDD Palmetto, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Served as District Engineer for the Willow Hammock CDD, the district was created for the purpose of financing and managing the acquisition and maintenance of certain infrastructure. The development consists of 299 lots on 147 acres. | 2021 | 2021 |
| <input checked="" type="checkbox"/> Check if project performed with current firm | | |
| c. Willows CDD Parrish, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Serving as District Engineer for the Willows CDD, the district was created for the purpose of financing and managing the acquisition and maintenance of certain infrastructure. The development consists of 799 lots on 289 acres. | Current | Current |
| <input checked="" type="checkbox"/> Check if project performed with current firm | | |
| d. Copperlefe Bradenton, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Served as the Project Manager for the construction of Copperlefe, a residential subdivision development consisting of 159 single-family, detached dwelling units. | 2017 | 2017 |
| <input checked="" type="checkbox"/> Check if project performed with current firm | | |
| e. Covenant Way/Publix Bradenton, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Served as Project Manager for the construction of a commercial shopping center including 45,600 square feet for Publix, 9,800 square feet of retail space, 4 out parcels, utilities and roadways. | 2018 | 2018 |
| <input checked="" type="checkbox"/> Check if project performed with current firm | | |

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|---------------------------|
| 12. NAME Kavin Wilmott | 13. ROLE IN THIS CONTRACT Director of Survey | 14. YEARS EXPERIENCE | |
| | | a. TOTAL 26 | b. WITH CURRENT FIRM 2 |
| 15. FIRM NAME AND LOCATION <i>(City and State)</i> ZNS Engineering, L.C. Bradenton, FL | | | |
| 16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Science Natural Resource Economics - University of Florida Associates in Arts - Miami Dade College Land Surveying Technology - University of Kingston, Jamaica | | 17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Professional Surveyor and Mapper, FL No. 6809 | |
| 18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i> National Society of Professional Surveyors and Mappers, Florida Surveying and Mapping Society (past president 2015-16) (Treasurer 2011-15, current) | | | |

19. RELEVANT PROJECTS

| (1) TITLE AND LOCATION <i>(City and State)</i> | (2) YEAR COMPLETED | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------|
| | PROFESSIONAL SERVICES | CONSTRUCTION <i>(if applicable)</i> |
| a. Silverleaf Manatee County, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Provided Residential Lot Surveys for 753 Lot subdivision | 2020 | <input checked="" type="checkbox"/> Check if project performed with current firm |
| b. Amberly Manatee County, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Provided residential Lot Surveys for 124 Lot subdivision | 2020 | <input checked="" type="checkbox"/> Check if project performed with current firm |
| c. Whittlebury Manatee County, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Provided Residential Lot Surveys for 106 Lot subdivision | 2020 | <input checked="" type="checkbox"/> Check if project performed with current firm |
| d. Riverside Preserve Manatee County, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Provided Residential Lot Surveys for 101 Lot subdivision | 2020 | <input checked="" type="checkbox"/> Check if project performed with current firm |
| e. Ayou and As-built Surveys Various locations, Florida (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Computations to stakeout various job sites in preparation for construction. Once constructed he was responsible for creating As-built surveys for projects such as Vue/Westin Condominium & Hotel in Sarasota, Aria Condominium and Zota Hotel in Longboat Key, Wopodland Middle School in North Port and Bradenton Boat Club. | 2009 & 2019 | <input type="checkbox"/> Check if project performed with current firm |

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

| | | | |
|-------------------------------------|------------------------------------------------------|----------------------|-------------------------------|
| 12. NAME Joseph W.L. Collins | 13. ROLE IN THIS CONTRACT Landscape Architect | 14. YEARS EXPERIENCE | |
| | | a. TOTAL 23 | b. WITH CURRENT FIRM 2 |

15. FIRM NAME AND LOCATION *(City and State)*
ZNS Engineering, L.C. Bradenton, Florida

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Science in Landscape Architecture, Bachelor of Science in Environmental Design, Minor in Construction Administration - North Dakota University Associate Degree in Architectural Drafting - West Virginia State College | 17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> Landscape Architect Florida No. 6667401 Landscape Architect Minnesota No. 45731 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Hillsborough County CDD Board; Active, City of Bradenton Art Advisory Board, American Society of Landscape Architects, Urban Land Institute; Florida Chapter, States Practiced: Florida, Minnesota, Massachusetts

19. RELEVANT PROJECTS

| (1) TITLE AND LOCATION <i>(City and State)</i> | (2) YEAR COMPLETED | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------|
| | PROFESSIONAL SERVICES | CONSTRUCTION <i>(If applicable)</i> |
| a. Publix Supermarket Sarasota, Florida | Current | Current |
| (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE | <input checked="" type="checkbox"/> Check if project performed with current firm | |
| Project Landscape Architect responsible for code minimum planting plan production. Planting design includes meeting Sarasota County tree removal & replacement calculations, perimeter screening buffers & adjacent neighborhood screening concerns. Site layout collaborated w/civil engineer team to meet corporation high percentage of Florida native plant species. | | |
| b. Scenic Highway Beautification City of Bradenton Beach, Florida | Current | Current |
| (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE | <input checked="" type="checkbox"/> Check if project performed with current firm | |
| Lead Landscape Architect responsible for a Highway Beautification Grant project. Proposed plant groupings, minimized airborne beach sand migrating onto adjacent Gulf Drive pavements. Assisted in calming beach traffic and enhancing pedestrian and bicycle circulation. Design proposed Florida native plant species that adapt to extreme heat beach conditions, seasonal drought and tolerant of high salt conditions. | | |
| c. Watermark Luxury Apartments Manatee County, FL | Current | Current |
| (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE | <input checked="" type="checkbox"/> Check if project performed with current firm | |
| Project Landscape Architect responsible for programming and planning for site amenities including a 2,500 sq ft entry pool, dog park, synthetic yoga lawn, peace garden, Allee and fire pit gathering spaces. Production of enhanced hardscape and planting plans including entry monument sign details, custom grill stations, pergola details, raised planter walls, synthetic turf areas, private puppy porch areas, furniture specifications and themed plant groupings. | | |
| d. Brixley/Warner Crossing Apartments Florida | Current | Current |
| (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE | <input checked="" type="checkbox"/> Check if project performed with current firm | |
| Project Landscape Architect responsible for code minimum planting plans and pool amenity enhancements. Permit plan production including tree removal and replacement calculations, perimeter screening buffers, parking area and building foundation plantings per county requirements. NGBS Silver Certification with Florida native plant species, low water use irrigation design and reuse of existing on-site materials. Planning and design for a 3,700 sq ft entry pool amenity. | | |
| e. Rye Ranch Residential Development Parrish, Florida | Current | Current |
| (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE | <input checked="" type="checkbox"/> Check if project performed with current firm | |
| Project Landscape Architect responsible for code minimum planting plan for a 538 lot single family residential development. Permit plan production including tree removal, tree protection and environmental impacts. Propose perimeter screening buffers & replacement tree calculations per county requirements and FDOT clear sight visibility calculations. | | |

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

| | | | |
|------------------------------|-------------------------------------------------------|----------------------|--------------------------------|
| 12. NAME Karen Wilson | 13. ROLE IN THIS CONTRACT Construction Manager | 14. YEARS EXPERIENCE | |
| | | a. TOTAL 35 | b. WITH CURRENT FIRM 18 |

15. FIRM NAME AND LOCATION *(City and State)*
ZNS Engineering Bradenton, Florida

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| 16. EDUCATION <i>(Degree and Specialization)</i> Master of Business Administration - International University of Phoenix, Phoenix, AZ | 17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> |
|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|

18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*
Certified Project Manager, Local Agency Program (LAP) qualified, American Recover and Reinvestment Act (ARRA) qualified, National Association of Women in Construction, National Underground Utility Contractors Association, Out East Business Network.

19. RELEVANT PROJECTS

| (1) TITLE AND LOCATION <i>(City and State)</i> | (2) YEAR COMPLETED | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------------------------|
| | PROFESSIONAL SERVICES | CONSTRUCTION <i>(If applicable)</i> |
| Nalanda Estates Palmetto, Florida | 2018 | 2018 |
| a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Served as Construction Manager for the Nalanda Estates, a residential subdivision development consisting of 84 single family, detached and semi-detached dwelling units on a 29.53 acre site. | <input checked="" type="checkbox"/> Check if project performed with current firm | |
| Copperlefe Bradenton, Florida | 2017 | 2017 |
| b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Served as Construction Manager for the construction of a residential subdivision development containing 159 single family, detached dwelling units. | <input checked="" type="checkbox"/> Check if project performed with current firm | |
| Villa Amalfi Sarasota, Florida | 2016 | 2016 |
| c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Serving as Construction Manager for the construction of Riverside Preserve, a residential subdivision development consisting of 126 single family, detached dwelling units on a 44.50 acre site. | <input checked="" type="checkbox"/> Check if project performed with current firm | |
| Del Tierra Bradenton, Florida | 2015 | 2015 |
| d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Served as Construction Manager for the construction of a residential subdivision consisting of approximately 500 single family units. | <input checked="" type="checkbox"/> Check if project performed with current firm | |
| Riverwind Bradenton, Florida | 2015 | 2015 |
| e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE Construction Manager responsible for reviewing construction documents., contractor bid submittals, material specification submittals, responding to contractor inquiries, coordinating and attending utility inspections and testing, coordinating information for plat submittals, and facilitating as-built documentation submittals to Manatee county for the construction of a 62 lot residential community on 39.71 acres along the Manatee River. | <input checked="" type="checkbox"/> Check if project performed with current firm | |

| | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------|
| F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i> | | 20. EXAMPLE PROJECT KEY NUMBER 1 | | |
| 21. TITLE AND LOCATION <i>(City and State)</i> Aviary CDD Parrish, Florida | | 22. YEAR COMPLETED <table border="1"> <tr> <td>PROFESSIONAL SERVICES Current</td> <td>CONSTRUCTION <i>(if applicable)</i> Current</td> </tr> </table> | PROFESSIONAL SERVICES Current | CONSTRUCTION <i>(if applicable)</i> Current |
| PROFESSIONAL SERVICES Current | CONSTRUCTION <i>(if applicable)</i> Current | | | |

23. PROJECT OWNER'S INFORMATION

| | | |
|-----------------------------------|------------------------------------------|--------------------------------------------------------|
| a. PROJECT OWNER Rowe Ventures | b. POINT OF CONTACT NAME Steve Cerven | c. POINT OF CONTACT TELEPHONE NUMBER (941) 737-4474 |
|-----------------------------------|------------------------------------------|--------------------------------------------------------|

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Aviary CDD Project consists of the development of 784 lots located on 400 acres. ZNS Engineering is the District Engineer for Aviary CDD and also provided the civil design services for the project. Scope of services provided includes project management, civil design/engineering, permitting services, district engineering services, landscape design and surveying.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

| | | | |
|----|----------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------|
| a. | (1) FIRM NAME ZNS Engineering, L.C. | (2) FIRM LOCATION <i>(City and State)</i> Bradenton, Florida | (3) ROLE District Engineer / Project Manager / Professional Engineer |
| b. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| c. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| d. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| e. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| f. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i> | 20. EXAMPLE PROJECT KEY NUMBER 2 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|

| | | |
|------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------|
| 21. TITLE AND LOCATION <i>(City and State)</i> Brookstone CDD Parrish, Florida | 22. YEAR COMPLETED | |
| | PROFESSIONAL SERVICES Current | CONSTRUCTION <i>(if applicable)</i> Current |

23. PROJECT OWNER'S INFORMATION

| | | |
|---------------------------------|---------------------------------------------|--------------------------------------------------------|
| a. PROJECT OWNER D.R. Horton | b. POINT OF CONTACT NAME Angela Matthews | c. POINT OF CONTACT TELEPHONE NUMBER (813) 549-1841 |
|---------------------------------|---------------------------------------------|--------------------------------------------------------|

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Brookstone CDD Project consists of the development of 1,080 lots located on 444 acres. ZNS Engineering is the District Engineer for Brookstone CDD and also provided the civil design services for the project. Scope of services provided includes project management, civil design/engineering, permitting services, district engineering services, landscape design and surveying.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

| | | | |
|----|----------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------|
| a. | (1) FIRM NAME ZNS Engineering, L.C. | (2) FIRM LOCATION <i>(City and State)</i> Bradenton, Florida | (3) ROLE District Engineer / Project Manager / Professional Engineer |
| b. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| c. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| d. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| e. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| f. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i> | 20. EXAMPLE PROJECT KEY NUMBER 3 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|

| | | |
|------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------|
| 21. TITLE AND LOCATION <i>(City and State)</i> Evergreen CDD Bradenton, Florida | 22. YEAR COMPLETED | |
| | PROFESSIONAL SERVICES Current | CONSTRUCTION <i>(if applicable)</i> Current |

23. PROJECT OWNER'S INFORMATION

| | | |
|---------------------------------|---------------------------------------------|--------------------------------------------------------|
| a. PROJECT OWNER D.R. Horton | b. POINT OF CONTACT NAME Angela Matthews | c. POINT OF CONTACT TELEPHONE NUMBER (813) 549-1841 |
|---------------------------------|---------------------------------------------|--------------------------------------------------------|

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Evergreen CDD Project consists of the development of 417 lots located on 140 acres. ZNS Engineering is the District Engineer for Evergreen CDD and also provided the civil design services for the project. Scope of services provided includes project management, civil design/engineering, permitting services, district engineering services, landscape design and surveying.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

| | | | |
|----|----------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------|
| a. | (1) FIRM NAME ZNS Engineering, L.C. | (2) FIRM LOCATION <i>(City and State)</i> Bradenton, Florida | (3) ROLE District Engineer / Project Manager / Professional Engineer |
| b. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| c. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| d. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| e. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| f. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------------------------|
| F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i> | | 20. EXAMPLE PROJECT KEY NUMBER 4 |
| 21. TITLE AND LOCATION (City and State) Harrison Ranch CDD Parrish, Florida | 22. YEAR COMPLETED | |
| | PROFESSIONAL SERVICES 2018 | CONSTRUCTION (if applicable) 2018 |

23. PROJECT OWNER'S INFORMATION

| | | |
|----------------------------------------|-------------------------------------------------|---------------------------------------------------------------|
| a. PROJECT OWNER Pulte Homes | b. POINT OF CONTACT NAME Justin Leech | c. POINT OF CONTACT TELEPHONE NUMBER (813) 298-3146 |
|----------------------------------------|-------------------------------------------------|---------------------------------------------------------------|

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Harrison Ranch CDD Project consists of the development of 1,108 lots located on 955 acres. ZNS Engineering is the District Engineer for Harrison Ranch CDD and also provided the civil design services for the project. Scope of services provided includes project management, civil design/engineering, permitting services, district engineering services, landscape design and surveying.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

| | | | |
|-----------|----------------------------------------|----------------------------------------------------------|-------------------------------------------------------------------------|
| a. | (1) FIRM NAME ZNS Engineering, L.C. | (2) FIRM LOCATION (City and State) Bradenton, Florida | (3) ROLE District Engineer / Project Manager / Professional Engineer |
| b. | (1) FIRM NAME | (2) FIRM LOCATION (City and State) | (3) ROLE |
| c. | (1) FIRM NAME | (2) FIRM LOCATION (City and State) | (3) ROLE |
| d. | (1) FIRM NAME | (2) FIRM LOCATION (City and State) | (3) ROLE |
| e. | (1) FIRM NAME | (2) FIRM LOCATION (City and State) | (3) ROLE |
| f. | (1) FIRM NAME | (2) FIRM LOCATION (City and State) | (3) ROLE |

| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i> | 20. EXAMPLE PROJECT KEY NUMBER 5 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|

| | | |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------|
| 21. TITLE AND LOCATION <i>(City and State)</i> Lakewood National Golf & Country Club Bradenton, Florida | 22. YEAR COMPLETED | |
| | PROFESSIONAL SERVICES Current | CONSTRUCTION <i>(if applicable)</i> Current |

23. PROJECT OWNER'S INFORMATION

| | | |
|----------------------------------|---------------------------------------------|--------------------------------------------------------|
| a. PROJECT OWNER Lennar Homes | b. POINT OF CONTACT NAME Terry Kirschner | c. POINT OF CONTACT TELEPHONE NUMBER (941) 567-6113 |
|----------------------------------|---------------------------------------------|--------------------------------------------------------|

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Lakewood National Golf & Country Club Project consists of the development of a 2,000-unit resident subdivision and golf course. The Lakewood National project is relevant to Evergreen Community Development District as it is also a residential subdivision with numerous detached units and an amenity center. Scope of services provided includes project management, civil design/engineering, permitting services, district engineering services, landscape design and surveying.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

| | | | |
|----|----------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------|
| a. | (1) FIRM NAME ZNS Engineering, L.C. | (2) FIRM LOCATION <i>(City and State)</i> Bradenton, Florida | (3) ROLE Project Manager / Professional Engineer |
| b. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| c. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| d. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| e. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| f. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |

F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT
(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)

20. EXAMPLE PROJECT KEY NUMBER
6

| | | |
|-------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------|
| 21. TITLE AND LOCATION <i>(City and State)</i> Parrish Plantation CDD (Parrish, Florida) | 22. YEAR COMPLETED | |
| | PROFESSIONAL SERVICES Current | CONSTRUCTION <i>(If applicable)</i> Current |

23. PROJECT OWNER'S INFORMATION

| | | |
|--------------------------------------|---------------------------------------|------------------------------------------------------|
| a. PROJECT OWNER Homes by Westbay | b. POINT OF CONTACT NAME Tim Green | c. POINT OF CONTACT TELEPHONE NUMBER 813-695-0713 |
|--------------------------------------|---------------------------------------|------------------------------------------------------|

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Parrish Plantation CDD Project is located on 792 acres. ZNS Engineering is the District Engineer for the Parrish Plantation CDD and also provided the civil design services for the project. Scope of services provided includes project management, civil design/engineering, permitting services, district engineering services, landscape design and surveying.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

| | | | |
|----|--------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------------|
| a. | (1) FIRM NAME ZNS Engineering, LC | (2) FIRM LOCATION <i>(City and State)</i> Bradenton, FL | (3) ROLE District Engineer / Project Manager / Professional Engineer |
| b. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| c. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| d. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| e. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| f. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i> | 20. EXAMPLE PROJECT KEY NUMBER 7 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|

| | | |
|-----------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------|
| 21. TITLE AND LOCATION <i>(City and State)</i> Salt Meadows CDD Parrish, Florida | 22. YEAR COMPLETED | |
| | PROFESSIONAL SERVICES Current | CONSTRUCTION <i>(if applicable)</i> Current |

23. PROJECT OWNER'S INFORMATION

| | | |
|-------------------------------------------|---------------------------------------------|--------------------------------------------------------|
| a. PROJECT OWNER Danielson Development | b. POINT OF CONTACT NAME Bruce Danielson | c. POINT OF CONTACT TELEPHONE NUMBER (727) 420-5664 |
|-------------------------------------------|---------------------------------------------|--------------------------------------------------------|

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Salt Meadows CDD Project consists of the development of 543 lots located on 238 acres. ZNS Engineering is the District Engineer for Salt Meadows CDD and also provided the civil design services for the project. Scope of services provided includes project management, civil design/engineering, permitting services, district engineering services, landscape design and surveying.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

| | | | |
|----|----------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------|
| a. | (1) FIRM NAME ZNS Engineering, L.C. | (2) FIRM LOCATION <i>(City and State)</i> Bradenton, Florida | (3) ROLE District Engineer / Project Manager / Professional Engineer |
| b. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| c. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| d. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| e. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| f. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------------------------|
| F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i> | | 20. EXAMPLE PROJECT KEY NUMBER 8 |
| 21. TITLE AND LOCATION <i>(City and State)</i> Silverleaf CDD Parrish, Florida | 22. YEAR COMPLETED | |
| | PROFESSIONAL SERVICES 2021 | CONSTRUCTION <i>(If applicable)</i> 2021 |

23. PROJECT OWNER'S INFORMATION

| | | |
|--------------------------------------|----------------------------------------|--------------------------------------------------------|
| a. PROJECT OWNER Neal Communities | b. POINT OF CONTACT NAME Mark Evans | c. POINT OF CONTACT TELEPHONE NUMBER (941) 328-1078 |
|--------------------------------------|----------------------------------------|--------------------------------------------------------|

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Silverleaf CDD Project consists of the development of 732 lots located on 308 acres. ZNS Engineering is the District Engineer for Silverleaf CDD and also provided the civil design services for the project. Scope of services provided includes project management, civil design/engineering, permitting services, district engineering services, landscape design and surveying.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

| | | | |
|----|----------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------|
| a. | (1) FIRM NAME ZNS Engineering, L.C. | (2) FIRM LOCATION <i>(City and State)</i> Bradenton, Florida | (3) ROLE District Engineer / Project Manager / Professional Engineer |
| b. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| c. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| d. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| e. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| f. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------------------------|
| F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i> | | 20. EXAMPLE PROJECT KEY NUMBER 9 |
| 21. TITLE AND LOCATION <i>(City and State)</i> Willow Hammock CDD Palmetto, Florida | 22. YEAR COMPLETED | |
| | PROFESSIONAL SERVICES 2021 | CONSTRUCTION <i>(If applicable)</i> 2021 |

23. PROJECT OWNER'S INFORMATION

| | | |
|---------------------------------|---------------------------------------------|--------------------------------------------------------|
| a. PROJECT OWNER D.R. Horton | b. POINT OF CONTACT NAME Angela Matthews | c. POINT OF CONTACT TELEPHONE NUMBER (813) 549-1841 |
|---------------------------------|---------------------------------------------|--------------------------------------------------------|

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Willow Hammock CDD Project consists of the development of 299 lots located on 147 acres. ZNS Engineering is the District Engineer for Willow Hammock CDD and also provided the civil design services for the project. Scope of services provided includes project management, civil design/engineering, permitting services, district engineering services, landscape design and surveying.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

| | | | |
|----|----------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------|
| a. | (1) FIRM NAME ZNS Engineering, L.C. | (2) FIRM LOCATION <i>(City and State)</i> Bradenton, Florida | (3) ROLE District Engineer / Project Manager / Professional Engineer |
| b. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| c. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| d. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| e. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| f. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |

| | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------------------------|
| F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i> | | 20. EXAMPLE PROJECT KEY NUMBER 10 |
| 21. TITLE AND LOCATION <i>(City and State)</i> Willows CDD Palmetto, Florida | 22. YEAR COMPLETED | |
| | PROFESSIONAL SERVICES Current | CONSTRUCTION <i>(If applicable)</i> Current |

23. PROJECT OWNER'S INFORMATION

| | | |
|---------------------------------|---------------------------------------------|--------------------------------------------------------|
| a. PROJECT OWNER D.R. Horton | b. POINT OF CONTACT NAME Angela Matthews | c. POINT OF CONTACT TELEPHONE NUMBER (813) 549-1841 |
|---------------------------------|---------------------------------------------|--------------------------------------------------------|

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The Willows CDD Project consists of the development of 1,108 lots located on 955 acres. ZNS Engineering is the District Engineer for Willows CDD and also provided the civil design services for the project. Scope of services provided includes project management, civil design/engineering, permitting services, district engineering services, landscape design and surveying.

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

| | | | |
|----|----------------------------------------|-----------------------------------------------------------------|-------------------------------------------------------------------------|
| a. | (1) FIRM NAME ZNS Engineering, L.C. | (2) FIRM LOCATION <i>(City and State)</i> Bradenton, Florida | (3) ROLE District Engineer / Project Manager / Professional Engineer |
| b. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| c. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| d. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| e. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |
| f. | (1) FIRM NAME | (2) FIRM LOCATION <i>(City and State)</i> | (3) ROLE |

G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

| 26. NAMES OF KEY PERSONNEL <i>(From Section E, Block 12)</i> | 27. ROLE IN THIS CONTRACT <i>(From Section E, Block 13)</i> | 28. EXAMPLE PROJECTS LISTED IN SECTION F <i>(Fill in "Example Projects Key" section below before completing table. Place "X" under project key number for participation in same or similar role.)</i> | | | | | | | | | |
|-----------------------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|----|
| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| Jeb C. Mulock | President / Professional Engineer / Project Manager | X | X | X | X | X | X | X | X | X | X |
| Nathan Kragt | Senior Vice President / Professional Engineer | X | X | X | X | X | X | X | X | X | X |
| Kavin Wilmott | Director of Survey | X | X | X | | X | X | X | X | X | X |
| James Gatch | (Former) Director of Survey | | | | X | | | | | | |
| Joe Collins | Senior Project Landscape Architect | X | X | X | | X | X | X | X | X | X |
| Kimber Bereiter | (Former) Landscape Architect | | | | X | | | | | | |
| Karen Wilson | Construction Manager | X | X | X | X | X | X | X | X | X | X |
| | | | | | | | | | | | |
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29. EXAMPLE PROJECTS KEY

| NUMBER | TITLE OF EXAMPLE PROJECT <i>(From Section F)</i> | NUMBER | TITLE OF EXAMPLE PROJECT <i>(From Section F)</i> |
|--------|--------------------------------------------------|--------|--------------------------------------------------|
| 1 | Aviary CDD | 6 | Parrish Plantation CDD |
| 2 | Brookstone CDD | 7 | Saltmeadows CDD |
| 3 | Evergreen CDD | 8 | Silverleaf CDD |
| 4 | Harrison Ranch CDD | 9 | Willow Hammock CDD |
| 5 | Lakewood National Golf & Country Club | 10 | Willows CDD |

H. ADDITIONAL INFORMATION

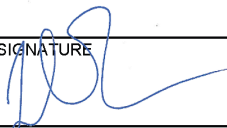
30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

No Additional information was requested by the agency.

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

31. SIGNATURE



32. DATE

4/5/2023

33. NAME AND TITLE

Jeb C. Mulock, PE, President

STANDARD FORM 330 (REV. 7/2021) PAGE 5

TAB 03

ABILITY OF PERSONNEL



Our team members all have a drive to positively impact where people live and serve our clients from each project's inception through the completion of construction. Since 1976, we have earned a reputation of effectively understanding our clients' needs, applying the best methods to meet their goals and then sharpening our focus further until the job is finished. We stand out in our field because we not only offer industry expertise, but we also take extra steps to advocate and construct solutions for our clients

Please refer to our employee resumes on pages 04-09 for further details about our professional staff.

TAB 04

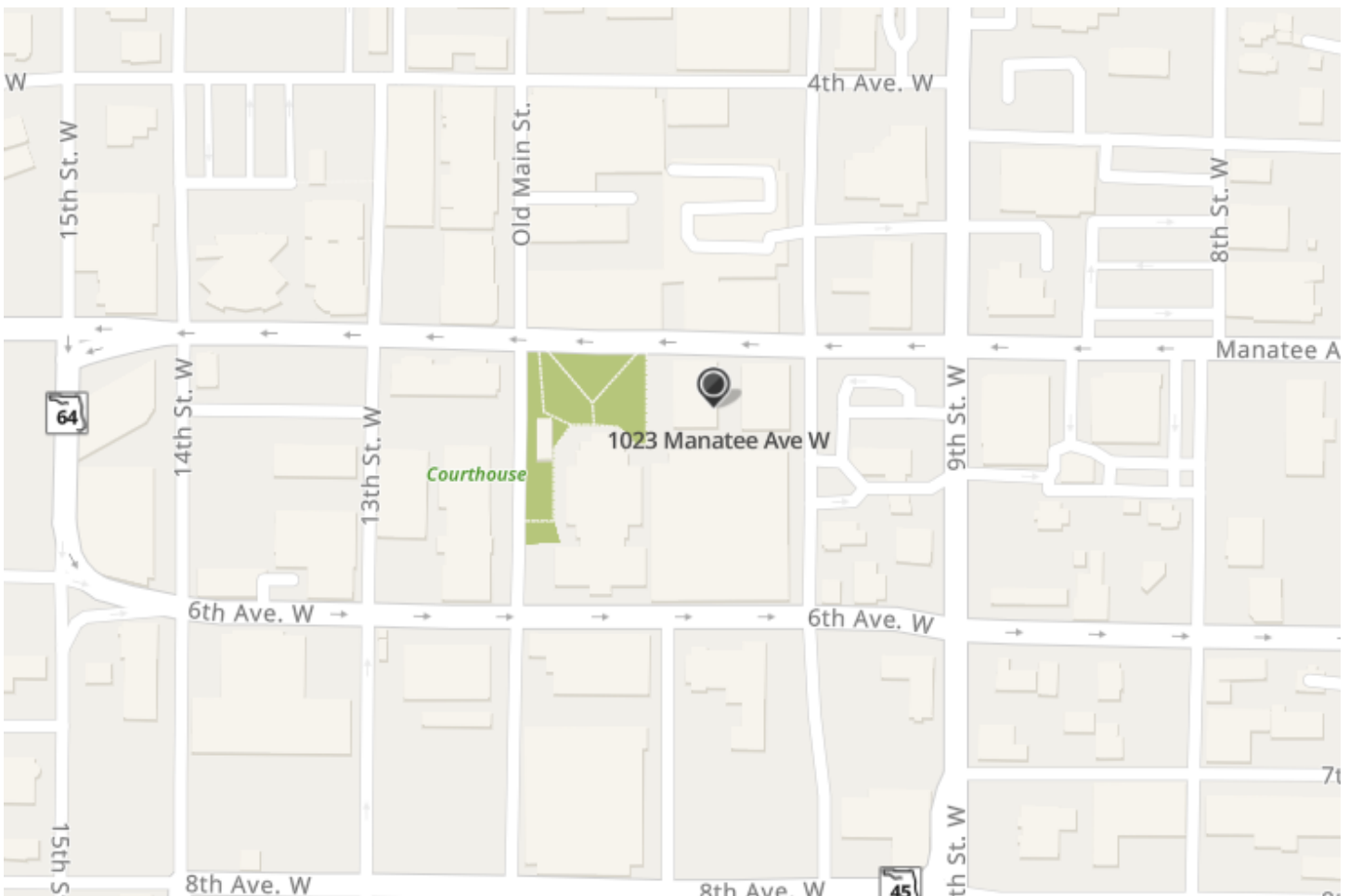
WORKLOAD & LOCATION

Workload Statement

ZNS Engineering is committed to providing high quality service to our clients in a timely manner. In order to achieve this goal, our workload is managed in such a way as to follow flexibility, without sacrificing punctuality in regard to project milestones or deadlines. Work in progress currently accounts for approximately 70% of our capacity, It is our commitment in responding to this Request for Qualifications that we will complete any and all work requested of us within the appropriate timeframes, should we be selected.

Location

Our office is located at 1023 Manatee Avenue West, 7th Floor, Bradenton, FL 34208



TAB 05

**CERTIFIED MINORITY
STATUS**

Certified Minority Business Statement

ZNS Engineering, L.C does not hold a certified minority business enterprise status.

TAB 06

**BASIC APPROACH &
MANAGEMENT PLAN**

Basic Approach and Management Plan

ZNS understands that a successful project is contingent on a proactive and collaborative approach to all phases of a project. Communication, technical capabilities and responsiveness will lead to fewer errors, delays and unanticipated conditions. The process starts with the development of a seamless management team including civil designers, construction management services, surveyors, environmentalists and project managers.

TEAM APPROACH

Engagement Planning - At the beginning of the project, ZNS will meet with the project team and project managers to provide a written engagement plan. This plan will establish the following:

- Project schedule
- Project budget
- Client expectations in regard to project progression
- Unacceptable scenarios or methods
- Protocol for handling changes in project scope
- The role of each of the involved parties
- Expectations of the client
- Invoice and collection protocol

In addition, this meeting will provide an opportunity to clarify any questions or issues and identify and discuss all post developed, governmentally enforced monitoring that will be required of the client.

Develop Team Contact List - ZNS will provide to the project team and client an overall project team list for all (ZNS) Project Team members including external team members. This list will be updated and re-circulated on an as-needed basis. The client's preferred communication and contact methods will also be established.

Team File Sharing System - ZNS will make available any project files that the client or team members may wish to view through our Newforma file sharing software. This will allow the client and team members access to the project files at any time and from anywhere.

Project Updates - ZNS shall provide monthly project updates. These updates will outline the progress on each proposal scope of service and will aid the clients in tracking the project progress. Please note that the updates will be submitted electronically unless otherwise requested. These project updates will be specifically tailored toward the client's specific needs.

PRE-DESIGN SURVEY PLAN

With in-house survey services, we will work closely with our field crews to survey all necessary information for the start of the preliminary analysis and plans. As a standard procedure to obtaining a pre-design survey, our project team will all be asked to visit the site(s) and mark-up a plan or image of all items they need surveyed. Our project manager will coordinate the efforts and will pass along mark-ups to the survey crew chief at a coordinated pre-survey meeting. At that meeting, our project manager, client and crew chief will lay out a strategy for obtaining all of the necessary pre-design information.

All as-builts will be coordinated closely by our in-house construction services department, survey department, project manager and the contractor. During the preconstruction meeting a list of survey staff contact information as well as a detailed as-built execution plan will be given to the contractor. The as-built execution plan will be job specific and list items such as the survey staff's noticing requirements, construction stages at which they will perform certain as-built services and all of County requirements for how as-builts are to be produced.

ENGINEERING PLAN

Engineering Management Plan Development – ZNS shall provide monthly project updates. These updates will outline the progress on each proposal scope of service and will aid the clients in tracking the project progress. Please note that the updates will be submitted electronically unless otherwise requested. The project updates will be specifically tailored toward the client’s specific needs.

Public Coordination - At ZNS, we have fully embraced public involvement in all of our projects. ZNS staff will attend and participate in all public format meetings as well as actively log, track and follow up on all concerns voiced by the public. On a weekly basis a ZNS project manager will review the ongoing tracking list of public concerns regarding engineering issues, and follow up with the project team to determine if those concerns are being addressed. We fully understand the co-relation between successful public involvement and the success of a project.

Engineering Management Plan Review - At ZNS, we believe that the process begins with a thorough review of the master plans by the project team and client. This review can often identify potential issues and serves as another quality control opportunity prior to commencement of construction. Plan conflicts lead to confusion, delays, and ultimately extra costs to the owner. Eliminating confusion will have positive results on the overall project costs and timeline. The review may also identify opportunities for value engineering the project to reduce cost while maintaining quality.

Design and Engineering - Once the phases of the project have been determined, ZNS will immediately start the design and engineering portion of the project. Throughout the process, ZNS will continue to give updates on the progress to the project team and clients. There will be constant coordination with the team and all correspondence will be logged/tracked in order for continual follow up on any issues or concerns that arise.

Quality Control (Design and Production) - Quality control is not an afterthought or a euphemism for simple document checking. A periodic quality assurance review of project documents is an integral part of our quality control program. We are constantly reviewing our procedures to re-examine where and how efficiencies can be achieved. By standardizing data and cataloging it in a centralized system, we have streamlined many repetitive work tasks which, in turn, have improved accuracy and consistency while reducing time expended.

CONSTRUCTION PLANS AND SPECIFICATIONS

Construction Plans - During all phases of construction plan production (30%, 60%, 90% & 100%), the plans will be transmitted to the client and their staff to be reviewed and approved prior to further plan development. Our project manager will coordinate during the engagement planning meeting what the client’s required review time and number of sets will be. All reports and plans will be placed on our exchange server for all of the project team to review and use as necessary.

Specifications - The project team will be responsible for producing specifications for each of their individual tasks. This effort will be coordinated by our project manager(s). The format and verbiage (City or other) used in the specifications will be determined at the engagement planning meeting as outlined above.

LOCAL, STATE AND FEDERAL PERMITTING PLAN

At ZNS, we have worked extensively at building quality professional relationships with all review agencies and will utilize those relationships to accurately and expeditiously acquire all the required permits.

Pre-Application Due Diligence - At ZNS, we believe in working with the agencies at the earliest possible point in the project's development. Therefore, we will pursue pre-application meetings with all agencies. If during the conceptual plan phase there are design concerns that can only be resolved by the review agencies, then we will pursue an earlier meeting.

Agency Submittals - The project team leaders and clients will be included in the chain of communication on all agency submittals and received responses (RFIs). If challenges arise during the process, we will work directly with the reviewers in order to resolve all issues in the most expeditious manner, but always holding to the City's best interests when possible.

Approvals - After all permits are received, copies (both electronic and paper) will be distributed to all necessary project team leaders and the client.

CONSTRUCTION ENGINEERING SERVICES

ZNS Engineering, L.C. offers construction administration services including cost estimates for budgeting and bidding at the pre-construction phase, project coordination during construction, and post-construction maintenance in regard to permitting responsibilities for installed systems.

During construction, ZNS provides a wide scope of construction services including site inspections for progress documentation, scheduling and coordinating testing with governmental review agencies, and reviewing shop drawings. ZNS prides itself on its ability to work with jurisdictional agencies and facilitate the resolution of any unforeseen issues.

As a project nears completion, ZNS assists the client in obtaining final approval from respective reviewing agencies and provides necessary documentation to transfer infrastructure for operation and maintenance to the governing entity.

This will typically include the review and certification of as-built surveys prepared by the construction stake-out surveyor of record. In most cases the contractor will hire ZNS to provide construction surveying and thus the coordination process is seamless. ZNS has also worked with many other surveyors of record to coordinate as-built drawing preparation, review and certification.

In addition, ZNS construction engineering services include both bond tracking and bond release certification (if necessary). Bond related inspections and certifications are also provided. We also offer follow-up services relating to ownership and maintenance requirements. This includes notification, tracking, and inspections for compliance, and certification to the local and state agencies are offered.

A project is not complete until fully certified and accepted by the City. Our dedicated in-house construction engineering department will follow through until the project is complete.

TAB 07

**STATE AND LOCAL
REGULATIONS**

Experience with State and Local Permitting

Once designed, every project requires permitting through a variety of jurisdictional agencies. The permitting process varies with each project, depending on project location and jurisdictions involved, and is identified during the early planning stages for each project. The typical jurisdictions include the local municipalities (County/City); the State Agencies (Water Management District, Florida Department of Environmental Protection, Florida Department of Transportation, Department of State Division of Historical Resources, Florida Fish and Wildlife Conservation Commission); and the Federal Agencies (United States Army Corps of Engineers, Federal Emergency Management Agency).

ZNS Engineering provides the expertise, experience and coordination to navigate each project through this process.

RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT

6D

Rye Ranch Community Development District
Request for Qualifications – District Engineering Services

Competitive Selection Criteria

| | Ability and Adequacy of Professional Personnel | Consultant's Past Performance | Geographic Location | Willingness to Meet Time and Budget Requirements | Certified Minority Business Enterprise | Recent, Current and Projected Workloads | Volume of Work Previously Awarded to Consultant by District | TOTAL SCORE |
|-------------------------|------------------------------------------------|-------------------------------|---------------------|--------------------------------------------------|----------------------------------------|-----------------------------------------|-------------------------------------------------------------|-------------|
| <i>weight factor</i> | 25 | 25 | 20 | 15 | 5 | 5 | 5 | 100 |
| NAME OF RESPONDENT | | | | | | | | |
| 1 ZNS Engineering, L.C. | | | | | | | | |
| | | | | | | | | |

 Board Member's Signature

 Date

RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2023**

**RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2023**

| | General Fund | Debt Service Fund | Total Governmental Funds |
|------------------------------------------|-----------------|-------------------------|--------------------------------|
| ASSETS | | | |
| Cash | \$ 8,069 | \$ - | \$ 8,069 |
| Undeposited funds | 2,058 | - | 2,058 |
| Total assets | \$ 10,127 | \$ - | \$ 10,127 |
| LIABILITIES AND FUND BALANCES | | | |
| Liabilities: | | | |
| Accounts payable | \$ 2,058 | \$ - | \$ 2,058 |
| Due to Rye Ranch, LLC. | 1,610 | - | 1,610 |
| Due to Kolter | - | 3,659 | 3,659 |
| Due to other | 459 | - | 459 |
| Landowner advance - Rye Ranch, LLC. | 6,000 | - | 6,000 |
| Deferred revenue | 906 | - | 906 |
| Total liabilities | 11,033 | 3,659 | 14,692 |
| Fund balances: | | | |
| Restricted | | | |
| Debt service | - | (3,659) | (3,659) |
| Unassigned | (906) | - | (906) |
| Total fund balances | (906) | (3,659) | (4,565) |
| Total liabilities and fund balances | \$ 10,127 | \$ - | \$ 10,127 |

**RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

| | <u>Current Month</u> | <u>Year to Date</u> | <u>Budget</u> | <u>% of Budget</u> |
|--------------------------------------------------------------|--------------------------|-------------------------|----------------|------------------------|
| REVENUES | | | | |
| Landowner contribution - Pod A | \$ 1,153 | \$ 8,958 | \$ 57,282 | 16% |
| Landowner contribution - Pod B | - | 6,073 | 18,413 | 33% |
| Landowner contribution - Pod C | - | 8,772 | 26,595 | 33% |
| Total revenues | <u>1,153</u> | <u>23,803</u> | <u>102,290</u> | 23% |
| EXPENDITURES | | | | |
| Professional & administrative | | | | |
| Management/accounting/recording | 2,000 | 10,000 | 48,000 | 21% |
| Legal | - | - | 25,000 | 0% |
| Engineering | - | - | 2,000 | 0% |
| Audit | - | - | 5,500 | 0% |
| Arbitrage rebate calculation* | - | - | 500 | 0% |
| Dissemination agent* | - | - | 1,000 | 0% |
| Trustee*** | - | - | 5,500 | 0% |
| Telephone | 17 | 83 | 200 | 42% |
| Postage | - | - | 500 | 0% |
| Printing & binding | 42 | 208 | 500 | 42% |
| Legal advertising | - | - | 6,500 | 0% |
| Annual special district fee | - | 175 | 175 | 100% |
| Insurance | - | 5,000 | 5,500 | 91% |
| Contingencies/bank charges | - | - | 500 | 0% |
| Website | | | | |
| Hosting & maintenance | - | - | 705 | 0% |
| ADA compliance | - | - | 210 | 0% |
| Total professional & administrative | <u>2,059</u> | <u>15,466</u> | <u>102,290</u> | 15% |
| Excess/(deficiency) of revenues over/(under) expenditures | (906) | 8,337 | - | |
| Fund balances - beginning | - | (9,243) | - | |
| Fund balances - ending | <u>\$ (906)</u> | <u>\$ (906)</u> | <u>\$ -</u> | |

*This expense will be realized when bonds are issued

**RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

| | <u>Current Month</u> | <u>Year To Date</u> |
|------------------------------------------------------------------|--------------------------|-------------------------|
| REVENUES | <u>\$ -</u> | <u>\$ -</u> |
| Total revenues | <u>-</u> | <u>-</u> |
| EXPENDITURES | <u>-</u> | <u>-</u> |
| Total debt service | <u>-</u> | <u>-</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | - - | - - |
| Fund balances - beginning | (3,659) | (3,659) |
| Fund balances - ending | <u>\$ (3,659)</u> | <u>\$ (3,659)</u> |

RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Rye Ranch Community Development District held a Public Hearing and Regular Meeting on March 15, 2023, at 5:00 p.m., at 6102 162nd Avenue E, Parrish, Florida 34219.

Present at the meeting were:

| | |
|------------------------|---------------------|
| Stephen (Steve) Cerven | Chair |
| A. John Falkner | Vice Chair |
| Roy Cohn | Assistant Secretary |

Also present were:

| | |
|--------------------------------|------------------------------------|
| Craig Wrathell | District Manager |
| Cindy Cerbone | Wrathell, Hunt and Associates, LLC |
| Jere Earlywine (via telephone) | District Counsel |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 5:05 p.m. Supervisors Cohn, Steve Cerven, A. John Falkner were present. Supervisors Scott Falkner and Jeff Cerven were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Master Engineer’s Report – Pod B Project

Mr. Wrathell presented the Master Engineer’s Report for the Pod B Project. This is similar to the Report for the Pod A Project. The Pod B Project anticipates 533 units, with an estimated overall cost of \$38 million.

FOURTH ORDER OF BUSINESS

Presentation of Pod B Master Special Assessment Methodology Report

40 Mr. Wrathell presented the Pod B Master Special Assessment Methodology Report,
41 which corresponds to the Master Engineer’s Report, and sets forth an anticipated total \$52.3
42 million maximum par amount of bonds to be issued to fund the Pod B Project.

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44 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2023-09, Declaring Special Assessments; Designating the Nature And Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

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On MOTION by Mr. Cohn and seconded by Mr. A. John Falkner, with all in favor, Resolution 2023-09, Declaring Special Assessments; Designating the Nature And Location of the Proposed Improvements; Declaring the Total Estimated Cost of the Improvements, the Portion to be Paid By Assessments, and the Manner and Timing in Which the Assessments are to be Paid; Designating the Lands Upon Which The Assessments Shall Be Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll; Addressing the Setting of Public Hearings for April 19, 2023 at 5:00 p.m., at 6102 162nd Avenue E, Parrish, Florida 34219; Providing for Publication of this Resolution; and Addressing Conflicts, Severability and an Effective Date

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74 **SIXTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of January 31, 2023

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On MOTION by Mr. Steve Cerven and seconded by Mr. Cohn, with all in favor, the Unaudited Financial Statements as of January 31, 2023, were accepted.

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82 **SEVENTH ORDER OF BUSINESS**

Approval of February 15, 2023 Public Hearing and Regular Meeting Minutes

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On MOTION by Mr. Steve Cerven and seconded by Mr. Cohn, with all in favor, the February 15, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

Discussion ensued regarding whether an annual audit will be necessary, given the merger situation.

Mr. Earlywine stated it is a gray area but he thinks it is not necessary.

Ms. Cerbone stated, if the merger is delayed and a Fiscal Year 2023 audit must commence, there will still be time to get it done.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Kutak Rock LLP*

There was no report.

B. District Engineer [Interim]: *ZNS Engineering, L.C.*

There was no report.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: April 19, 2023 at 5:00 PM**
 - **QUORUM CHECK**

NINTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

TENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Steve Cerven and seconded by Mr. A. John Falkner, with all in favor, the meeting adjourned at 5:41 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

RYE RANCH
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

RYE RANCH COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

6102 162nd Ave E., Parrish, Florida 34219

| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
|----------------------------------|---------------------------------------------|----------------|
| January 18, 2023 CANCELED | Regular Meeting | 5:00 PM |
| February 15, 2023 | Regular Meeting | 5:00 PM |
| March 15, 2023 | Regular Meeting | 5:00 PM |
| April 19, 2023 | Public Hearing & Regular Meeting | 5:00 PM |
| May 17, 2023 | Regular Meeting | 5:00 PM |
| June 21, 2023 | Regular Meeting | 5:00 PM |
| July 19, 2023 | Regular Meeting | 5:00 PM |
| August 16, 2023 | Regular Meeting | 5:00 PM |
| September 20, 2023 | Regular Meeting | 5:00 PM |
| | | |