# COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS REGULAR MEETING MARCH 25, 2022

#### COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT AGENDA

# FRIDAY, MARCH 25, 2022 AT 10:00 A.M. LONG LAKE RESERVE AMENITY CENTER LOCATED AT 19617 BREYNIA DR., LUTZ, FL 33558

**District Board of Supervisors** Supervisor Betty Valenti

Supervisor Keith Malcuit
Supervisor Lee Thompson
Supervisor John Blakley
Supervisor Brian Soldano

**District Manager** Meritus Brian Lamb

**District Attorney** Erin McCormick Law, PA Erin McCormick

**District Engineer** Stantec, Inc Tonja Stewart

#### All cellular phones and pagers must be turned off while in the meeting room

#### The District Agenda is comprised of four different sections:

The meeting will begin at 10:00 a.m.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

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

#### **Cobblestone Community Development District**

#### Dear Board Members:

The Regular Meeting of the Cobblestone Community Development District will be held on March 25, 2022 at 10:00 a.m. at the Long Lake Reserve Amenity Center located at 19617 Breynia Dr., Lutz, FL 33558. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

> Call In Number: 1-866-906-9330 **Access Code: 4863181**

1	CALL	. TO ORDER/ROLL	CALL

- 2. PUBLIC COMMENT ON AGENDA ITEMS
- 3. VENDOR AND STAFF REPORTS
  - A. District Counsel
  - B. District Manager
  - C. District Engineer
- 4. BUSINESS ITEMS

A. Suppleme	ntal Assessment Resolutions	
i.	Consideration of Resolution 2022-34; Supplemental Assessment Resolution for	
	Series 2022-1(Assessment Area One) Bonds	Tab 01
ii.	Consideration of Resolution 2022-35; Supplemental Assessment Resolution for	
	Series 2022-2 (Assessment Area Two) Bonds	Tab 02
R Considera	tion of Forms of Issuar's Counsel Documents	

- B. Consideration of Forms of Issuer's Counsel Documents
  - Collateral Assignment and Assumption of Development and Contract Rights
  - ii. Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC Regarding the Acquisition, Construction and Funding of Certain Work Product and Infrastructure......Tab 04
  - Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC Regarding the iii.
  - iv. Agreement between Cobblestone CDD and M/I Homes of Tampa, LLC Regarding the v.

  - Disclosure of Public Financing and Maintenance of Improvements to Real vi. vii.
  - Issuer's Counsel Opinion viii.
- - First Amendment to Agreement between the District and M/I Homes of Tampa, LLC i. Regarding the Acquisition, Construction and Funding of Certain Work Product and Infrastructure
  - Table reflecting Acquisition Costs to be Paid from Construction Requisition No. 1 ii.
  - Certificate of District Engineer for Construction Requisition No. 1 iii.
  - Developer Certification Regarding Costs Paid iv.
  - Bill of Sale for Construction Requisition No. 1 v.
  - Deed for Construction Requisition No. 1 vi.
- D. General Matters Related to the District and Any Other Items related to Issuance of the Series 2022-1 and Series 2022-2 Bonds

- **5. STAFF REPORTS** 
  - A. District Counsel
  - B. District Manager
  - C. District Engineer
- 6. BOARD MEMBERS COMMENTS
- 7. PUBLIC COMMENTS
- 8. ADJOURNMENT

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

#### RESOLUTION 2022 -34 SERIES 2022-1 (ASSESSMENT AREA ONE) BONDS

RESOLUTION OF THE **BOARD OF** SUPERVISORS COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT REVENUE BONDS (ASSESSMENT AREA ONE), SERIES 2022-1; MAKING CERTAIN FINDINGS AND CONFIRMING AND ADOPTING A MASTER REPORT OF ENGINEER; CONFIRMING AND THE **SUPPLEMENTAL ADOPTING FIRST ASSESSMENT** METHODOLOGY REPORT; **CONFIRMING** THE **SPECIAL** ASSESSMENTS SECURING SERIES 2022-1 BONDS; ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS SECURING THE SERIES 2022-1 BONDS; ADDRESSING TRUE-UP PAYMENTS AND APPLICATION OF PREPAYMENTS; **PROVIDING FOR** SUPPLEMENTATION **IMPROVEMENT OF** THE LIEN **BOOK:** PROVIDING FOR THE RECORDING OF A NOTICE OF SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Cobblestone Community Development District ("District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

**WHEREAS**, on January 21, 2022, the District's Board of Supervisors ("**Board**") has previously adopted, after notice and public hearing, Resolution 2022-27, relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2022-27, this Resolution shall set forth the terms of the District's Special Assessments Revenue Bonds (Assessment Area One), Series 2022-1 (the "Series 2022-1 Bonds") actually issued by the District, and apply the adopted methodology to the actual scope of the project to be completed with the Series 2022-1 Bonds and the terms of the Series 2022-1 Bonds; and

**WHEREAS**, on March 11, 2022, the District entered into a Bond Purchase Agreement with MBS Capital Markets, LLC whereby it agreed to sell its Series 2022-1 Bonds in the amount of \$3,750,000; and

WHEREAS, pursuant to and consistent with Resolution 2022-27, the District desires to set forth the particular terms of the sale of the Series 2022-1 Bonds and confirm the lien of the levy of special assessments securing the Series 2022-1 Bonds.

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

- **SECTION 1. INCORPORATION OF RECITALS.** All of the above representations, findings, and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.
- **SECTION 2. AUTHORITY FOR THIS RESOLUTION**. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190, and 197 Florida Statutes, and Resolution 2022-27.
- **SECTION 3. FINDINGS**. The Board of Supervisors of the Cobblestone Community Development District hereby finds and determines as follows:
- (a) On January 21, 2022, the District, after due notice and public hearing, adopted Resolution 2022-27, which, among other things, equalized, approved, confirmed and levied special assessments on property benefitting from the improvements authorized by the District. That Resolution provided that as a series of bonds was issued to fund all or any portion of the Capital Improvement Program described in the District's *Master Report of Engineer*, dated December 20, 2021 (the "Master Engineer's Report"), a supplemental resolution would be adopted to set forth the specific terms of each series of the bonds, and to certify the amount of that lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any true-up amounts and the application of receipt of any true-up proceeds.
- (b) The Master Engineer's Report identifies and describes the presently expected components of the infrastructure improvements that comprise the District's Capital Improvement Plan ("CIP"). The Master Engineer's Report is supplemented by the District's Supplemental Report of the District Engineer, dated February 15, 2022 (the "Supplemental Engineer's Report"). The Supplemental Engineer's Report identifies and describes the presently expected components of the infrastructure improvements identified as the "Phase 1 Project," to be financed in part with the Series 2022-1 Bonds benefiting certain lands within the District, including the platted residential lots within Assessment Area One. The estimated cost of the Phase 1 Project is \$17,711,406.00. The Master Engineer's Report and Supplemental Engineer's Report are collectively referred to herein as the "Engineer's Report," and are attached to this Resolution as Composite Exhibit "A". The District hereby confirms that the Phase 1 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted and confirmed. The District ratifies use of the Engineer's Report in connection with the sale of the Series 2022-1 Bonds.
- (c) The District's Master Assessment Methodology Report, dated December 20, 2021 (the "Master Assessment Report"), as supplemented by the First Supplemental Assessment Methodology Report, March 11, 2022 (the "Supplemental Assessment Report") (collectively referred to herein as the "Assessment Report"), is attached to this Resolution as Composite Exhibit "B" (the "Supplemental Assessments Report"), is applied to the actual terms of the Series 2022-1 Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2022-1 Bonds.
- (d) The Phase 1 Project will specifically benefit certain property within the District, including the platted lots within Assessment Area One, which consists of 182 platted units/195.5 EAUs, and which are specifically identified in **Composite Exhibit C** by legal description of the

platted lots, and by Parcel ID and Product Type, as the Series 2022-1 Assessment Roll. It is reasonable, proper, just and right to assess the portion of the costs of the Series 2022-1 Project financed with the Series 2022-1 Bonds to the specially benefitted properties within Assessment Area One, as set forth in Resolution 2022-27 and this Resolution.

**SECTION 4. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2022-1 BONDS**. As provided in Resolution 2022-27, this Resolution is intended to set forth the terms of the Series 2022-1 Bonds and the final amount of the lien of the Series 2022-1 Assessments securing those Series 2022-1 Bonds.

- (a) **Composite Exhibit D**, attached hereto, shows: (i) the rates of interest and maturity on the Series 2022-1 Bonds, (ii) the estimated sources and uses of the funds of the Series 2022-1 Bonds; and (iii) the debt service due on the Series 2022-1 Bonds.
- (b) The lien of the special assessments securing the Series 2022-1 Bonds (the "Series 2022-1 Assessments") shall be the principal amount due on the Series 2022-1 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2022-1 Bonds are secured solely on the property within Assessment Area One.

# SECTION 5. ALLOCATION OF ASSESSMENTS SECURING SERIES 2022-1 BONDS.

- (a) The Series 2022-1 Assessments shall be allocated in accordance with Composite Exhibit B. The Assessment Report, considered herein, reflects the actual terms of the issuance of the Series 2022-1 Bonds.
- (b) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and Supplemental Trust Indenture, the District shall begin annual collection of Series 2022-1 Assessments using the methods available to it by law.
- (c) Section 7 of Resolution 2022-27 sets forth the terms for collection and enforcement of the Series 2022-1 Assessments. The District hereby certifies the Series 2022-1 Assessments for collection to ensure payment of debt service as set forth in **Composite Exhibit B** and **Composite Exhibit D**. The District directs staff to take all actions necessary to meet the time and other deadlines imposed by Pasco County and other Florida law for collection. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the Series 2022-1 Assessments and present same to the Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect the Series 2022-1 Assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.
- **SECTION 6. PREPAYMENT OF SERIES 2022-1 ASSESSMENTS.** Section 7 of Resolution 2022-27 addresses prepayment of special assessments, including the Series 2022-1 Assessments. All prepayments of the Series 2022-1 Assessments shall be deposited in the accounts specified in the Indenture(s) governing the Series 2022-1 Bonds.

**SECTION 7. APPLICATION OF TRUE-UP PAYMENTS**. Pursuant to Resolution 2022-27, and the Assessment Report, there may be required from time to time certain True-Up payment in accordance with the True-Up Methodology. The Series 2022-1 Assessments shall be allocated as set forth in Resolution 2022-27, this Resolution, and the Assessment Report, including, without limitation, the application of the true-up process set forth in Section 8 of Resolution 2022-27 and in the Assessment Report. The District shall apply all True-Up payments related to the Series 2022-1 Bonds only to the credit of the Series 2022-1 Bonds. All True-Up payments, as well as all other prepayments of the Series 2022-1 Assessments shall be deposited as specified in the Indenture(s) governing the Series 2022-1 Assessments.

**SECTION 8. IMPROVEMENT LIEN BOOK**. Immediately following the adoption of this Resolution, the Series 2022-1 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Series 2022-1 Assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be 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.

**SECTION 9. ASSESSMENT NOTICE**. The District's Secretary is hereby directed to record a Notice of Series 2022-1 Assessments securing the Series 2022-1 Bonds in the Official Records of Pasco County, Florida, or such other instrument evidencing the actions taken by the District.

**SECTION 10. OTHER PROVISIONS REMAIN IN EFFECT**. This Resolution is intended to supplement Resolution 2022-27, which remains in full force and effect. This Resolution and Resolution 2022-27 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

**SECTION 11. SEVERABILITY**. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 12. EFFECTIVE DATE**. This Resolution shall become effective upon its adoption.

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PASSED in ADOPTED by the Board of Supervisors of the Cobblestone Community Development District, this 1st day of April, 2022.

ATTEST:		COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Secretary		Betty Valenti, Chairman
·		
Composite Exhib	1 0	f the Engineer, dated December 20, 2021 eport of the District Engineer, dated February 15, 2022
Composite Exhib		ent Methodology Report, dated December 20, 2021 tal Assessment Methodology Report, dated March 11,
Exhibit C:		nin Assessment Area One, identified by Parcel ID and
	Product Type as	the Series 2022-1 Assessment Roll

#### **COMPOSITE EXHIBIT A**

Master Report of the Engineer, dated December 20, 2022 Supplemental Report of the District Engineer, dated February 15, 2022

[To be inserted]

# Cobblestone Community Development District

Master Report of the Engineer



Prepared for:
Board of Supervisors
Cobblestone Community
Development District

Prepared by: Stantec Consulting Services Inc. 777 S. Harbour Island Boulevard Suite 600 Tampa, FL 33602 (813) 223-9500

December 20, 2021



#### 1.0 INTRODUCTION

The Cobblestone Community Development District ("the District") encompasses approximately 248.617 acres in Pasco County, Florida. The District is located within Sections 22, 23, 26 and 27, Township 26 South, Range 21 East and construction has commenced with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District.

#### 2.0 PURPOSE

The District was established by Pasco County Ordinance 21-39 effective on December 9, 2021 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Master Report of the Engineer is to provide a description and estimated costs of the public improvements and community facilities (the "Capital Improvement Program" or "CIP") being planned within the District.

See Appendix B for Site Plan.

#### 3.0 THE DEVELOPER AND DEVELOPMENT

The developer M/I Homes of Tampa, LLC currently plans to build 727 single family residential units, including 470 – 40' wide units, of which 70 are within expansion area 2A, and 247 – 50' wide units. There are currently two property owners – M/I Homes of Tampa, LLC and CG Pasco, LLC.

The CIP includes, but is not limited to, water management and control, water supply, sewer and wastewater management, roads, undergrounding of electrical service, parks and recreation, and landscaping/hardscaping/irrigation.

#### 4.0 CAPITAL IMPROVEMENT PROGRAM

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

#### 4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.



Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

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

- 1. To provide stormwater quality treatment.
- 2. To protect the development within the District from regulatory-defined rainfall events.
- 3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
- 4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
- 5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
- 6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Pasco County technical standards. The District is anticipated to own and maintain these facilities.

#### 4.2 WATER SUPPLY

The District is located within the Pasco County utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include 8" looped water mains which will supply potable water and service to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Pasco County technical standards. It is anticipated that Pasco County will own and maintain these facilities.

#### 4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Pasco County utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. Off-site improvements may be required to provide service to the District.



All sanitary sewer and wastewater management facilities will be designed in accordance with Pasco County technical standards. It is anticipated that Pasco County will own and maintain these facilities.

#### 4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas. Off-site improvements, including improvements to Crystal Springs Road and US Highway 301, may be required to get service to the District.

All roads will be designed in accordance with the Pasco County technical standards and are anticipated to be owned and maintained by the District.

#### 4.5 PARKS AND RECREATIONAL FACILITIES

Parks and recreation facilities are planned throughout the community and will be owned and maintained by the District.

#### 4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

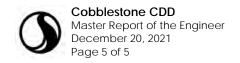
It is anticipated that these improvements will be owned and maintained by the District.

#### 4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

Pasco County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture and legal services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management and legal services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Pasco County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.



#### 4.8 UNDERGROUNDING OF ELECTRICAL SERVICE

Withlacoochee River Electric Cooperative provides electrical service to the District. There are fees associated with converting overhead power service to underground. Off-site improvements may required to get service to the District.

#### 5.0 CAPITAL IMPROVEMENT PROJECT COSTS

See Appendix C for the Construction Cost Estimate of the Capital Improvement Project.

#### 6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

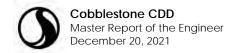
Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the CIP described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for ongoing and similar items of work in the Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

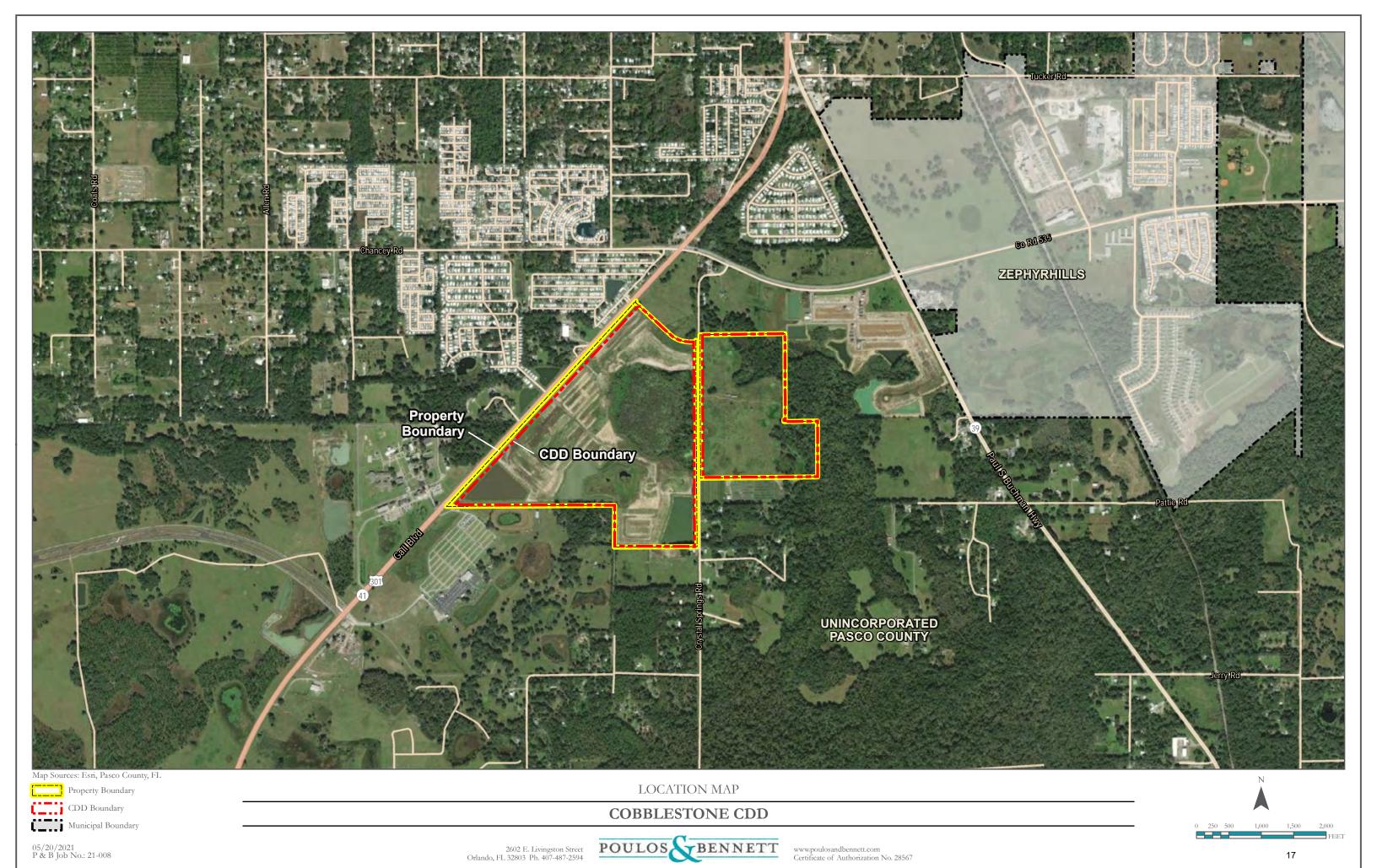
The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Tønja L. Stewart, P.E.

Florida License No. 47704



# Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT



b. 7-\ 2021\21 008 MI Homes Cobblectore\ CIS\ Man Dore\ CDD\ Cobblectore CDD - Location Man 11v17 L mvd

### **Description Sketch**

#### COBBLESTONE CDD

**DESCRIPTION:** 

#### **PARCEL A**

A parcel of land lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the East boundary of the Southeast 1/4 of said Section 22, S.00°05'43"E., a distance of 1329.32 feet to a point on the Easterly right of way line of U.S. Highway 301 (also known as Fort King Road), according to that certain Warranty Deed, recorded in Official Records Book 10006, Page 1413, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Easterly right of way line of U.S. Highway 301, N.42°39'24"E., a distance of 633.17 feet to a point on the Northerly boundary of lands described in that certain Special Warranty Deed, recorded in Official Records Book 7726, Page 1368, of the Public Records of Pasco County, Florida; thence along said Northerly boundary the following four (4) courses: 1) S.47°20'37"E., a distance of 650.07 feet to a point of curvature; 2) Easterly, 335.11 feet along the arc of a tangent curve to the left having a radius of 450.00 feet and a central angle of 42°40′05" (chord bearing S.68°40′39"E., 327.42 feet) to a point of tangency; 3) N.89°59′18" E., a distance of 74.53 feet to a point of curvature; 4) Northeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°59'18"E., 35.36 feet) to a point of cusp on the West right of way line of Crystal Springs Drive, per aforesaid lands described in Official Records Book 7726, Page 1368; thence along said West right of way line of Crystal Springs Drive, the following seven (7) courses: 1) S.00°00'42"E., a distance of 128.48 feet; 2) S.00°09'31"E., a distance of 1115.36 feet to South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'36"W., a distance of 1.77 feet; 4) S.00°20'38"E., a distance of 984.40 feet; 5) S.00°09'55"W., a distance of 295.52 feet; 6) S.00°46'43"E., a distance of 346.16 feet; 7) S.00°20'38"E., a distance of 316.54 feet to the Southeast corner of lands described in that certain Warranty Deed, recorded in Official Records Book 10275, Page 109, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said lands described in Official Records Book 10275, Page 109 the following five (5) courses: 1) N.89°37'23"W., a distance of 1257.16 feet; 2) N.00°00'23"W., a distance of 660.97 feet; 3) N.01°09'01"W., a distance of 19.45 feet; 4) N.89°47'10"W., a distance of 39.76 feet; 5) S.88°56'35"W., a distance of 2433.75 feet to a point on aforesaid Easterly right of way line of U.S. Highway 301; thence along said Easterly right of way line, N.42°39'24"E., a distance of 3550.79 feet to the **POINT OF BEGINNING**.

Containing 172.448 acres, more or less.

#### **TOGETHER WITH**

#### PARCEL B

A parcel of land lying in Sections 23 and 26, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the North boundary of the Southwest 1/4 of said Section 23, N.89°22'28"E., a distance of 1340.67 feet to the Northwest corner of the Northeast 1/4 of said Southwest 1/4; thence along the West boundary of the Northeast 1/4 of said Southwest 1/4, S.00°10'26"E., a distance of 1328.13 feet to the Southwest corner of the Northeast 1/4 of said Southwest 1/4; thence along the South boundary of the Northeast 1/4 of said Southwest 1/4, N.89°19'00"E., a distance of 35.51 feet to the POINT OF BEGINNING; thence continue along said South boundary, N.89°19'00"E., a distance of 1306.78 feet to the Northeast corner of the Southeast 1/4 of said Southwest 1/4; thence along the East boundary of the Southeast 1/4 of said Southwest 1/4, S.00°15'44"E., a distance of 1326.80 feet to the Southeast corner of the Southeast 1/4 of said Southwest 1/4; thence along the South boundary of the Southeast 1/4 of said Southwest 1/4, S.89°15'36"W., a distance of 20.00 feet to the Northerly extension of the East boundary of Tract 5, CRYSTAL SPRINGS COLONY FARMS, according to the map or plat thereof, recorded in Plat Book 2, Page 24 of the Public Records of Pasco County (a portion of said plat being vacated per Official Records Book 10137, Page 2663 of said Public Records); thence along said Northerly extension, S.00°00'52"E., a distance of 30.00 feet to the Northeast corner of said Tract 5; thence along the Easterly extension of the North boundary of said Tract 5, N.89°15'36"E., a distance of 20.00 feet to the West boundary of the Northeast 1/4 of said Section 26; thence along the North boundary, and Westerly extension thereof, of Tract 4 of said plat, N.89°14'01"E., a distance of 498.60 feet to the East boundary of the West 3/4 of Tracts 4 and 13 of said plat; thence along the East boundary of said West 3/4, S.00°01'32"E., a distance of 856.09 feet to the South boundary of the North 233.60 feet of said Tract 13; thence along said South boundary, and Westerly extension thereof, S.89°26'10"W., a distance of 498.74 feet to the West boundary of said Northeast 1/4; thence along the South boundary, and Easterly extension thereof, of the North 233.60 feet of Tracts 11 and 12 of said plat, S.89°44'11"W., a distance of 1306.07 feet to the East right of way line of Crystal Springs Drive per the lands described in Official Records Book 7726, Page 1368; thence along said East right of way line of Crystal Springs Drive, the following three (3) courses: 1) N.00°25'30"W., a distance of 873.42 feet to aforesaid South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 23; 2) N.00°39'49"W., a distance of 408.97 feet; 3) N.00°16'01"E., a distance of 919.22 feet to the POINT OF BEGINNING

Containing 76.169 acres, more or less.

Containing a net acreage of 248.617 acres, more or less.

#### SURVEYOR'S NOTES:

- Bearings shown hereon are based on the East boundary of the Southeast 1/4 of Section 22, Township 26 South, Range 21 East, Pasco County, Florida, having a Grid bearing of S.00°05'43"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2. See Sheet 2 and 3 for Sketch.

PROJECT:	Cobblestone		Prepared For: M/I HOMES OF TAMPA, LLC		
PHASE: CDD_DS			(Not A Survey)	213 Hobbs Street	
DRAWN: JMW DATE: 06/08/21 CHECKED BY: ASH		(1 tot 1 t survey)	Tampa, Florida 33619		
	REVISION			Phone: (813) 248-8888 Licensed Business No.: LB 7768	
DATE	DESCRIPTION	DRAWN BY		Licensed Business No.: LB //68	
		4	Coopoint \		
			David A. Williams	GeoPoint \	
			FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423	Surveying, Inc.	

# Description Sketch

(Not A Survey)

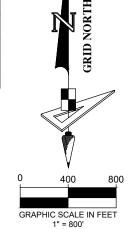
CURVE DATA TABLE							
NO. RADIUS DELTA ARC CHORD BEARING							
C1	450.00'	42°40'05"	335.11	327.42'	S 68°40'39" E		
C2	25.00'	90'00'00"	39.27	35.36'	N 44°59'18" E		

NORTH BOUNDARY OF

THE SW 1/4 OF SECTION 23

. POINT OF

CUSP



THE SE 1/4 OF SECTION 22	
POINT OF COM	
EAST 1/4 CORNEI TOWNSHIP 26 SOUTH	R OF SECTION 22, L RANGE 21 EAST
	, I
7	EAST BOUNDARY —

NORTH BOUNDARY OF

ST BOUNDARY OF

WEST SE 1,

ST BOUNDARY OF 1/4 OF SECTION

WEST NE 1/

2433.75

OF SECTION 22

BEARING BASIS)

PARCE

±172.448,

00.05,43"

LINE DATA TABLE HEET

S

SEE

SPRINGS DRIVE

CRYSTAL

RIGHT -OF- WAY VARIES

SHEET

Ш

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NO.	BEARING	LENGTH
L1	N 42°39'24" E	633.17
L2	S 47°20'37" E	650.07
L3	N 89*59'18" E	74.53'
L4	S 00°00'42" E	128.48'
L5	S 00°09'31" E	1115.36
L6	S 89°15'36" W	1.77'
L7	S 00°20'38" E	984.40'
L8	S 00°09'55" W	295.52
L9	S 00°46'43" E	346.16
L10	S 00°20'38" E	316.54
L11	N 01*09'01" W	19.45'
L12	N 89°47'10" W	39.76'

#### POINT OF BEGINNING **PARCEL A**

SOUTH BOUNDARY OF

THE NE 1/4 OF SECTION 27

SOUTH BOUNDARY OF SECTION 22

SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN ORB 10275, PAGE 109

<u>588°56'35"W</u>

NO0°00'23"W

660.97

SOUTH BOUNDARY OF SECTION 23 **26** 27

ACRES

PER ORB 7726, PAGE 1368

SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN ORB 10275, PAGE 109

*1257.16* N89°37'23"W

SE CORNER OF LANDS DESCRIBED IN ORB 10275, PAGE 109

SOUTH BOUNDARY OF THE NW 1/4 OF SECTION 26

LEGEND

ORB Official Records Book

Point of Curvature Point of Tangency

Right of Way

213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768



#### Description Sketch (Not A Survey) POINT OF COMMENCEMENT EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 21 EAST LEGEND NW CORNER OF THE NE 1/4 OF THE SW 1/4 Official Records Book NORTH BOUNDARY OF N 89°22'28" E Point of Curvature THE SW 1/4 OF SECTION 23 Point of Tangency -WEST BOUNDARY OF THE CORNER OF THE 1/4 OF THE SW 1/2 OF 10'26" | 3 00'10'26" | 1328.13' / Right of Way NE 1/4 OF THE SW 1/4 SOUTH BOUNDARY OF THE GRID NORTH NE 1/4 OF THE SW 1/4 SW CO **SEE SHEET** NE CORNER OF THE N89°19'00"E SE 1/4 OF THE SW 1/4 1306.78 EAST BOUNDARY OF THE SE 1/4 OF THE SW 1/4 POINT OF 80 **BEGINNING** CRYSTAL SPRINGS DRIVE RIGHT -OF- WAY VARIES PARCEL B 326. EAST R/W LINE PER ORB 7726, PAGE 1368 SEE DETAIL A 800 PARCELB 23 22 ±76.171 ACRES GRAPHIC SCALE IN FEET 1" = 800' 26 WEST BOUNDARY OF THE NE 1/4 OF SECTION 26 LINE DATA TABLE EAST R/W LINE PER ORB 7726, PAGE 1368 **BEARING LENGTH** NO. 1306.07 N 89°19'00" E L13 35.51 S89°44'11"W S 89°15'36" W L14 20.00 SOUTH BOUNDARY AND-SOUTH BOUNDARY AND L15 S 00°00'52" E 30.00 EASTERLY EXTENSION WESTERLY EXTENSION THEREOF OF THE THEREOF OF THE L16 N 89°15'36" E 20.00' NORTH 233.60' OF TRACTS 11 & 12 NORTH 233.60' OF TRACT 13 SEI L17 N 89°14'01" E 498.60 L18 S 89°26'10" W 498.74 L19 N 00°25'30" W 873.42' L20 N 00°39'49" W 408.97 N 00°16'01" E 919.22 **DETAIL A** SCALE: 1'' = 120213 Hobbs Street SE CORNER OF THE SOUTH BOUNDARY OF THE L14 Tampa, Florida 33619 1/4 OF THE SW 1/4 SE 1/4 OF THE SW 1/4 Phone: (813) 248-8888 Licensed Business No.: LB 7768 NORTHERLY EXTENSION OF THE NE CORNER TRACT 5 NORTHERLY EXTENSION OF THE EAST BOUNDARY OF TRACT 5, CRYSTAL SPRINGS COLONY FARMS PLAT BOOK 2, PAGE 24 L 15 (PORTION OF SAID PLAT L 16 NORTH BOUNDARY AND WESTERLY EXTENSION THEREOF OF TRACT 4 BEING VACATED PER EASTERLY EXTENSION OF THE ORB 10137, PAGE 2663) Surveying, Inc. NORTH BOUNDARY OF TRACT 5

#### THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

#### **LEGAL DESCRIPTION:**

A parcel of land being a portion of TRACTS 71, 73, 74 and 78 in Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, as recorded in Plat Book 1, page 55 of the Public Records of Pasco County, Florida, together with a portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of Section 23, Township 26 South, Range 21 East, of Pasco County, Florida; thence S00°05'47"E, along the West line of said Southwest 1/4 of Section 23 (being the basis of bearings for this legal description), for 1,211.49 feet to the point of intersection with the East Right-of-Way line of US Highway 301, same being the point of intersection with the West line of that certain property as described in Official Records Book 7726, page 1368, Public Records of Pasco County, Florida; thence leaving said West line of the Northwest 1/4 of Section 23, N42°39'22"E, along said East Right-of-Way line of US Highway 301, same being said West line of that certain property as described in Official Records Book 7726, page 1368, for 571.80 feet to the Northwest corner of said certain property as described in Official Records Book 7726, page 1368, same being the POINT OF BEGINNING; thence continue N42°39'22"E, along said East Right-of-Way line of US Highway 301, for 498.01 feet; thence leaving said East Right-of-Way line of US Highway 301, S45°50'52"E, for 143.90 feet; thence N42°43'03'E, for 295.20 feet; thence S53°17'42'E, for 350.16 feet to the point of intersection with the West Right-of-Way line of Crystal Springs Drive; thence S00°31'20"E, along said West Right-of-Way line of Crystal Springs Drive, for 297.23 feet; thence continue along said West Right-of-Way line of Crystal Springs Drive, S00°00'43"E, for 583.51 feet to the Northeast corner of said certain property as described in Official Records Book 7726, page 1368, same being the point of intersection with a non-tangent curve, concave Northwesterly; thence the following five (5) courses along the North line of said certain property as described in Official Records Book 7726, page 1368; (1) thence leaving said West Right-of-Way line of Crystal Springs Drive, Southwesterly along the arc of said curve, with a radial bearing of S89°58'50"W, having a radius of 25.00 feet, a central angle of 90°00'54", an arc length of 39.28 feet, and a chord bearing S44°59'17"W, for 35.36 feet to the point of tangent; (2) thence S89°59'17"W, for 74.53 feet to the point of curvature of a curve concave Northerly; (3) thence Westerly along the arc of said curve, having a radius of 450.00 feet, a central angle of 42°40'03", an arc length of 335.11 feet, and a chord bearing N68\*40'41"W, for 327.42 feet to the point of tangent; (4) thence N47\*20'38"W, for 705.07 feet to the point of curvature of a curve concave Easterly; (5) thence Northerly along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing NO2°20'38"W, for 35.36 feet to the POINT OF BEGINNING.

Containing 662,511 square feet or 15.209 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN BOUNDARY SURVEY TITLED "RUCKS - ZEPHYRHILLS", PREPARED BY HEIDT & ASSOCIATES, INC., JOB NUMBER BGA-RP-003, DATED 8-II-04, AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

#### GAGNE TRUST

SHEET	DESCRIP	TION:

#### GAGNE PASCO SOUTH PARCEL - RESIDENTIAL

SCALE:	DATE:	DRAWN:		CALCED:	CHECKED:
NONE	2-18-2021	LCS	1	JTP	JTP
JOB No.:	EPN:	SECTION:		TOWNSHIP:	RANGE:
2020-65	1000	23		268	2IE

REVISION 1: 4-28-21 (LCS)

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

SEE SHEET 1 FOR LEGAL DESCRIPTION



# FLORIDA DESIGN CONSULTANTS, INC.

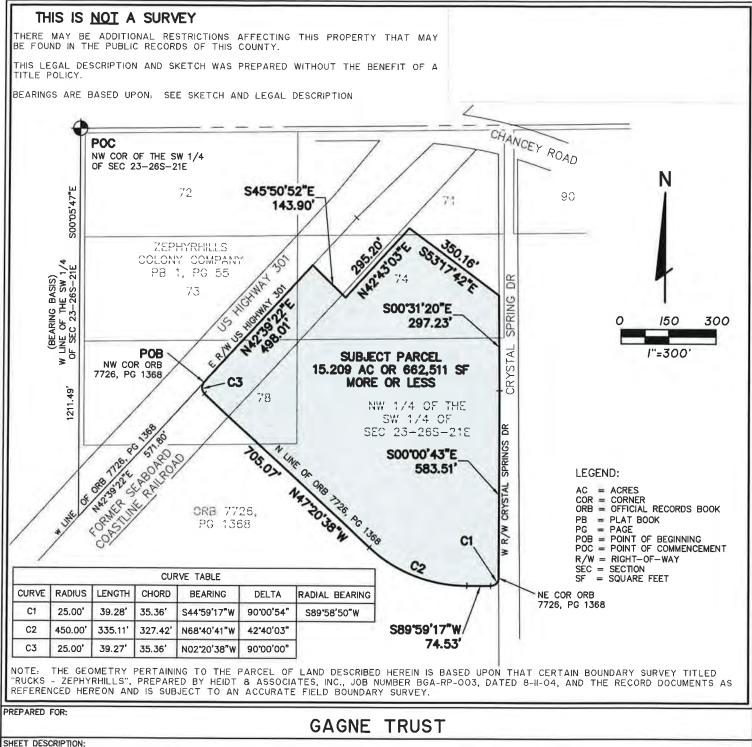
THINK IT. ACHIEVE IT. =

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638 PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

JARED T. PATENAUDE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 6971 STATE OF FLORIDA

Sheet 1 of 2

TATE CF4-24-2021



#### GAGNE PASCO SOUTH PARCEL - RESIDENTIAL

SCALE:	DATE:	DRAWN:	MI.	CALCED:	CHECKED:
1"=300"	2-18-2021	LCS	N	JTP	JTP
JOB No.:	EPN:	SECTION:	-	TOWNSHIP:	RANGE:
2020-65	1000	23		268	2IE

SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH & LEGEND

REVISION 1: 4-28-21 (LCS)

ORIDA DESIGN



# FLORIDA DESIGN CONSULTANTS, INC.

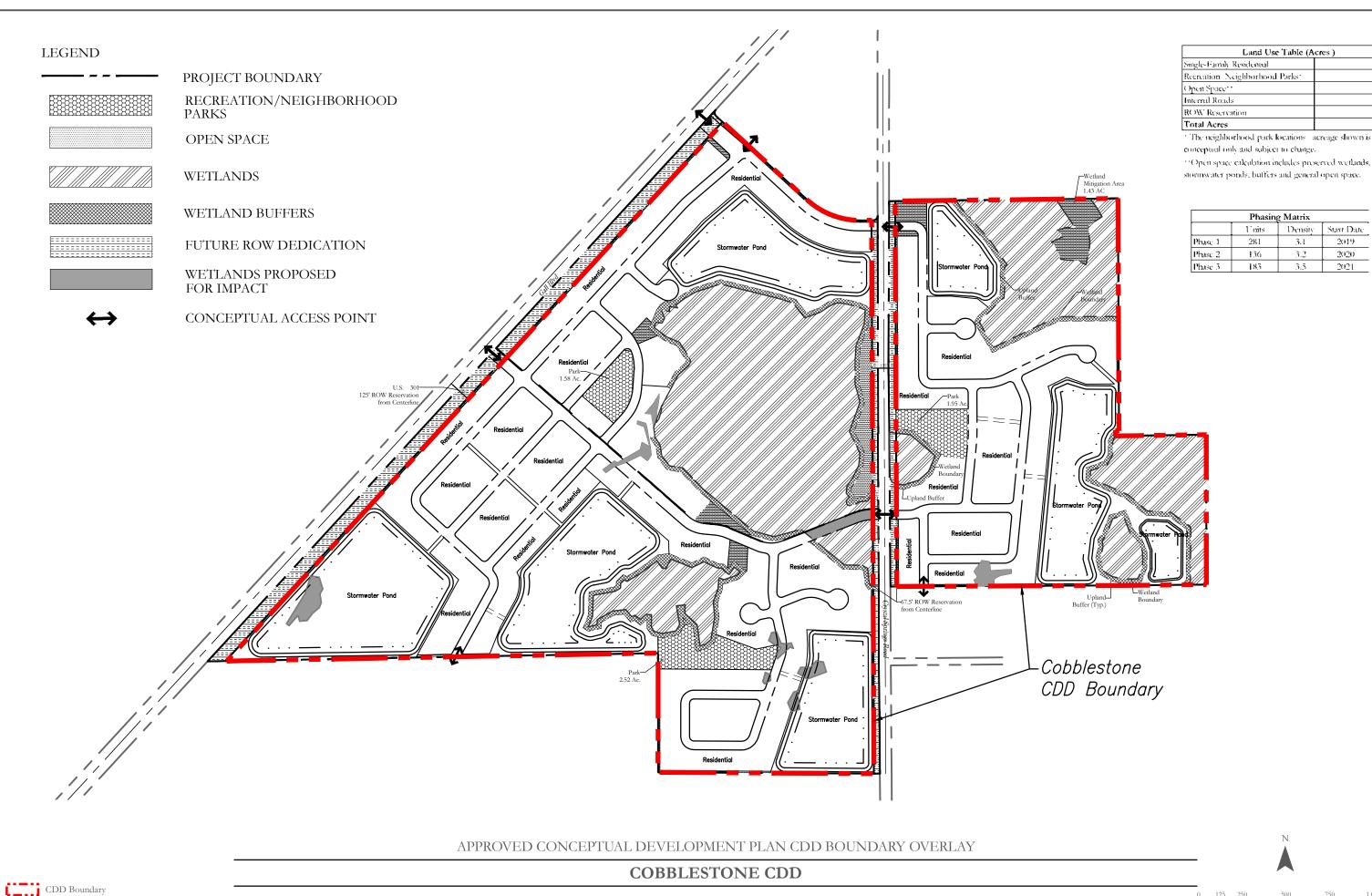
THINK II. ACHIEVE II.

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638 PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW\_FLDESIGN\_COM LB\_NO\_6707 PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER L'S 6971 STATE OF FLORIDA

4-29-2021



### Appendix B SITE PLAN



81.8

6.1

133.4

23.7

11.5

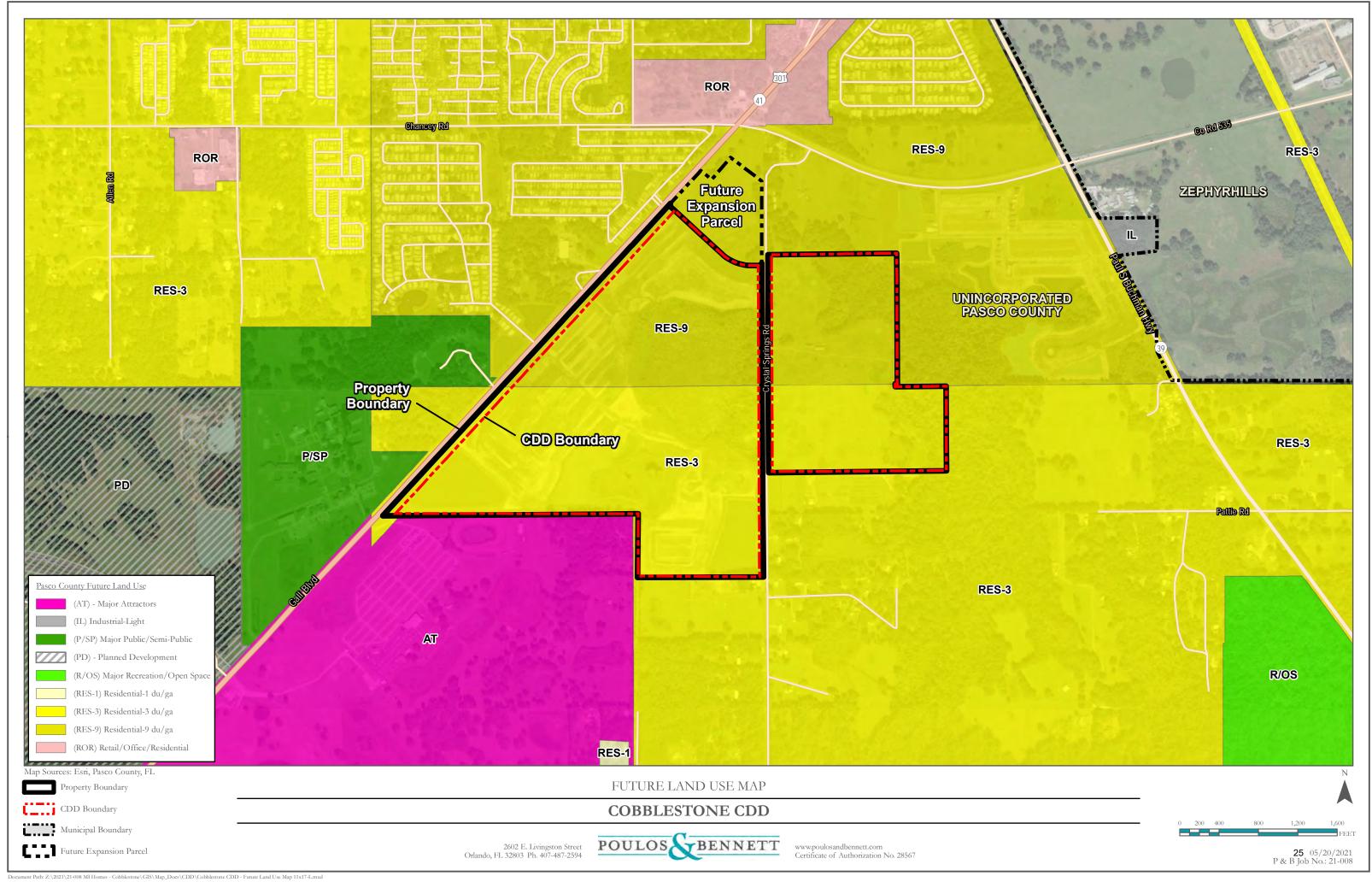
256.5

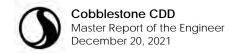
Start Date 2019

2020

2021

05/24/2021 P & B Job No.: 21-008





# Appendix C CONSTRUCTION COST ESTIMATE OF THE CAPITAL IMPROVEMENT PROJECT

# Construction Cost Estimate for Public Improvements and Community Facilities December 10, 2021

		Master Costs	Phase 1	Phase 2	Proposed Expansion Parcel Phase 2A	Phase 3	
Items	Cost Description						Total
1	Water Management and Control	\$1,884,189	\$2,049,361	\$445,957	\$300,011	\$689,391	\$5,368,909
2*	Roads	\$3,044,786	\$1,903,766	\$858,094	\$373,134	\$1,198,892	\$7,378,672
3	Water Supply	\$0	\$1,128,571	\$574,686	\$225,836	\$693,956	\$2,623,049
4	Sewer and Wastewater Management	\$569,974	\$660,534	\$264,473	\$144,779	\$611,800	\$2,251,560
5	Landscape/Hardscape/Irrigation	\$2,004,278	\$55,688	\$23,271	\$10,859	\$36,307	\$2,130,403
6	Undergrounding of Electric Service		\$96,324	\$46,417	\$19,299	\$62,122	\$224,162
7	Professional, Permit, and Capacity Fees	\$285,000	\$1,669,455	\$977,020	\$505,036	\$1,229,320	\$4,665,831
8	Recreational Facilities	\$1,889,500					\$1,889,500
9	Contingency	\$1,935,545	\$1,512,740	\$637,984	\$315,791	\$904,358	\$5,306,417
	Total	\$11,613,272	\$9,076,439	\$3,827,902	\$1,894,745	\$5,426,145	\$31,838,503

#### \* Includes the following off-site roads:

Offsite - US 301 Improvements \$1,305,479
Offsite - Crystal Road Improvements \$1,239,307

# Cobblestone Community Development District

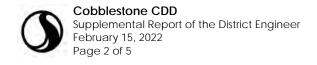
Supplemental Report of the District Engineer



Prepared for:
Board of Supervisors
Cobblestone Community
Development District

Prepared by: Stantec Consulting Services Inc. 777 S. Harbour Island Boulevard Suite 600 Tampa, FL 33602 (813) 223-9500

February 15, 2022



#### 1.0 INTRODUCTION

The Cobblestone Community Development District ("the District") encompasses approximately 248.617 acres in Pasco County, Florida. The District is located within Sections 22, 23, 26 and 27, Township 26 South, Range 21 East and construction has commenced with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District.

#### 2.0 PURPOSE

The District was established by Pasco County Ordinance 21-39 effective on December 9, 2021 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The District Engineer's Report dated December 2021 describes the scope and estimated cost of the District's entire capital improvement program (the "CIP") serving the entire District which is estimated to cost approximately \$30.0 million and includes water management and control, roads, sewer and wastewater management, landscape, hardscape, irrigation, undergrounding of electric, and recreational amenities. The Developer (defined further herein) is currently contemplating expanding the boundaries of the District to include a development tract just outside the most northernly point of the District consisting of approximately fifteen (15) acres and planned for seventy (70) additional residential units (the "Expansion Parcel"). Upon successful expansion of the District's boundaries, the cost of the District's CIP inclusive of the Expansion Parcel is anticipated to be \$31.8 million.

The capital improvements described in the CIP will be constructed in multiple phases over time. This Supplemental Engineer's Report (the "Report") has been prepared to assist with the financing and construction of the infrastructure components of the initial phase of the CIP (the "Phase 1 Project") which is estimated to cost \$17.7 million, as detailed in Appendix D, and includes certain master infrastructure costs as well as neighborhood infrastructure costs allocable to Phase 1 of the District consisting of 276 residential units.

See Appendix B for Site Plan and Unit Types.

#### 3.0 THE DEVELOPER AND DEVELOPMENT

The lands within the current District boundaries consisting of approximately 249 acres received zoning approval from the County as a master planned unit development and allows for the development of up to 600 single-family units.

The developer M/I Homes of Tampa, LLC (the "Developer") has substantially constructed and platted, as recorded in Plat Book 87 Page 015 of Pasco County, Florida records, the Phase 1-276 single family residential units, within approximately ninety-five (95) acres.

The CIP includes acquiring Developer completed water management and control, water supply, sewer and wastewater management, roads, undergrounding of electrical service and professional, permitting, and capacity fees for Phase 1 and a portion of the master costs for the District, which benefits all of the units within the District.



#### 4.0 CAPITAL IMPROVEMENT PROGRAM

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

#### 4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

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

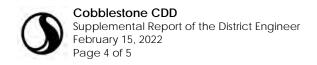
- 1. To provide stormwater quality treatment.
- 2. To protect the development within the District from regulatory-defined rainfall events.
- 3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
- 4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
- 5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
- 6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems were designed in accordance with Pasco County technical standards. The District is anticipated to own and maintain these facilities.

#### 4.2 WATER SUPPLY

The District is located within the Pasco County utilities service area which will provide water supply for potable water service and to the property. The water supply improvements include looped water mains which will supply potable water and service to the District.

The water supply systems for Phase 1 were designed in accordance with Pasco County technical standards. Pasco County will own and maintain these facilities.



#### 4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Pasco County utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements include gravity sanitary sewer system within the road rights of way and a pumping station that connects to an existing force main located north of the District.

All sanitary sewer and wastewater management facilities were designed in accordance with Pasco County technical standards. Pasco County will own and maintain these facilities.

#### 4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas. Off-site improvements, including improvements to US Highway 301, are included as part of the Phase 1 master improvements.

All roads will be designed in accordance with the Pasco County technical standards and will be owned and maintained by the District.

#### 4.5 PROFESSIONAL, PERMITTING, AND CAPACITY FEES

Pasco County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture and legal services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management and legal services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Pasco County infrastructure, as well as, Pasco County Water and Wastewater Capacity Fees are required.

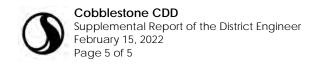
A portion of these fees for Phase 1 have been paid by the Developer and will be acquired by the District.

#### 4.6 RECREATIONAL FACILITIES

Recreational facilities may include a cabana (including meeting space), lap pool, playground, tennis and other courts, parking, and landscaping and irrigation.

#### 4.7 UNDERGROUNDING OF ELECTRICAL SERVICE

Withlacoochee River Electric Cooperative provides electrical service to the District. Fees associated with converting overhead power service to underground for Phase1 has been funded by the Developer and will be acquired by the District.



#### 5.0 CAPITAL IMPROVEMENT PROJECT COSTS

See Appendix C for the Construction Cost Estimate of the Phase 1 Project.

#### 6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

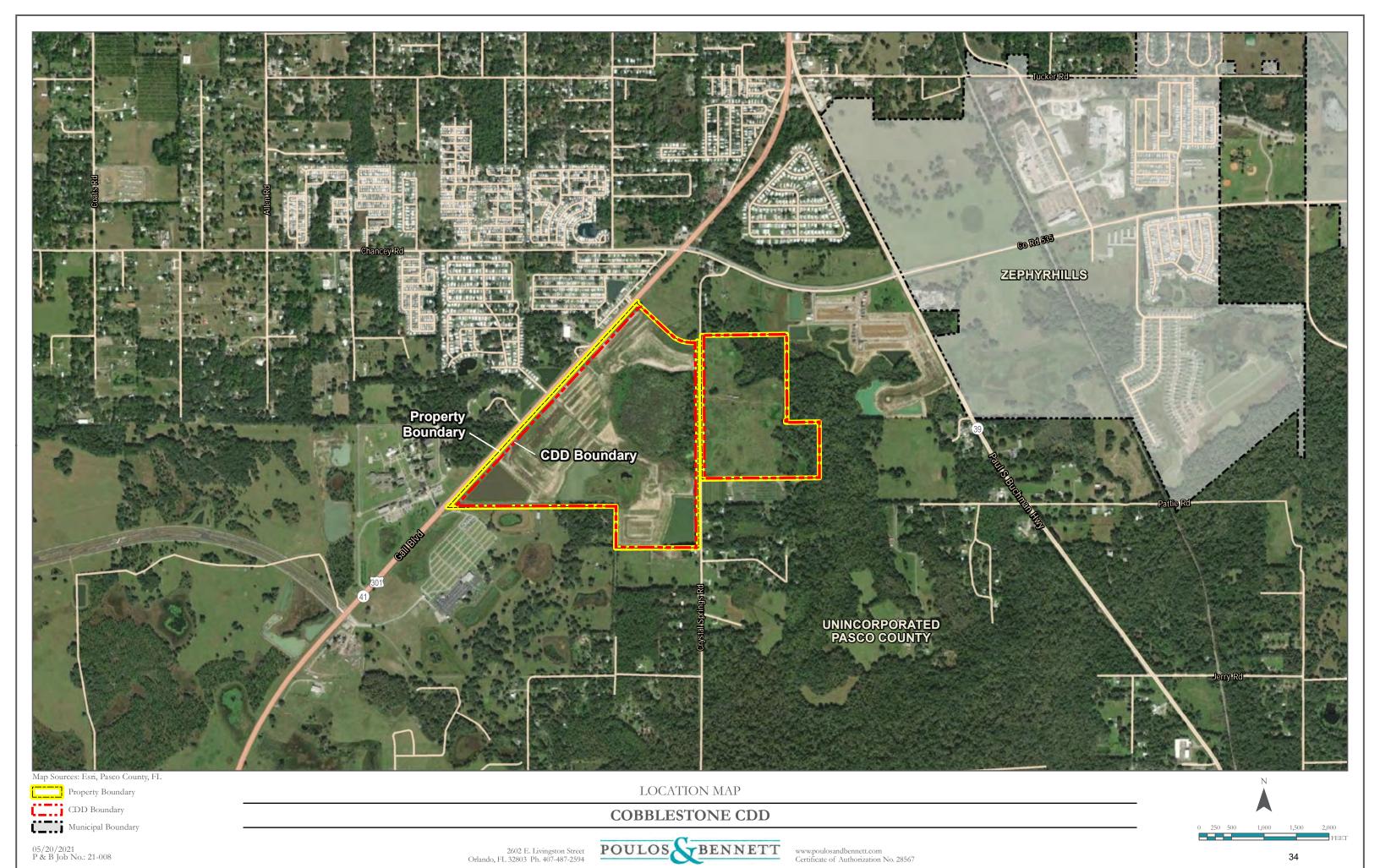
Items of construction cost in this report are based on information provided by the Developer and actual costs paid by the Developer.

Tønja L. Stewart, P.E.

Florida License No. 47704



# Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT



ument Path: Z:\2021\21-008 MI Homes - Cobblestone\GIS\Map\_Docs\CDD\Cobblestone CDD - Location Map 11x17-L.m.

### **Description Sketch**

#### COBBLESTONE CDD

**DESCRIPTION:** 

#### **PARCEL A**

A parcel of land lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the East boundary of the Southeast 1/4 of said Section 22, S.00°05'43"E., a distance of 1329.32 feet to a point on the Easterly right of way line of U.S. Highway 301 (also known as Fort King Road), according to that certain Warranty Deed, recorded in Official Records Book 10006, Page 1413, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Easterly right of way line of U.S. Highway 301, N.42°39'24"E., a distance of 633.17 feet to a point on the Northerly boundary of lands described in that certain Special Warranty Deed, recorded in Official Records Book 7726, Page 1368, of the Public Records of Pasco County, Florida; thence along said Northerly boundary the following four (4) courses: 1) S.47°20'37"E., a distance of 650.07 feet to a point of curvature; 2) Easterly, 335.11 feet along the arc of a tangent curve to the left having a radius of 450.00 feet and a central angle of 42°40′05" (chord bearing S.68°40′39"E., 327.42 feet) to a point of tangency; 3) N.89°59′18" E., a distance of 74.53 feet to a point of curvature; 4) Northeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°59'18"E., 35.36 feet) to a point of cusp on the West right of way line of Crystal Springs Drive, per aforesaid lands described in Official Records Book 7726, Page 1368; thence along said West right of way line of Crystal Springs Drive, the following seven (7) courses: 1) S.00°00'42"E., a distance of 128.48 feet; 2) S.00°09'31"E., a distance of 1115.36 feet to South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'36"W., a distance of 1.77 feet; 4) S.00°20'38"E., a distance of 984.40 feet; 5) S.00°09'55"W., a distance of 295.52 feet; 6) S.00°46'43"E., a distance of 346.16 feet; 7) S.00°20'38"E., a distance of 316.54 feet to the Southeast corner of lands described in that certain Warranty Deed, recorded in Official Records Book 10275, Page 109, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said lands described in Official Records Book 10275, Page 109 the following five (5) courses: 1) N.89°37'23"W., a distance of 1257.16 feet; 2) N.00°00'23"W., a distance of 660.97 feet; 3) N.01°09'01"W., a distance of 19.45 feet; 4) N.89°47'10"W., a distance of 39.76 feet; 5) S.88°56'35"W., a distance of 2433.75 feet to a point on aforesaid Easterly right of way line of U.S. Highway 301; thence along said Easterly right of way line, N.42°39'24"E., a distance of 3550.79 feet to the **POINT OF BEGINNING**.

Containing 172.448 acres, more or less.

#### **TOGETHER WITH**

#### PARCEL B

A parcel of land lying in Sections 23 and 26, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the North boundary of the Southwest 1/4 of said Section 23, N.89°22'28"E., a distance of 1340.67 feet to the Northwest corner of the Northeast 1/4 of said Southwest 1/4; thence along the West boundary of the Northeast 1/4 of said Southwest 1/4, S.00°10'26"E., a distance of 1328.13 feet to the Southwest corner of the Northeast 1/4 of said Southwest 1/4; thence along the South boundary of the Northeast 1/4 of said Southwest 1/4, N.89°19'00"E., a distance of 35.51 feet to the POINT OF BEGINNING; thence continue along said South boundary, N.89°19'00"E., a distance of 1306.78 feet to the Northeast corner of the Southeast 1/4 of said Southwest 1/4; thence along the East boundary of the Southeast 1/4 of said Southwest 1/4, S.00°15'44"E., a distance of 1326.80 feet to the Southeast corner of the Southeast 1/4 of said Southwest 1/4; thence along the South boundary of the Southeast 1/4 of said Southwest 1/4, S.89°15'36"W., a distance of 20.00 feet to the Northerly extension of the East boundary of Tract 5, CRYSTAL SPRINGS COLONY FARMS, according to the map or plat thereof, recorded in Plat Book 2, Page 24 of the Public Records of Pasco County (a portion of said plat being vacated per Official Records Book 10137, Page 2663 of said Public Records); thence along said Northerly extension, S.00°00'52"E., a distance of 30.00 feet to the Northeast corner of said Tract 5; thence along the Easterly extension of the North boundary of said Tract 5, N.89°15'36"E., a distance of 20.00 feet to the West boundary of the Northeast 1/4 of said Section 26; thence along the North boundary, and Westerly extension thereof, of Tract 4 of said plat, N.89°14'01"E., a distance of 498.60 feet to the East boundary of the West 3/4 of Tracts 4 and 13 of said plat; thence along the East boundary of said West 3/4, S.00°01'32"E., a distance of 856.09 feet to the South boundary of the North 233.60 feet of said Tract 13; thence along said South boundary, and Westerly extension thereof, S.89°26'10"W., a distance of 498.74 feet to the West boundary of said Northeast 1/4; thence along the South boundary, and Easterly extension thereof, of the North 233.60 feet of Tracts 11 and 12 of said plat, S.89°44'11"W., a distance of 1306.07 feet to the East right of way line of Crystal Springs Drive per the lands described in Official Records Book 7726, Page 1368; thence along said East right of way line of Crystal Springs Drive, the following three (3) courses: 1) N.00°25'30"W., a distance of 873.42 feet to aforesaid South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 23; 2) N.00°39'49"W., a distance of 408.97 feet; 3) N.00°16'01"E., a distance of 919.22 feet to the POINT OF BEGINNING

Containing 76.169 acres, more or less.

Containing a net acreage of 248.617 acres, more or less.

#### SURVEYOR'S NOTES:

- Bearings shown hereon are based on the East boundary of the Southeast 1/4 of Section 22, Township 26 South, Range 21 East, Pasco County, Florida, having a Grid bearing of S.00°05'43"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2. See Sheet 2 and 3 for Sketch.

PROJECT: Cobblestone			Prepared For: M/I HOMES OF TAMPA, LLC		
PHASE: CDD_DS DRAWN: JMW DATE: 06/08/21 CHECKED BY: ASH			(Not A Survey)	213 Hobbs Street Tampa, Florida 33619	
REVISIONS DATE DESCRIPTION DRAWN BY			Phone: (813) 248-8888 Licensed Business No.: LB 7768		
			David A. Williams	GeoPoint	
			FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423	Surveying, Inc.	

# Description Sketch

(Not A Survey)

CURVE DATA TABLE						
NO.	RADIUS	DELTA	ARC	CHORD	BEARING	
C1	450.00'	42°40'05"	335.11	327.42'	S 68°40'39" E	
C2	25.00'	90.00,00	39.27	35.36'	N 44°59'18" E	

(BEARING BASIS) 00.05,43" NORTH BOUNDARY OF

THE SW 1/4 OF SECTION 23

POINT OF

CUSP



E SE 1/4 OF SECTION 22	
POINT OF COM	MENCEMENT /
EAST 1/4 CORNER	R OF SECTION 22,
TOWNSHIP 26 SOUTH	
	EAST BOUNDARY — OF THE SE 1/4 OF SECTION 22

POINT OF BEGINNING

NORTH BOUNDARY OF

ST BOUNDARY OF

WEST SE 1,

GRAPHIC SCALE IN FEET 1" = 800' LINE DATA TABLE NO. **BEARING LENGTH** 

L1

L2

L3

ഗ **=** SEE

SPRINGS DRIVE

RIGHT -OF- WAY VARIES

SHE

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**PARCEL A** SOUTH BOUNDARY OF SECTION 23 SOUTH BOUNDARY OF SECTION 22 **26** 27 PARCE ACRES ±172.448, SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN ORB 10275, PAGE 109 ST BOUNDARY OF 1/4 OF SECTION S88°56'35"W *2433.75* WEST NE 1/ NO0°00'23"W 660.97

SOUTH BOUNDARY OF

THE NE 1/4 OF SECTION 27

CRYSTAL PER ORB 7726, PAGE 1368 SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN ORB 10275, PAGE 109 *1257.16* 

N89°37'23"W SE CORNER OF LANDS DESCRIBED IN ORB 10275, PAGE 109 SOUTH BOUNDARY OF THE NW 1/4 OF SECTION 26

	11 00 00 10 2	,
L4	S 00°00'42" E	128.48'
L5	S 00°09'31" E	1115.36
L6	S 89°15'36" W	1.77'
L7	S 00°20'38" E	984.40'
L8	S 00°09'55" W	295.52
L9	S 00°46'43" E	346.16
L10	S 00°20'38" E	316.54
L11	N 01°09'01" W	19.45'
L12	N 89°47'10" W	39.76'

N 42°39'24" E

S 47°20'37" E

N 89°59'18" E

633.17

650.07'

74.53

LEGEND

ORB Official Records Book

Point of Curvature

Point of Tangency

Right of Way

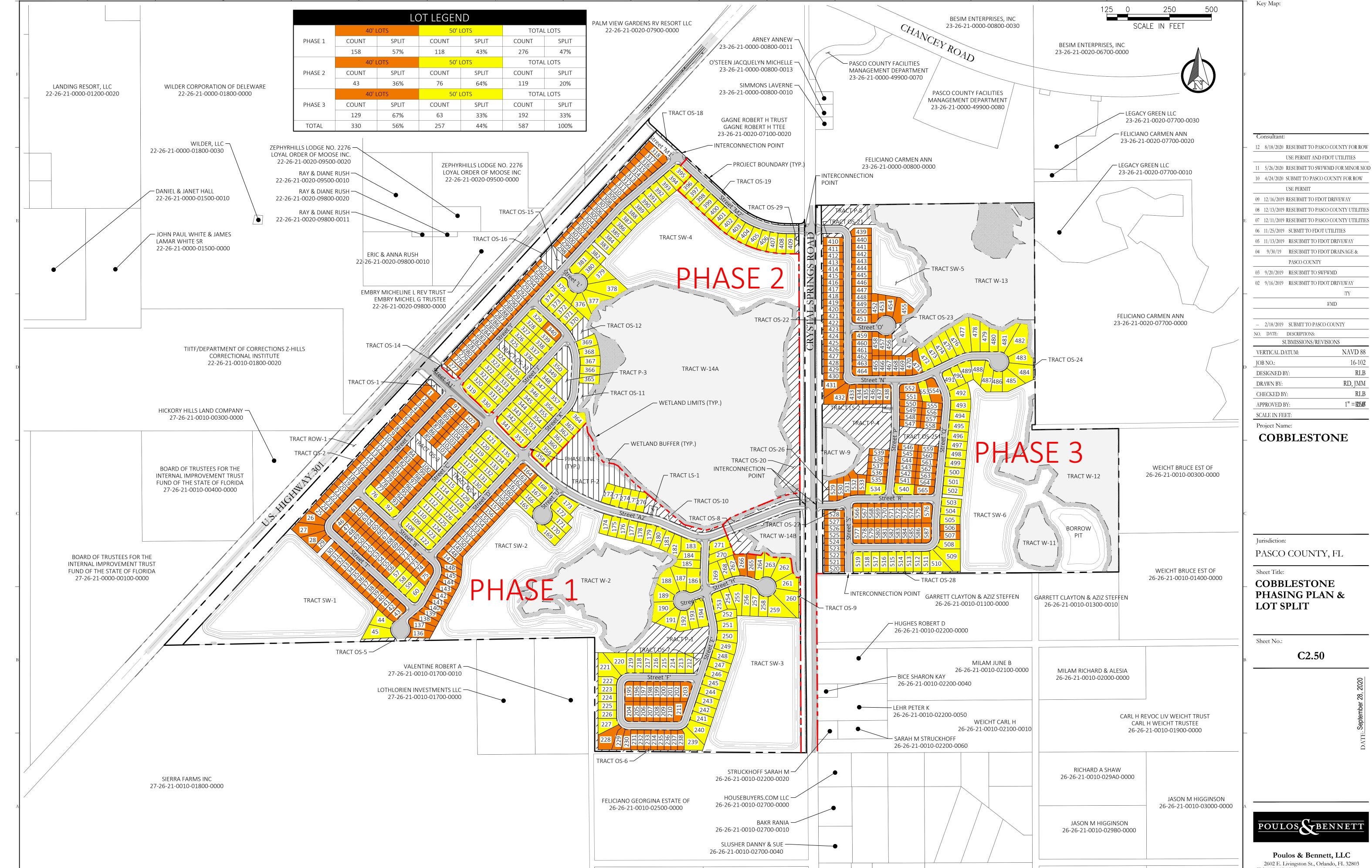
213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768

Surveying, Inc.

#### Description Sketch (Not A Survey) POINT OF COMMENCEMENT EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 21 EAST LEGEND NW CORNER OF THE NE 1/4 OF THE SW 1/4 Official Records Book NORTH BOUNDARY OF N 89°22'28" E Point of Curvature THE SW 1/4 OF SECTION 23 Point of Tangency -WEST BOUNDARY OF THE CORNER OF THE 1/4 OF THE SW 1/2 OF 10'26" | 3 00'10'26" | 1328.13' / Right of Way NE 1/4 OF THE SW 1/4 SOUTH BOUNDARY OF THE GRID NORTH NE 1/4 OF THE SW 1/4 SW CO **SEE SHEET** NE CORNER OF THE N89°19'00"E SE 1/4 OF THE SW 1/4 1306.78 EAST BOUNDARY OF THE SE 1/4 OF THE SW 1/4 POINT OF 80 **BEGINNING** CRYSTAL SPRINGS DRIVE RIGHT -OF- WAY VARIES PARCEL B 326. EAST R/W LINE PER ORB 7726, PAGE 1368 SEE DETAIL A 800 PARCELB 23 22 ±76.171 ACRES GRAPHIC SCALE IN FEET 1" = 800' 26 WEST BOUNDARY OF THE NE 1/4 OF SECTION 26 LINE DATA TABLE EAST R/W LINE PER ORB 7726, PAGE 1368 **BEARING LENGTH** NO. 1306.07 N 89°19'00" E L13 35.51 S89°44'11"W S 89°15'36" W L14 20.00 SOUTH BOUNDARY AND-SOUTH BOUNDARY AND L15 S 00°00'52" E 30.00 EASTERLY EXTENSION WESTERLY EXTENSION THEREOF OF THE THEREOF OF THE L16 N 89°15'36" E 20.00' NORTH 233.60' OF TRACTS 11 & 12 NORTH 233.60' OF TRACT 13 SEI L17 N 89°14'01" E 498.60 L18 S 89°26'10" W 498.74 L19 N 00°25'30" W 873.42' L20 N 00°39'49" W 408.97 N 00°16'01" E 919.22 **DETAIL A** SCALE: 1'' = 120213 Hobbs Street SE CORNER OF THE SOUTH BOUNDARY OF THE L14 Tampa, Florida 33619 1/4 OF THE SW 1/4 SE 1/4 OF THE SW 1/4 Phone: (813) 248-8888 Licensed Business No.: LB 7768 NORTHERLY EXTENSION OF THE NE CORNER TRACT 5 NORTHERLY EXTENSION OF THE EAST BOUNDARY OF TRACT 5, CRYSTAL SPRINGS COLONY FARMS PLAT BOOK 2, PAGE 24 L 15 (PORTION OF SAID PLAT L 16 NORTH BOUNDARY AND WESTERLY EXTENSION THEREOF OF TRACT 4 BEING VACATED PER EASTERLY EXTENSION OF THE ORB 10137, PAGE 2663) Surveying, Inc. NORTH BOUNDARY OF TRACT 5



### Appendix B SITE PLAN



Tel. 407.487.2594 www.poulosandbennett.com Eng. Bus. No. 28567



### Appendix C PHASE 1 PRODUCT TYPE

Product Type	# Units
Single-family 40'	158
Single-family 50'	118
Total	276



## Appendix D CONSTRUCTION COST ESTIMATE OF THE PHASE 1 PROJECT

### Construction Cost Estimate for Public Improvements and Community Facilities February 18, 2022

			Phase 1	Total
Items	Cost Description	<b>Master Costs</b>	276 Units	Phase 1 Project
1	Water Management and Control	\$1,884,189	\$1,574,166	\$3,458,355
2	Roads	\$3,044,786	\$1,119,047	\$4,163,833
3	Sewer and Wastewater Management	\$569,974	\$333,713	\$903,687
4	Landscape/Hardscape/Irrigation	\$2,004,278	\$314,852	\$2,319,130
5	Professional, Permit, and Capacity Fees	\$285,000	\$240,000	\$525,000
6	Recreational Facilities	\$1,889,500	\$1,500,000	\$3,389,500
7	Contingency	\$1,935,545	\$1,016,356	\$2,951,901
	Total	\$11,613,272	\$6,098,134	\$17,711,406



#### **Appendix E** PERMITTING

#### District Boundary (Phase 1)

Permitting has been completed for the Phase 1 portion of the development inside the District boundary. Below is a list of the existing permits, which have been received and are active:

- Pasco County Master Planned Unit Development approval letter
- Pasco County Planning and Development approval memorandum
- Pasco County Certificate of Capacity
- Southwest Florida Water Management District Environmental Resource permit
- Pasco County Water and Wastewater letter of Commitment
- Pasco County Right-of-Way Use permit
- FDOT Drainage Connection permit
- Pasco County Master Utility Plan approval letter
- Pasco County Phase 1 Utility permit
- Pasco County Phase 1 Utility construction plan approval
- Pasco County Site Development permit
- Florida Department of Environmental Protection Dry-Line Water permit
- Florida Department of Environmental Protection Reclaimed Water permit
- Florida Department of Environmental Protection Wastewater permit
- Southwest Florida Water Management District Dewatering Permit
- FDOT Driveway Connection permit
- Mitigation Reservation and Sale Agreement
- FDOT Utility Connection permit
- Pasco County School Concurrency Determination letter
- Florida Department of Environmental Protection NPDES Notice of Intent

#### <u>District Boundary (Phases 2 and 3)</u>

The majority of the Phase 2 and 3 permits have been received. The permits listed below have been received and are active. The underlined items below are in the process of receipt and are expected to be complete in Q3 2022:

- Pasco County Master Planned Unit Development approval letter
- Pasco County Planning and Development approval memorandum
- Pasco County Certificate of Capacity
- Southwest Florida Water Management District Environmental Resource permit
- Pasco County Water and Wastewater letter of Commitment
- Pasco County Right-of-Way Use permit
- FDOT Drainage Connection permit
- Pasco County Master Utility Plan approval letter
- Pasco County Phase 1 Utility construction plan approval
- Pasco County Site Development permit
- Southwest Florida Water Management District Dewatering Permit
- FDOT Driveway Connection permit
- Mitigation Reservation and Sale Agreement
- FDOT Utility Connection permit



- Pasco County School Concurrency Determination letter
- Florida Department of Environmental Protection NPDES Notice of Intent
- Pasco County Phase 1 Utility permit
- Florida Department of Environmental Protection Dry-Line Water permit
- Florida Department of Environmental Protection Reclaimed Water permit
- Florida Department of Environmental Protection Wastewater permit

#### **Expansion Parcel**

All due diligence work has been completed, including the environmental, geotechnical, and title investigations. The expansion parcel rezoning is currently underway and expected to be completed by Q2 2022 with the receipt of MPUD Master Planned Unit Development approval letter. The land development permitting is expected shortly after Comp Plan and Rezoning approval contemplated to be Q3 2022 and be complete by Q1 2023. The permits required for land development to begin are:

- Pasco County MPUD approval letter
- Pasco County Certificate of Capacity
- Pasco County Site Development Permit
- Southwest Florida Water Management District ERP
- Pasco County Utility Construction plans
- FDEP dry-line water permit
- FDEP reclaimed water permit
- FDEP wastewater permit
- Pasco County School Concurrence Determination Letter
- FDEP NPDES NOI

#### **COMPOSITE EXHIBIT B**

Master Assessment Methodology Report, dated December 20, 2021 First Supplemental Assessment Methodology Report, dated March 11, 2022

[To be inserted]

## COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

## MASTER ASSESSMENT METHODOLOGY REPORT

Report Date:

December 20th 2021

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#### I. REPORT OBJECTIVE

This Master Assessment Methodology Report (the "Master Report") details the basis of the benefit allocation and assessment methodology to support the financing plan in an effort to complete the public infrastructure associated with the Capital Improvement Program for the Cobblestone Community Development District (the "District"). This Master Report is designed to allow the District to lien in part or in total the various phases of development and benefitting properties in connection with the issuance of Bonds to fund in part or in whole CIP cost. In addition, this Master Report allows for adjustments and application based on the status of future Expansion Area. The methodology consultant has initially been charged to identify the benefit and maximum assessment lien associated with Phase 1 of the District. It is contemplated that this Master Report will be utilized and amended subsequentially in allocating the methodology, benefit and maximum assessments on other phases of development and the future Expansion Area as identified herein.

#### The objective of this Master Report is to:

- 1. Identify the District's Capital Improvement Program ("CIP") for the project to be financed, constructed and/or acquired by the District; and
- 2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and
- 3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefiting from the CIP; and
- 4. Allow for flexibility of methodology to one or more phases of development, inclusive of Future Expansion Areas of the District; and

The basis of benefit received by Assessable Properties relates directly to the proposed CIP. It is the District's CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP includes Water Management and Control, Roads, Water Supply, Sewer and Wastewater Management, Landscape/Hardscape/Irrigation, Undergrounding of Electric Service, Professional, Permit and Capacity Fees, Recreational Facilities and Contingencies. This report will further address additional financing cost associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based upon the level of proportional benefit received.

This Master Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment

associated with the current CIP is identified. The District will issue Special Assessment Bonds (the "Bonds"), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be created to stipulate amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

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

#### II. DEFINED TERMS

"Assessable Property:" - All private property within the District that receives a special benefit from the CIP.

"Capital Improvement Program" (CIP) – The public infrastructure development program as outlined by the Master Engineer Report dated 12/20/2021.

"Developer" - MI Homes of Tampa, LLC.

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

"District" – Cobblestone Community Development District, encompasses 248.617 +/- acres located in Pasco County, Florida, within Section 22, 23, 26 and 27, Township 26 South, Range 21 East.

"Engineer Report" - Master Engineer's Report, dated December 20, 2021.

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

"Future Expansion Parcel" – 15.209 +/- acres with plans for 70 single family 40' product lots.

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

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

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

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

#### III. DISTRICT OVERVIEW

The District was established on December 9<sup>th</sup> 2021 and encompasses 248.617 +/- acres located in Pasco County Florida within Section 22, 23, 26 and 27, Township 26 South, Range 21 East. Ordinance No. 21-39 of the Pasco County Board of County Commissioners, establishing the District identified a future Expansion Parcel consisting of 15.209 +/- acres, as the District intends to annex the parcel during 2022 or 2023. The primary Developer of the Assessable Properties is MI Homes of Tampa, LLC (the "Developer"), who has created the overall development plan as outlined and supported by the Engineer's Report. The development plan is outlined in Tables 1 & 2, which includes information related to the future Expansion Parcel.

#### IV. CAPITAL IMPROVEMENT PROGRAM

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

#### V. FINANCING

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

For purposes of the Master Report, conservative allowances have been made for a debt service reserve, underwriter's discount, issuance costs, rounding and collection cost as shown on Table 5-7. Initially, this Master Report will be utilized to lien the property on Phase 1, which is currently platted (Pre-Annexation per Table 7A-7B & Exhibit A & B). This Master Report can be utilized to lien the property in other phases currently located in the District by amendment and for the expansion area after annexed into the District. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to

prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter's discount, issuance and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the Bonds.

#### VI. ALLOCATION METHODOLOGY

EQUIVALENT ASSESSMENT UNITS (EAU) ALLOCATION: This method was selected as off-site improvements; storm water, utilities (water and sewer), undergrounding of electrical service, recreational facilities, roadways and landscape/hardscape benefit all assessable properties within the District proportionally. The level of relative benefit can be compared through the use of defining "equivalent" units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the system of capital improvements. The use of equivalent assessment unit methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU is assigned to the 40' residential use product type as a baseline, with a proportional increase or decrease relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current development plan as described in this section. If future Assessable Property is added or product types are contemplated, this report will be amended to reflect.

Pursuant to Section 193.0235, Florida Statutes, certain "common elements" such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments regardless of the private ownership. Furthermore, pursuant to Ordinance No. 21-39, adopted by the Pasco County Board of County Commissioners, the District may not levy assessments on any property lying within the boundary of the District either owned or to be owned by the County or the District School Board of Pasco County; and no debt or obligation of the District shall constitute a burden on any property either owner\d or to be owned by the County or District School Board of Pasco County.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed below and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and assessments associated with the CIP are demonstrated on Table 3 & 4. Additionally, these Tables contemplate the annexation of the Future Expansion Area. The Developer may choose to pay down or contribute infrastructure value on a

portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with the Series of Bonds.

#### VII. DETERMINATION OF SPECIAL ASSESSMENT

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

The District's CIP contains a "system of improvements" including the funding, construction and/or acquisition of off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape and amenities; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for payment of the on the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD/School Board) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned

by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment.

#### VIII. ASSIGNMENT OF ASSESSMENTS

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

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the "undeveloped state." At this point the infrastructure may or may not be installed but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed prior to any development. While the land is in an "undeveloped state," special assessments will be assigned on an equal acre basis across all Developer owned gross acreage within each phase, relative to the special assessment lien levied as identified within Exhibit "A" of this Master Report. Should the Developer sell land in an undeveloped state, Debt will be assigned to Developer sold properties within/or each phase based on development rights based on this Master Report and assigned product and unit mix in Table 5B and 6B of this report to ensure integrity of development plans, rights and entitlements.

The second condition is "on-going development". At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As lands subject to special assessments within each phase are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each unit receives from the CIP, with the balance of the debt assigned on a per acre basis to the phase for which bonds are issued. This generally describes the flow for a "first platted, first assigned basis" of assessments against product types per parcel, Therefore each fully-developed, platted unit would be assigned a par debt assessment as set forth in Tables 8. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur; the true-up provisions in section VIII of this Master Report would be applicable.

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

This Master Report will initially assign assessments solely to platted units within Phase 1 as described in Exhibit B. As all lots have been platted within Phase 1, with no remaining private developable land/development rights remaining, the assignment of maximum assessments per parcel folio by product type is applied in accordance with Table 7B – Pre-Annexation. Exhibit A contains the Final Assessment Roll.

#### IX. TRUE-UP MODIFICATION

As Phase 1 has been platted and no developable or assessable private land remains within the Phase 1, maximum assessments are identified in Exhibit A. These maximum assessments may be modified in accordance with this True-Up, post-annexation if additional assessable lands are added to the District as contemplated in this Master Report.

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

The debt per acre remaining on the unplatted land within the District is never allowed to increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining un-platted acres must remain equal to, or lower than the ceiling level of debt per acre as established.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District or the Developer sale of undeveloped land. If upon the completion of any true-up analyses it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to adequately service Bond debt, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to adequately service bond debt upon planned development. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or prior to the final true up as a result of changes in the development plan, the District will reserve the right to either use excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

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

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

#### X. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. 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. Inframark 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.

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

TABLE 1

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT									
CDD ASSESSMENT ANALYSIS									
INFRASTRUCTURE CIP COST SUMMARY									
PRE - PHASE 2A EXPANSIO									
	MASTER				EXPANSION	EXPANSION	N TOTAL		
DESCRIPTION	COST	PHASE 1	PHASE 2	PHASE 3	TOTAL CIP	PARCEL	CIP		
Water Management and Control	\$1,884,189	\$2,049,361	\$445,957	\$689,391	\$5,068,898	\$300,011	\$5,368,909		
Roads	\$3,044,786	\$1,903,766	\$858,094	\$1,198,892	\$7,005,538	\$373,134	\$7,378,672		
Water Supply	\$0	\$1,128,571	\$574,686	\$693,956	\$2,397,213	\$225,836	\$2,623,049		
Sewer and Wastewater Management	\$569,974	\$660,534	\$264,473	\$611,800	\$2,106,781	\$144,779	\$2,251,560		
Landscape/Hardscape/Irrigation	\$2,004,278	\$55,688	\$23,271	\$36,307	\$2,119,544	\$10,859	\$2,130,403		
Undergrounding of Electric Service	\$0	\$96,324	\$46,417	\$62,122	\$204,863	\$19,299	\$224,162		
Professional, Permit & Capacity Fees	\$285,000	\$1,669,455	\$977,020	\$1,229,320	\$4,160,795	\$505,036	\$4,665,831		
Recreational Facilities	\$1,889,500	\$0	\$0	\$0	\$1,889,500	\$0	\$1,889,500		
Contingency	\$1,935,545	\$1,512,740	\$637,984	\$904,358	\$4,990,627	\$315,791	\$5,306,418		
	\$11,613,272	\$9,076,439	\$3,827,902	\$5,426,146	\$29,943,759	\$1,894,745	\$31,838,504		
Notations:									

TABLE 2

PROJECT STATISTICS - DEVELOPMENT PLAN - EAU ASSIGNMENT								
							POST	
					PRE	PHASE 2A	<b>EXPANSION</b>	
		PHASE 1	PHASE 2	PHASE	EXPANSION	EXPANSION	TOTAL	
PRODUCT TYPE		LOTS	LOTS	3 LOTS	TOTAL LOTS	LOTS	LOTS	
Single Family 40		158	43	129	330	70	400	
Single Family 50		118	76	63	257	0	257	
TOTAL		276	119	192	587	70	657	
	EAU <sup>(2)</sup>				PRE	PHASE 2A	POST	
	FACTO	PHASE 1	PHASE 2	PHASE	<b>EXPANSION</b>	<b>EXPANSION</b>	<b>EXPANSION</b>	
PRODUCT TYPE	R	EAUs	EAUs	3 EAUs	TOTAL EAUs	EAUs	TOTAL EAUs	
Single Family 40	1.00	158	43	129	330	70	400	
Single Family 50	1.25	147.5	95	78.75	321.25	0	321.25	
		305.50	138.00	207.75	651.25	70	721.25	
Notations:								
<sup>(1)</sup> Product Type								
(2) Equivalent Assess	ment Unit F	actor Assig	ned					

#### TABLE 3

DEVELOPMENT PROGRAM COST/CIP NET BENEFI	IT ANALYSIS
PRE - ANNEXATION	
MASTER CIP PROJECT COSTS	\$11,613,272
PHASE 1-3 SUBDIVISION COST	\$18,330,487
TOTAL CIP COST	\$29,943,759
TOTAL PROGRAM EAUS	651.25
MASTER CIP COST/BENEFIT PER EAU	\$17,832.28
PHASE CIP COST/BENEFIT PER EAU	\$28,146.62
TOTAL CIP COST/BENEFIT PER EAU	\$45,978.90
POST - ANNEXATION	
MASTER CIP PROJECT COSTS	\$11,613,272
PHASE 1-3 & 2A SUBDIVISION COST	\$20,225,232
TOTAL CIP COST	\$31,838,504
TOTAL PROGRAM EAUS	721.25
ER CIP COST/BENEFIT PER EAU	\$16,101.59
PHASE CIP COST/BENEFIT PER EAU	\$28,041.92
TOTAL CIP BENEFIT	\$44,143.51
Notations:	

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

TABLE 4 A

DEVELOPMENT PROGRAM - NET COST/BENEFIT ANALYSIS - PRE- EXPANSION							
				NET BE	ENEFIT		
				PER	PER		
	EAU	PRODUCT	EAUs	PRODUCT	PRODUCT		
PRODUCT TYPE	FACTOR	COUNT		TYPE	UNIT		
PHASE 1							
Single Family 40	1.00	158	158.00	\$7,264,666	\$45,978.90		
Single Family 50	1.25	118	147.50	\$6,781,888	\$57,473.63		
		276	305.50	\$14,046,554			
PHASE 2							
Single Family 40	1.00	43	43.00	\$1,977,093	\$45,978.90		
Single Family 50	1.25	76	95.00	\$4,367,996	\$57,473.63		
		119	138.00	\$6,345,088			
PHASE 3							
Single Family 40	1.00	129	129.00	\$5,931,278	\$45,978.90		
Single Family 50	1.25	63	78.75	\$3,620,838	\$57,473.63		
		192	207.75	\$9,552,117			
-	TOTALS	587	651.25	\$29,943,759			
Notations:							

<sup>1)</sup> CIP construction cost pre annexation, net of finance and other related costs.

TABLE 4 B

PRODUCT TYPE PHASE 1	EAU FACTOR	PRODUCT		NET BE	ENEFIT
		PRODUCT		PER	
			EAUs	PRODUCT	PER PRODUCT
PHASE 1		COUNT		TYPE	UNIT
IIIIOLI					
Single Family 40	1.00	158	158.00	\$6,974,674	\$44,143.51
Single Family 50	1.25	118	147.50	\$6,511,167	\$55,179.38
		276	305.50	\$13,485,841	
PHASE 2					
Single Family 40	1.00	43	43.00	\$1,898,171	\$44,143.51
Single Family 50	1.25	76	95.00	\$4,193,633	\$55,179.38
		119	138.00	\$6,091,804	
PHASE 3					
Single Family 40	1.00	129	129.00	\$5,694,512	\$44,143.51
Single Family 50	1.25	63	78.75	\$3,476,301	\$55,179.38
		192	207.75	\$9,170,813	
PHASE 2A - Expansion Are	a				
Single Family 40	1.00	70	70.00	\$3,090,045	\$44,143.51
Single Family 50	1.25	0	0.00	\$0	\$55,179.38
		70	70.00	\$3,090,045	
_	TOTALS	657	721.25	\$31,838,504	
Notations:					

1) CIP construction cost post annexation, net of finance and other related costs.

TABLE 5A

PRE EXPANSION FINANCING A	SSUMPTIONS - L	ONG TERMBONDS					
Coupon Rate (1)		6.95%					
Term (Years)		33					
Principal Amortization Installments	30						
ISSUE SIZE		\$43,970,000.00					
Construction Fund		\$29,943,759.00					
Capitalized Interest (Months) <sup>(2)</sup>	36	\$9,167,745.00					
Debt Service Reserve Fund	100%	\$3,525,603.34					
Underwriter's Discount	2.00%	\$879,400.00					
Cost of Issuance		\$450,000.00					
Rounding		\$3,493.00					
ANNUAL ASSESSMENT							
Annual Debt Service (Principal plus Inte	erest)	\$3,525,603.34					
Collection Costs and Discounts @	6.00%	\$225,038.51					
TOTAL ANNUAL ASSESSMENT	TOTAL ANNUAL ASSESSMENT \$3,750,641.85						
Notatations:							
(1) Based on conservative interest rate, subject to change based on market conditions.							
<sup>(2)</sup> Based on maximum capitalized intere							

TABLE 5B

ALLOCATION METHODOLOGY - LONG TERM BONDS (1) - DEVELOPMENT PLAN PRE ANNEXATION									
	DVD				PRODUC	PRODUCT TYPE		PER UNIT	
PRODUCT	LOT COUNT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	
PHASE 1									
Single Family 40 Single Family 50	158 118 276	1 1.25	158 147.5 305.5	24.26% 22.65% 46.91%	\$10,667,577.74 \$9,958,656.43 \$20,626,234.17	\$855,347.91 \$798,505.17 \$1,653,853.08	\$67,516.31 \$84,395.39	\$5,413.59 \$6,766.99	
PHASE 2	210		505.5	10.5170	φ20,020,25 1.11	φ1,033,033.00			
Single Family 40	43	1	43	6.60%	\$2,903,201.54	\$232,784.56	\$67,516.31	\$5,413.59	
Single Family 50	76	1.25	95	14.59%	\$6,414,049.90	\$514,291.47	\$84,395.39	\$6,766.99	
	119		138	21.19%	\$9,317,251.44	\$747,076.03			
PHASE 3									
Single Family 40	129	1	129	19.81%	\$8,709,604.61	\$698,353.68	\$67,516.31	\$5,413.59	
Single Family 50	63	1.25	78.75	12.09%	\$5,316,909.79	\$426,320.56	\$84,395.39	\$6,766.99	
	192		207.75	31.90%	\$14,026,514.40	\$1,124,674.23			
PHASE TOTALS	587		651.25	100.00%	\$43,970,000	\$3,525,603.34			

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

<sup>(2)</sup> Includes principal, interest and is net of collection costs.

TABLE 6A

POST ANNEXATION - FINANCING A	ASSUMPTIONS - 1	LONG TERM BONDS					
Coupon Rate (1)		6.95%					
Term (Years)							
Principal Amortization Installments		30					
ISSUE SIZE		\$46,710,000.00					
Construction Fund		\$31,838,504.00					
Capitalized Interest (Months) <sup>(2)</sup>	36	\$9,739,035.00					
Debt Service Reserve Fund	100%	\$3,745,302.07					
Underwriter's Discount	2.00%	\$934,200.00					
Cost of Issuance		\$450,000.00					
Rounding		\$2,959.00					
ANNUAL ASSESSMENT							
Annual Debt Service (Principal plus Interest)		\$3,745,302.07					
Collection Costs and Discounts @	6.00%	\$239,061.83					
TOTAL ANNUAL ASSESSMENT \$3,984,363.91							
Notatations:							
(1) Based on conservative interest rate, subject	to change based on m	arket conditions.					
(2) Based on maximum capitalized interest, 36 months.							

TABLE 6B

ALLOCATIO	ALLOCATION METHODOLOGY - LONG TERM BONDS (1) - DEVELOPMENT PLAN POST ANNEXATION							
					PRODUCT TYPE		PER UNIT	
	LOT	PEK UNIT	TOTAL	% OF	TOTAL	ANNUAL	TOTAL	ANNUAL
PRODUCT	COUNT	EAU	EAUs	EAUs	PRINCIPAL	ASSMT. (2)	PRINCIPAL	ASSMT. (2)
PHASE 1								
Single Family 40	158	1	158	21.91%	\$10,232,485.27	\$820,461.32	\$64,762.56	\$5,192.79
Single Family 50	118	1.25	147.5	20.45%	\$9,552,478.34	\$765,936.99	\$80,953.21	\$6,490.99
	276		305.5	42.36%	\$19,784,963.60	\$1,586,398.31		
PHASE 2								
Single Family 40	43	1	43	5.96%	\$2,784,790.29	\$223,290.11	\$64,762.56	\$5,192.79
Single Family 50	76	1.25	95	13.17%	\$6,152,443.67	\$493,315.35	\$80,953.21	\$6,490.99
	119		138	19.13%	\$8,937,233.97	\$716,605.46		
PHASE 3								
Single Family 40	129	1	129	17.89%	\$8,354,370.88	\$669,870.32	\$64,762.56	\$5,192.79
Single Family 50	63	1.25	78.75	10.92%	\$5,100,051.99	\$408,932.46	\$80,953.21	\$6,490.99
	192		207.75	28.80%	\$13,454,422.88	\$1,078,802.78		
PHASE 2A EXPANSIO	N AREA							
Single Family 40	70	1	70	9.71%	\$4,533,379.55	\$363,495.52	\$64,762.56	\$5,192.79
Single Family 50	0	1.25	0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
	70		70	9.71%	\$4,533,379.55	\$363,495.52		
PHASE TOTALS	657		721.25	100.00%	\$46,710,000	\$3,745,302.07		

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

<sup>(2)</sup> Includes principal, interest and is net of collection costs.

#### TABLE 7A

PHASE 1 - FINANCING ASSU	MPTIONS -	LONG TERM BONDS		
Coupon Rate (1)		6.95%		
Term (Years)		33		
Principal Amortization Installments		30		
ISSUE SIZE		\$20,615,000.00		
Construction Fund (2)		\$14,046,554.13		
Capitalized Interest (Months) (3)	36	\$4,298,227.50		
Debt Service Reserve Fund	100%	\$1,652,952.31		
Underwriter's Discount	2.00%	\$412,300.00		
Cost of Issuance		\$200,000.00		
Rounding		\$4,966.00		
ANNUAL ASSESSMENT				
Annual Debt Service (Principal plus	Annual Debt Service (Principal plus Interest) \$1,652,952.31			
Collection Costs and Discounts @ 6.00%		\$105,507.59		
TOTAL ANNUAL ASSESSMENT \$1,758,459.90				
Notatations:				

<sup>(1)</sup> Based on conservative interest rate, subject to change based on market conditions.

TABLE 7B

ALLOCATION METHODOLOGY - PHASE I LONG TERM BONDS (1) - PRE ANNEXATION								
					PRODUC	СТ ТҮРЕ	PER U	J <b>NIT</b>
PRODUCT	LOT COUNT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)
PHASE 1								
Single Family 40	158	1	158	51.72%	\$10,661,767.59	\$854,882.04	\$67,479.54	\$5,410.65
Single Family 50	118	1.25	147.5	48.28%	\$9,953,232.41	\$798,070.26	\$84,349.43	\$6,763.31
	276		305.5	100.00%	\$20,615,000.00	\$1,652,952.31		

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

<sup>(2)</sup> Net CIP benefiting Phase 1 as identified in Table 4a, Pre-Annexation

<sup>(3)</sup> Based on maximum capitalized interest, 36 months.

<sup>(2)</sup> Includes principal, interest and is net of collection costs.

#### **EXHIBIT A**

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements associated with the benefit assigned to the platted units within Phase 1 is \$20,615,000.00 payable in 30 annual installments of principal of \$1,652,952.31. The maximum par debt and annual assessment per platted unit and product type is outlined below.

#### FINAL ASSESSMENT ROLL

TOTAL ASSESSMENT: \$20,615,000.00

ANNUAL ASSESSMENT: \$1,652,952.31 - (30 Installments)

**Total Assessment** 

	Unit Count	Per Unit	Per Product
Single Family 40' Product:	158	\$67,479.54	\$10,661,767.59
Single Family 50' Product:	118	\$84,349.43	\$9,953,232.41
	276		\$20,615,000.00

Annual Assessment

	Unit Count	Per Unit	Per Product
Single Family 40' Product:	158	\$5,410.65	\$854,882.04
Single Family 50' Product:	118	\$6,763.31	\$798,070.26
	276		\$1,652,952.31

Final Assessment Roll Per Parcel ID attached.

Landowner Name & Address

MI Homes of Tampa, LLC Exhibit B, Phase 1 Legal Description 4343 ANCHOR PLAZA PKWY STE 200 TAMPA, FL 33634-7508

Notation:

Assessments shown are net of collection cost and early/prepayment discounts.

				Annual
		Product	Per Lot Total	Principal and
Owner	Parcel ID	Size	Principal	Interest
MI Homes of Tampa	27 26 21 0060 00000 0940	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0950	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0960	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0970	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0980	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0990	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1000	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1010	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1020	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1030	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1040	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1050	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1060	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1070	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1080	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1370	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1380	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1390	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1400	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1410	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1420	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1430	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1440	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1450	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1460	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1470	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0760	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1480	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1490	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1500	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1510	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1520	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1530	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1540	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1550	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1560	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1570	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1580	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1590	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1600	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1610	40	\$67,479.54	\$5,410.65

MI Homes of Tampa	27 26 21 0060 00000 1620	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1630	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1640	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1650	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0620	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0630	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0640	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0650	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0660	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0670	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0680	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0690	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0700	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0710	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0720	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0730	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0740	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0750	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0440	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0430	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0420	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0410	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0400	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0390	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0570	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0560	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0380	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0550	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0370	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0540	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0360	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0530	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0350	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0520	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0340	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0510	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0330	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0500	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0320	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0490	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0310	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0480	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0470	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0300	40	\$67,479.54	\$5,410.65

MI Homes of Tampa	27 26 21 0060 00000 0290	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0280	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0270	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0260	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0250	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0240	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0230	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0220	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0210	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0200	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0190	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0180	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0780	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0170	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0790	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0160	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0800	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0150	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0810	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0140	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0820	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0130	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0830	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0120	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0840	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0110	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0850	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0100	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0090	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0080	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0070	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0860	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0060	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0870	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0880	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0050	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0040	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0890	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0030	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0900	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0020	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0910	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0920	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1090	50	\$84,349.43	\$6,763.31

MI Homes of Tampa	27 26 21 0060 00000 0930	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1100	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1110	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1120	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1130	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1140	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1150	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1160	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1170	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1180	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1190	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1200	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1210	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1220	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 0460	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 0450	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1230	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1240	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1250	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1260	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1270	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1280	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1290	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1300	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1310	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1320	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1330	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1340	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1350	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1360	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2730	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1750	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2740	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1760	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2750	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1770	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2760	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1780	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2770	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1790	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1800	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1810	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1820	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1830	50	\$84,349.43	\$6,763.31

MI Homes of Tampa	27 26 21 0060 00000 1660	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1670	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1680	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1690	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 0610	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 0600	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 0590	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 0580	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 0770	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2670	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2660	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2040	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2030	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2020	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2010	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2000	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 1990	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 1980	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 1970	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 1960	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2290	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2300	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2310	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2050	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2320	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2060	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2330	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2070	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2340	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2080	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2350	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2090	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2360	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2100	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2370	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2110	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2380	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2390	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2120	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1700	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1710	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1720	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1730	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1740	50	\$84,349.43	\$6,763.31

MI Homes of Tampa	26 26 21 0060 00000 1920	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1910	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1930	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1900	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1890	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1940	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1880	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1950	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1870	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2540	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2700	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2550	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2690	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2560	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2680	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2570	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2580	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2650	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2590	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2640	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2600	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2630	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2610	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2620	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2130	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2140	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2150	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2160	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2170	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2180	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2190	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2200	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2210	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2220	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2230	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2240	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2250	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2260	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2270	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2280	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2400	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2410	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2420	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2430	50	\$84,349.43	\$6,763.31
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MI Homes of Tampa	26 26 21 0060 00000 2440	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2450	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2460	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2470	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2480	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2490	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2500	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2510	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2520	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2530	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1860	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2710	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1850	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2720	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1840	50	\$84,349.43	\$6,763.31
			\$20,615,000.00	\$1,652,952.31

#### EXHIBIT B - PHASE I LEGAL DESCRIPTION

#### DESCRIPTION:

A parcel of land lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the East boundary of the Southeast 1/4 of said Section 22, S.00°05'43"E., a distance of 1329.32 feet to a point on the Easterly right of way line of U.S. Highway 301 (also known as Fort King Road), according to that certain Warranty Deed, recorded in Official Records Book 10006, Page 1413, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Easterly right of way line of U.S. Highway 301, N.42°39'24"E., a distance of 633.17 feet to a point on the Northerly boundary of lands described in that certain Special Warranty Deed, recorded in Official Records Book 7726, Page 1368, of the Public Records of Pasco County, Florida; thence along said Northerly boundary the following four (4) courses: 1) S.47°20'37"E., a distance of 650.07 feet to a point of curvature; 2) Easterly, 335.11 feet along the arc of a tangent curve to the left having a radius of 450.00 feet and a central angle of 42°40'05" (chord bearing S.68°40'39"E., 327.42 feet) to a point of tangency; 3) N.89°59'18" E., a distance of 74.53 feet to a point of curvature; 4) Northeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°59'18"E., 35,36 feet) to a point of cusp on the West right of way line of Crystal Springs Drive, per aforesaid lands described in Official Records Book 7726, Page 1368; thence along said West right of way line of Crystal Springs Drive, the following seven (7) courses: 1) S.00°00'42"E., a distance of 128.48 feet; 2) S.00°09'31"E., a distance of 1115.36 feet to South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'36"W., a distance of 1.77 feet; 4) S.00°20'38"E., a distance of 984.40 feet; 5) S.00°09'55"W., a distance of 295.52 feet; 6) S.00°46'43"E., a distance of 346.16 feet; 7) S.00°20'38"E., a distance of 316.54 feet to the Southeast corner of lands described in that certain Warranty Deed, recorded in Official Records Book 10275, Page 109, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said lands described in Official Records Book 10275, Page 109 the following five (5) courses: 1) N.89°37'23"W., a distance of 1257.16 feet; 2) N.00°00'23"W., a distance of 660.97 feet; 3) N.01°09'01"W., a distance of 19.45 feet; 4) N.89°47'10"W., a distance of 39.76 feet; 5) S.88°56'35"W., a distance of 2433.75 feet to a point on aforesaid Easterly right of way line of U.S. Highway 301; thence along said Easterly right of way line, N.42°39'24"E., a distance of 3550.79 feet to the POINT OF BEGINNING.

Containing 172.448 acres, more or less.

## COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

# FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

SERIES 2022 BONDS

Report Date:

March 10th 2022

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The Assessment Consultant has prepared the Master Assessment Methodology Report, dated December 20, 2021 (the "Master Assessment Report"), that allocates the total benefit derived from the District's CIP to the benefitted lands in the District. In addition, the Assessment Consultant has prepared the Final First Supplemental Assessment Report, Series 2022 Bonds, dated March 10<sup>th</sup> 2022 (the "Supplemental Assessment Report" and, together with the Master Assessment Report, the "Assessment Report"), that allocates the Series 2022 Assessments (as defined below) to benefitting property within the District in proportion to the benefit derived from the Series 2022 Project (as defined below).

The District's Phase I Project is part of the District's CIP and is a system of improvements benefitting all developable lands in the District, including the Phase I of the District, which consists of 276 platted residential units detailed within the Supplemental Report of the District Engineer dated February 15, 2022. The assessable properties located within the District receive special benefit from the Phase I Project. The District will issue its Special Assessment Revenue Bonds, Series 2022-1 Bonds (the "Series 2022-1 Bonds") and its Special Assessment Revenue Bonds, Series 2022-2 Bonds" and together with the Series 2022-1 Bonds, the "Series 2022 Bonds") to finance a portion of the Phase I Project in the amount of \$5.875 million (the "Series 2022 Project").

As detailed below, Phase 1 has been subdivided into two (2) assessment areas because of varying capitalized interest periods: (a) Assessment Area One consisting of fifty-seven (57) acres planned for 182 residential lots, and (b) Assessment Area Two consisting of thirty-eight (38) acres planned for ninety-four (94) residential lots. The Series 2022-1 Assessments securing the Series 2022-1 Bonds are levied on the lands comprising Assessment Area One and the Series 2022-2 Assessments securing the Series 2022-2 Bonds are levied on the lands comprising Assessment Area Two. The Series 2022-1 Assessments and the Series 2022-2 Assessments are sometimes collectively referred to as the "Series 2022 Assessments."

This methodology described herein allocates the cost of the Series 2022 Project to the District's Phase 1 lands consisting of ninety-five (95) gross acres. The Series 2022 Assessments levied in connection with the Series 2022 Bonds are levied on these Phase 1 lands in accordance with this methodology. As the District's Phase 1 lands have a final plat, the 276 residential units account for the entirety of privately benefiting lands within Phase 1, with there are no other private areas planned for future subdivision and private benefiting parcels within Phase 1 subject to assessments.

### Assessment Area One ("AAl"):

Assessment Area One is defined by the portion of platted lots within Phase 1 identified by Parcel ID and Product Type attached as the 2022-1 Assessment Roll, Exhibit A-1 to this report.

In accordance with the Master Methodology Report, the Series 2022-1 Assessments were levied on a per lot basis in the District's Assessment Area One based on the approved plat and product type planned for each platted Phase 1 unit.

A Phase 1 plat is final and has been recorded. As such, the Series 2022-1 Assessments securing the Series 2022-1 Bonds will be levied on the 182 platted lots proportionally identified in Exhibit A-1 based on the Product Type and assigned EAU within AAI of Phase 1 of the District in accordance with the Master Methodology Report.

Table 3 presents principal and annual amounts of the Series 2022-1 Assessments that will be levied on the lands within Assessment Area One in connection with the Series 2022-1 Bonds.

### Assessment Area Two ("AA2"):

Assessment Area Two is defined by the portion of platted lots within Phase 1 identified by Parcel ID and Product Type attached as the 2022-2 Assessment Roll, Exhibit A-2 to this report.

In accordance with the Master Methodology Report, the Series 2022-2 Assessments were levied over the gross acreage in the District's Assessment Area Two on a per lot basis, based on the approved plat and product type planned for each platted Phase 1 unit.

A Phase 1 plat is final and has been recorded. As such, the Series 2022-2 Assessments securing the Series 2022-2 Bonds will be levied on the ninety-four (94) platted lots proportionally based on the Product Type and assigned EAU within AA2 of Phase 1 of the District in accordance with the Master Methodology Report.

Table 3 presents principal and annual amounts of the Series 2022-2 Assessments that will be levied on the lands within Assessment Area Two in connection with the Series 2022-2 Bonds.

### ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The Allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond 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 Limited Offering Memorandum associated with this transaction.

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

## TABLE 1

ASSESSMENT AREA	ONE - BOND SERIE	S 2022-1
Coupon Rate <sup>(1)</sup>		4.23%
Term (Years)		29
Principal Amortization Installments		29
ISSUE SIZE		\$3,750,000.00
Construction Fund Original Discount		\$3,394,095.34 \$29,102.60
Capitalized Interest (Months)	0	\$0.00
Debt Service Reserve Fund	50%	\$113,342.50
Underwriter's Discount	2.00%	\$75,000.00
Cost of Issuance		\$138,459.56
Rounding		\$0.00
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Inte	rest)	\$226,685.00
Collection Costs and Discounts @	6.00%	\$14,469.26
TOTAL ANNUAL ASSESSMENT		\$241,154.26
Notatations:		
<sup>(1)</sup> Final negotiated rates and terms.		

## TABLE 2

ASSESSMENT AREA T	WO - BOND SERIE	S 2022-2
Coupon Rate (1)		4.24%
Term (Years)		32
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		\$2,125,000.00
Construction Fund Original Discount		\$1,780,848.95 \$19,862.70
Capitalized Interest (Months)	19	\$139,539.17
Debt Service Reserve Fund	50%	\$63,788.75
Underwriter's Discount	2.00%	\$42,500.00
Cost of Issuance		\$78,460.43
Rounding		\$0.00
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Inter	est)	\$127,577.50
Collection Costs and Discounts @	6.00%	\$8,143.24
TOTAL ANNUAL ASSESSMENT		\$135,720.74
Notatations:		
(1) Final negotiated rates and terms.		

TABLE 3

	PHASE 1 ASSESSMENT LIEN ALLOCATION - SERIES 2022 BONDS													
						PRODUC	СТ ТҮРЕ	PER U	JNIT					
PRODUCT		LOT COUNT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	TOTAL PRINCIPAL	(2)		ANNUAL ASSMT. <sup>(2)</sup>					
PHASE 1 - Assessment	: Area On	e												
Series 2022-1	l													
Single Family	40	128	1	128	65.47%	\$2,455,242.97	\$148,417.80	\$19,181.59	\$1,159.51					
Single Family	50	54	1.25	67.5	34.53%	\$1,294,757.03	\$78,267.20	\$23,976.98	\$1,449.39					
		182		195.5	100.00%	\$3,750,000.00	\$226,685.00							
PHASE 1 - Assessment	Area Tw	<i>'</i> O												
Series 2022-1	2													
Single Family	40	30	1	30	27.27%	\$579,545.45	\$34,793.86	\$19,318.18	\$1,159.80					
Single Family	50	64	1.25	80	72.73%	\$1,545,454.55	\$92,783.64	\$24,147.73	\$1,449.74					
		94		110	100.00%	\$2,125,000.00	\$127,577.50							
PHASE 1 TOTA	LS	276		305.50		\$5,875,000.00	\$354,262.50	- •						

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis.

 $<sup>^{(2)}</sup>$  Includes principal, interest and is net of 6% collection costs & prepayment discount.

### **EXHIBIT A**

The Series 2022 Bonds will fund a portion of the public capital infrastructure improvements. The Total Series 2022 Assessment Lien associated to the platted units within Phase 1 is \$5,875,000.00 payable in 30 annual installments of principal and interest of \$354,262.50. The par debt and annual assessment per platted unit and product type is outlined below, with per parcel id detail for Assement Area One and Two attached as Exhibit A-1 and Exhibit A-2.

AL ASSESSMEN	NT ROLL	
\$5,875,000.00		
\$354,262.50	(30 Installments)	
	Total A	<u>ssessment</u>
Unit Count	Per Unit	Per Product
128	\$19,181.59	\$2,455,242.97
54	\$23,976.98	\$1,294,757.03
182		\$3,750,000.00
Unit Count	Per Unit	Per Product
30	\$19,318.18	\$579,545.45
64	\$24,147.73	\$1,545,454.55
94		\$2,125,000.00
SERIES 2022	2 Total Assessment:	\$5,875,000.00
	Total Annu	al Assessment
Unit Count		Per Product
		\$148,417.80
		\$78,267.20
182		\$226,685.00
Unit Count	Per Unit	Per Product
		\$34,793.86
30	\$1,159.80	ψ <b>37,793.00</b>
<u>30</u>	\$1,159.80	\$92,783.64
	-	
	\$5,875,000.00 \$354,262.50  Unit Count 128 54 182  Unit Count 30 64 94  SERIES 2022  Unit Count 128 54 182	\$354,262.50 - (30 Installments)  Total A  Unit Count Per Unit \$128 \$19,181.59  54 \$23,976.98  182  Unit Count Per Unit 30 \$19,318.18  64 \$24,147.73  94  SERIES 2022 Total Assessment:  Total Annu  Unit Count Per Unit \$128 \$1,159.51  54 \$1,449.39  182

Exhibit A-1 - Assessment Area One - Owner, Parcel ID's, Product Type, Total Assessment and Annual Assessment. Exhibit A-2 - Assessment AreaTwo - Owner, Parcel ID's, Product Type, Total Assessment and Annual Assessment.

## EXHIBIT A-1 SERIES 2022-1, ASSESSMENT AREA ONE ASSESSMENT ROLL (Pg 1 of 3)

						Assessment	Product	Per Lot Total	Annual Principal and
Owner			Street Name	City	Zip	Area	Size	Principal	Interest
MI Homes of Tampa	27 26 21 0060 00000 0940		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0950			ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0960		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0970		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0980			ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0990		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1000		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1010			ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1020		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1030		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1040			ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1050		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1060		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1070		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1080		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1370		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1380		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1390		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1400		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1410		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1420		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1430		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1440		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1450		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1460		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1470		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0760		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1480		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1490		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1500		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1510		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1520		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1530		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1540		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1550 27 26 21 0060 00000 1560		AUTUMN ROCK DRIVE AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa					33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1570		AUTUMN ROCK DRIVE		33540		40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1580		AUTUMN ROCK DRIVE		33540	1	40 40	\$19,181.59	\$1,159.51
MI Homes of Tampa MI Homes of Tampa	27 26 21 0060 00000 1590 27 26 21 0060 00000 1600		AUTUMN ROCK DRIVE AUTUMN ROCK DRIVE		33540 33540	1	40	\$19,181.59 \$19,181.59	\$1,159.51 \$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1610		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
•									
MI Homes of Tampa MI Homes of Tampa	27 26 21 0060 00000 1620		AUTUMN ROCK DRIVE		33540	1 1	40	\$19,181.59 \$19,181.59	\$1,159.51
·	27 26 21 0060 00000 1630		AUTUMN ROCK DRIVE		33540	1	40		\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1640		AUTUMN ROCK DRIVE AUTUMN ROCK DRIVE		33540		40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1650				33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0620		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0630		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0640		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0650		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0660		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0670		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0680		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0690		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0700		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0710		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0720		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0730		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0740		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0750	3/876	BEACON BRICK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51

## EXHIBIT A-1 SERIES 2022-1, ASSESSMENT AREA ONE ASSESSMENT ROLL (Page 2)

						Assessment	Product	Per Lot Total	Annual Principal and
Owner			Street Name	City	Zip	Area	Size	Principal	Interest
MI Homes of Tampa	27 26 21 0060 00000 0440		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0430		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0420		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0410		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0400		MISTY MARBLE DRIVE		33540	1	40 40	\$19,181.59	\$1,159.51
MI Homes of Tampa MI Homes of Tampa	27 26 21 0060 00000 0390 27 26 21 0060 00000 0570		MISTY MARBLE DRIVE MISTY MARBLE DRIVE		33540 33540	1		\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0570		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59 \$19,181.59	\$1,159.51 \$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0380		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0550		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0370		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0540		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0360		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0530		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0350		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0520		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0340		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0510		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0330		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0500		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0320		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0490		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0310		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0480	2868	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0470	2876	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0300	2877	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0290	2881	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0280	2885	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0270	2889	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0260	2893	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0250	2901	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0240	2907	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0230	2915	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0220	2923	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0210		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0200		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0190		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0180		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0780		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0170		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0790		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0160		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0800		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0150		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0810		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0140		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0820		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0130		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0830		MISTY MARBLE DRIVE		33540	1 1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0120		MISTY MARBLE DRIVE		33540		40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0840 27 26 21 0060 00000 0110		MISTY MARBLE DRIVE		33540 33540	1 1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa MI Homes of Tampa	27 26 21 0060 00000 0110		MISTY MARBLE DRIVE MISTY MARBLE DRIVE		33540	1	40 40	\$19,181.59 \$19,181.59	\$1,159.51 \$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0100		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0100		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0080		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0070		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0860		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0060		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0870		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
Homes of Tumpa	20 21 0000 0000 0870	30-10			33370	-	-70	713,101.33	71,133.31

## EXHIBIT A-1 SERIES 2022-1, ASSESSMENT AREA ONE ASSESSMENT ROLL (Page 3)

						Assessment	Product	Per Lot Total	Annual Principal and
Owner	Parcel ID		Street Name	City	Zip	Area	Size	Principal	Interest
MI Homes of Tampa	27 26 21 0060 00000 0880		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0050		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0040		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0890		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0030		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0900		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51 \$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0020		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	
MI Homes of Tampa MI Homes of Tampa	27 26 21 0060 00000 0910		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
•	27 26 21 0060 00000 0920		MISTY MARBLE DRIVE		33540	1		\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1090		ADAMS CROSS DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0930			ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1100			ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1110			ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1120			ZEPHYRHILLS	33540		50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1130			ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39 \$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1140			ZEPHYRHILLS	33540	1	50	\$23,976.98	
MI Homes of Tampa	27 26 21 0060 00000 1150			ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1160			ZEPHYRHILLS	33540		50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1170			ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1180			ZEPHYRHILLS	33540		50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1190			ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1200			ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1210			ZEPHYRHILLS	33540		50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1220		ADAMS CROSS DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0460		AUTUMN ROCK DRIVE AUTUMN ROCK DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0450				33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1230		AUTUMN ROCK DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1240		AUTUMN ROCK DRIVE		33540	1	50 50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1250 27 26 21 0060 00000 1260		AUTUMN ROCK DRIVE AUTUMN ROCK DRIVE		33540 33540	1	50	\$23,976.98 \$23,976.98	\$1,449.39 \$1,449.39
MI Homes of Tampa MI Homes of Tampa	27 26 21 0060 00000 1260		AUTUMN ROCK DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1270		AUTUMN ROCK DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1280		AUTUMN ROCK DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1300		AUTUMN ROCK DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1310		AUTUMN ROCK DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1310		AUTUMN ROCK DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1330		AUTUMN ROCK DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1340		AUTUMN ROCK DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1350		AUTUMN ROCK DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1360		AUTUMN ROCK DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 2730		COBBLE CREEK BOULE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1750		COBBLE CREEK BOULE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 2740		COBBLE CREEK BOULE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1760		COBBLE CREEK BOULE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1760		COBBLE CREEK BOULE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1770		COBBLE CREEK BOULE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 2760		COBBLE CREEK BOULE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1780		COBBLE CREEK BOULE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 2770		COBBLE CREEK BOULE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1790		COBBLE CREEK BOULE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1800		COBBLE CREEK BOULE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1810		COBBLE CREEK BOULE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1820		COBBLE CREEK BOULE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1830		COBBLE CREEK BOULE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1660		IVORY BLUFF COURT	ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1670		IVORY BLUFF COURT	ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1680		IVORY BLUFF COURT	ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1690		IVORY BLUFF COURT	ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0610		MISTY MARBLE DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0600		MISTY MARBLE DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0590		MISTY MARBLE DRIVE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0580		MISTY MARBLE DRIVE		33540	1	50	\$23,976.98	\$1,449.39
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## EXHIBIT A-2 SERIES 2022-2, ASSESSMENT AREA TWO ASSESSMENT ROLL (Page 1 of 2)

						Assessment	Product	Per Lot Total	Annual Principal and
Owner	+		Street Name	City	Zip	Area	Size	Principal	Interest
MI Homes of Tampa	26 26 21 0060 00000 2670		SHALE STONE COURT	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2660		SHALE STONE COURT	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2040		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2030		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2020		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2010		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2000		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 1990		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 1980		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 1970		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 1960		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2290		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2300		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2310		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2050		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa MI Homes of Tampa	26 26 21 0060 00000 2320		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2060 26 26 21 0060 00000 2330		SUNNY PEBBLE LOOP SUNNY PEBBLE LOOP	ZEPHYRHILLS ZEPHYRHILLS	33540 33540	2	40	\$19,318.18 \$19,318.18	\$1,159.80 \$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2070		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2340		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2080		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2350		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2090		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2360		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2100		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2370		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2110		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2380		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2390		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2120		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	27 26 21 0060 00000 1700		IVORY BLUFF COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	27 26 21 0060 00000 1710		IVORY BLUFF COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	27 26 21 0060 00000 1720		IVORY BLUFF COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	27 26 21 0060 00000 1730	2926	IVORY BLUFF COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	27 26 21 0060 00000 1740	2938	IVORY BLUFF COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1920	38120	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1910	38121	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1930	38124	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1900	38125	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1890	38133	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1940	38136	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1880	38137	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1950	38148	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1870	38149	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2540	38162	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2700	38167	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2550	38168	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2690	38173	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2560		SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2680		SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2570			ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2580		SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2650		SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2590		SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2640		SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2600		SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2630	38197	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74

## EXHIBIT A-2 SERIES 2022-2, ASSESSMENT AREA TWO ASSESSMENT ROLL (Page 2)

Owner	Parcel ID	Street N	Street Name	City	Zip	Assessment Area	Product Size	Per Lot Total Principal	Annual Principal and Interest
MI Homes of Tampa	26 26 21 0060 00000 2610	38198	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2620	38199	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2130	2450	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2140	2458	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2150	2466	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2160	2478	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2170	2490	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2180	2496	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2190	2504	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2200	2516	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2210	2522	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2220	2526	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2230	2530	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2240	2536	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2250	2544	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2260	2552	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2270	2566	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2280	2572	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2400	2648	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2410	2652	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2420	2660	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2430	2674	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2440	2682	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2450	2696	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2460	2704	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2470	2718	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2480	2726	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2490	2740	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2500	2752	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2510	2758	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2520		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2530	2776	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1860	2843	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2710		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1850		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2720	2864	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1840		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
								\$5,875,000.00	\$354,262.50

## **COMPOSITE EXHIBIT C**

Platted Lots within Assessment Area One, identified by Legal Description of the Platted Lots, and by Parcel ID and Product Type, as the Series 2022-1 Assessment Roll

### Legal Description of Assessment Area One Property

Lots 2 through 169, 175 through 183, and 273 through 277, as described in Cobblestone Phase 1, according to the plat thereof recorded in Plat Book 87, Pages 15-32 of the Public Records of Pasco County. Florida.

## EXHIBIT A-1 SERIES 2022-1, ASSESSMENT AREA ONE ASSESSMENT ROLL (Pg 1 of 3)

						Assessment	Product	Per Lot Total	Annual Principal and
Owner	Parcel ID	Street N	Street Name	City	Zip	Area	Size	Principal	Interest
MI Homes of Tampa	27 26 21 0060 00000 0940	2917	ADAMS CROSS DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0950	2925	ADAMS CROSS DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0960	2933	ADAMS CROSS DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0970	2941	ADAMS CROSS DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0980	2949	ADAMS CROSS DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0990	2957	ADAMS CROSS DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1000	2965	ADAMS CROSS DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1010	2973	ADAMS CROSS DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1020	2999	ADAMS CROSS DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1030	3007	ADAMS CROSS DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1040	3015	ADAMS CROSS DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1050	3023	ADAMS CROSS DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1060	3031	ADAMS CROSS DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1070	3039	ADAMS CROSS DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1080	3047	ADAMS CROSS DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1370	2780	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1380	2806	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1390	2814	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1400	2828	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1410	2832	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1420	2840	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1430	2848	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1440	2862	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1450	2870	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1460	2876	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1470	2882	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0760	2883	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1480	2914	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1490	2920	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1500	2928	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1510	2936	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1520	2944	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1530	2952	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1540	2960	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1550	2966	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1560	2974	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1570	2982	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1580	2990	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1590	2998	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1600	3006	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1610	3014	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1620	3022	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1630	3030	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1640	3038	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1650	3046	AUTUMN ROCK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0620	37768	BEACON BRICK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0630	37776	BEACON BRICK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0640	37784	BEACON BRICK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0650	37792	BEACON BRICK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0660	37804	BEACON BRICK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0670	37812	BEACON BRICK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0680	37820	BEACON BRICK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0690	37828	BEACON BRICK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0700	37836	BEACON BRICK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0710	37844	BEACON BRICK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0720	37852	BEACON BRICK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0730	37860	BEACON BRICK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0740	37868	BEACON BRICK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0750	37876	BEACON BRICK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51

## EXHIBIT A-1 SERIES 2022-1, ASSESSMENT AREA ONE ASSESSMENT ROLL (Page 2)

0	Dancel ID	Caus - 4 **	Chunch Name	City	7:	Assessment	Product	Per Lot Total	Annual Principal and
Owner	Parcel ID		Street Name	City	Zip	Area	Size	Principal	Interest
MI Homes of Tampa	27 26 21 0060 00000 0440		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa MI Homes of Tampa	27 26 21 0060 00000 0430 27 26 21 0060 00000 0420		MISTY MARBLE DRIVE MISTY MARBLE DRIVE		33540 33540	1 1	40 40	\$19,181.59 \$19,181.59	\$1,159.51 \$1,159.51
	27 26 21 0060 00000 0420		MISTY MARBLE DRIVE		33540	1	40		\$1,159.51
MI Homes of Tampa MI Homes of Tampa	27 26 21 0060 00000 0410		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59 \$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0390		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0570		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0560		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0380		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0550		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0370		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0540		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0360		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0530		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0350		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0520		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0340		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0510	2846	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0330	2849	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0500	2852	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0320	2857	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0490	2864	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0310	2865	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0480	2868	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0470	2876	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0300	2877	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0290	2881	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0280	2885	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0270	2889	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0260	2893	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0250	2901	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0240	2907	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0230	2915	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0220	2923	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0210		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0200	2939	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0190	2947	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0180		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0780		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0170		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0790		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0160		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0800		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0150		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0810		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0140		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0820		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0130		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0830		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0120		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0840		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0110		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0850		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0100		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0090		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0080		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0070		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa MI Homes of Tampa	27 26 21 0060 00000 0860 27 26 21 0060 00000 0060		MISTY MARBLE DRIVE MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
ivii rioiiies oi Tallipa	27 20 21 0000 00000 0000	3047	INITE INTERPRETATION	ZEPHYRHILLS	33540 33540	1 1	40	\$19,181.59 \$19,181.59	\$1,159.51 \$1,159.51

## EXHIBIT A-1 SERIES 2022-1, ASSESSMENT AREA ONE ASSESSMENT ROLL (Page 3)

					Assessment	Product	Per Lot Total	Annual Principal and
Owner	Parcel ID	Street N Street Name	City	Zip	Area	Size	Principal	Interest
MI Homes of Tampa	27 26 21 0060 00000 0880	3054 MISTY MARBLE D		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa MI Homes of Tampa	27 26 21 0060 00000 0050 27 26 21 0060 00000 0040	3055 MISTY MARBLE D		33540 33540	1	40 40	\$19,181.59 \$19,181.59	\$1,159.51 \$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0890	3062 MISTY MARBLE D		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0030	3069 MISTY MARBLE D		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0900	3070 MISTY MARBLE D		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0020	3077 MISTY MARBLE D		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0910	3078 MISTY MARBLE D	ORIVE ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0920	3086 MISTY MARBLE D	DRIVE ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1090	2908 ADAMS CROSS D	RIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0930	2909 ADAMS CROSS D	RIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1100	2920 ADAMS CROSS D	RIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1110	2928 ADAMS CROSS D	RIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1120	2936 ADAMS CROSS D	RIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1130	2950 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1140	2958 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1150	2966 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1160	2974 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1170	2998 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1180	3010 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1190	3016 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1200	3024 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1210	3038 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1220	3046 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0460	2783 AUTUMN ROCK I		33540	1	50 50	\$23,976.98	\$1,449.39 \$1,449.39
MI Homes of Tampa MI Homes of Tampa	27 26 21 0060 00000 0450 27 26 21 0060 00000 1230	2795 AUTUMN ROCK I		33540 33540	1	50	\$23,976.98 \$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1230	2919 AUTUMN ROCK I		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1250	2929 AUTUMN ROCK I		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1260	2941 AUTUMN ROCK I		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1270	2947 AUTUMN ROCK I		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1280	2959 AUTUMN ROCK I		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1290	2967 AUTUMN ROCK [		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1300	2975 AUTUMN ROCK [		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1310	2999 AUTUMN ROCK [	DRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1320	3007 AUTUMN ROCK I	DRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1330	3015 AUTUMN ROCK [	DRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1340	3027 AUTUMN ROCK I	DRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1350	3035 AUTUMN ROCK I	DRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1360	3047 AUTUMN ROCK I	DRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 2730	38115 COBBLE CREEK B	OULE\ ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1750	38120 COBBLE CREEK B		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 2740	38123 COBBLE CREEK B		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1760	38132 COBBLE CREEK B		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 2750	38137 COBBLE CREEK B 38144 COBBLE CREEK B		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa MI Homes of Tampa	26 26 21 0060 00000 1770 26 26 21 0060 00000 2760	38145 COBBLE CREEK B		33540 33540	1 1	50 50	\$23,976.98 \$23,976.98	\$1,449.39 \$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 2780	38152 COBBLE CREEK B		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1780	38157 COBBLE CREEK B		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1790	38160 COBBLE CREEK B		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1800	38174 COBBLE CREEK B		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1810	38186 COBBLE CREEK B		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1820	38198 COBBLE CREEK B		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1830	38206 COBBLE CREEK B		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1660	2909 IVORY BLUFF CO		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1670	2915 IVORY BLUFF CO		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1680	2923 IVORY BLUFF CO	URT ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1690	2937 IVORY BLUFF CO	URT ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0610	2760 MISTY MARBLE D	DRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0600	2772 MISTY MARBLE	DRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0590	2784 MISTY MARBLE	DRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0580	2790 MISTY MARBLE D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0770	2950 MISTY MARBLE D	DRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39

## **COMPOSITE EXHIBIT D**

Maturities of Coupon Series 2022-1 Bonds Sources and Uses of Funds for Series 2022-1 Bonds Annual Debt Service Payment Due on Series 2022-1 Bonds

[To be inserted]

### BOND SUMMARY STATISTICS

Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

Average Annual Debt Service	226,685.00 226,427.19
Total Debt Service Maximum Annual Debt Service	6,585,257.50 226,685.00
Net Interest	2,939,360.10
Total Interest	2,835,257.50
Bond Proceeds	3,720,897.40
Par Amount	3,750,000.00
Duration of Issue (years)	11.931
Weighted Average Maturity (years)	11.931
Average Life (years)	17.889 17.863
A I'C	17 000
Average Coupon	4.226523%
All-In TIC	4.784377%
Net Interest Cost (NIC)	4.381709%
True Interest Cost (TIC)	4.449359%
Arbitrage Yield	4.284804%
Last Maturity	05/01/2051
Delivery Date	04/01/2022
Dated Date	04/01/2022

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Series 2022-1 Term Bond due 2027	380,000.00	99.766	3.400%	3.149	174.80
Series 2022-1 Term Bond due 2032	460,000.00	99.500	3.800%	8.159	381.80
Series 2022-1 Term Bond due 2042	1,240,000.00	99.459	4.200%	15.930	1,649.20
Series 2022-1 Term Bond due 2051	1,670,000.00	000.00 98.850 4.300% 25.377	2,705.40		
	3,750,000.00			17.889	4,911.20

### BOND SUMMARY STATISTICS

### Cobblestone Community Development District (Pasco County, Florida) Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

	TIC	All-In TIC	Arbitrage Yield
Par Value + Accrued Interest	3,750,000.00	3,750,000.00	3,750,000.00
+ Premium (Discount) - Underwriter's Discount - Cost of Issuance Expense - Other Amounts	-29,102.60 -75,000.00	-29,102.60 -75,000.00 -138,459.56	-29,102.60
Target Value	3,645,897.40	3,507,437.84	3,720,897.40
Target Date Yield	04/01/2022 4.449359%	04/01/2022 4.784377%	04/01/2022 4.284804%

### BOND PRICING

## Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

	Maturity						Premium
Bond Component	Date	CUSIP	Amount	Rate	Yield	Price	(-Discount)
Series 2022-1 Term B	Bond due 2027:						
	05/01/2023		70,000	3.400%	3.450%	99.766	-163.80
	05/01/2024		75,000	3.400%	3.450%	99.766	-175.50
	05/01/2025		75,000	3.400%	3.450%	99.766	-175.50
	05/01/2026		80,000	3.400%	3.450%	99.766	-187.20
	05/01/2027	19088P AA7	80,000	3.400%	3.450%	99.766	-187.20
		-	380,000			-	-889.20
Series 2022-1 Term B	Bond due 2032:						
	05/01/2028		85,000	3.800%	3.860%	99.500	-425.00
	05/01/2029		90,000	3.800%	3.860%	99.500	-450.00
	05/01/2030		90,000	3.800%	3.860%	99.500	-450.00
	05/01/2031		95,000	3.800%	3.860%	99.500	-475.00
	05/01/2032	19088P AB5	100,000	3.800%	3.860%	99.500	-500.00
		-	460,000			-	-2,300.00
Series 2022-1 Term B	Bond due 2042:						
	05/01/2033		105,000	4.200%	4.240%	99.459	-568.05
	05/01/2034		105,000	4.200%	4.240%	99.459	-568.05
	05/01/2035		110,000	4.200%	4.240%	99.459	-595.10
	05/01/2036		115,000	4.200%	4.240%	99.459	-622.15
	05/01/2037		120,000	4.200%	4.240%	99.459	-649.20
	05/01/2038		125,000	4.200%	4.240%	99.459	-676.25
	05/01/2039		130,000	4.200%	4.240%	99.459	-703.30
	05/01/2040		135,000	4.200%	4.240%	99.459	-730.35
	05/01/2041		145,000	4.200%	4.240%	99.459	-784.45
	05/01/2042	19088P AC3	150,000	4.200%	4.240%	99.459	-811.50
			1,240,000				-6,708.40
Series 2022-1 Term B							
	05/01/2043		155,000	4.300%	4.370%	98.850	-1,782.50
	05/01/2044		160,000	4.300%	4.370%	98.850	-1,840.00
	05/01/2045		170,000	4.300%	4.370%	98.850	-1,955.00
	05/01/2046		175,000	4.300%	4.370%	98.850	-2,012.50
	05/01/2047		185,000	4.300%	4.370%	98.850	-2,127.50
	05/01/2048		195,000	4.300%	4.370%	98.850	-2,242.50
	05/01/2049		200,000	4.300%	4.370%	98.850	-2,300.00
	05/01/2050	100000 151	210,000	4.300%	4.370%	98.850	-2,415.00
	05/01/2051	19088P AD1	220,000	4.300%	4.370%	98.850	-2,530.00
			1,670,000				-19,205.00
Series 2022-2 Term B	30nd due 2027:						
	05/01/2024		40,000	3.400%	3.450%	99.766	-93.60
	05/01/2025		40,000	3.400%	3.450%	99.766	-93.60
	05/01/2026		40,000	3.400%	3.450%	99.766	-93.60
	05/01/2027	19088P AE9	40,000	3.400%	3.450%	99.766	-93.60
			160,000				-374.40
Series 2022-2 Term B	Bond due 2032:						
	05/01/2028		45,000	3.800%	3.860%	99.500	-225.00
	05/01/2029		45,000	3.800%	3.860%	99.500	-225.00

### BOND PRICING

### Cobblestone Community Development District (Pasco County, Florida) Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price	Premium (-Discount)
Bond Component	Date	COSIF	Alliount	Kate	1 iciu	File	(-Discount)
Series 2022-1 Term Box							
	05/01/2023		70,000	3.400%	3.450%	99.766	-163.80
	05/01/2024		75,000	3.400%	3.450%	99.766	-175.50
	05/01/2025		75,000	3.400%	3.450%	99.766	-175.50
	05/01/2026		80,000	3.400%	3.450%	99.766	-187.20
	05/01/2027	19088P AA7 _	80,000	3.400%	3.450%	99.766	-187.20
			380,000				-889.20
Series 2022-1 Term Box	nd due 2032:						
	05/01/2028		85,000	3.800%	3.860%	99.500	-425.00
	05/01/2029		90,000	3.800%	3.860%	99.500	-450.00
	05/01/2030		90,000	3.800%	3.860%	99.500	-450.00
	05/01/2031		95,000	3.800%	3.860%	99.500	-475.00
	05/01/2032	19088P AB5	100,000	3.800%	3.860%	99.500	-500.00
		_	460,000			_	-2,300.00
Series 2022-1 Term Box	nd due 2042:						
Series 2022 T Term Bo	05/01/2033		105,000	4.200%	4.240%	99.459	-568.05
	05/01/2034		105,000	4.200%	4.240%	99.459	-568.05
	05/01/2035		110,000	4.200%	4.240%	99.459	-595.10
	05/01/2036		115,000	4.200%	4.240%	99.459	-622.15
	05/01/2037		120,000	4.200%	4.240%	99.459	-649.20
	05/01/2038		125,000	4.200%	4.240%	99.459	-676.25
	05/01/2039		130,000	4.200%	4.240%	99.459	-703.30
	05/01/2040		135,000	4.200%	4.240%	99.459	-730.35
	05/01/2041		145,000	4.200%	4.240%	99.459	-784.45
	05/01/2042	19088P AC3	150,000	4.200%	4.240%	99.459	-811.50
		_	1,240,000			-	-6,708.40
Series 2022-1 Term Box	nd due 2051:						
	05/01/2043		155,000	4.300%	4.370%	98.850	-1,782.50
	05/01/2044		160,000	4.300%	4.370%	98.850	-1,840.00
	05/01/2045		170,000	4.300%	4.370%	98.850	-1,955.00
	05/01/2046		175,000	4.300%	4.370%	98.850	-2,012.50
	05/01/2047		185,000	4.300%	4.370%	98.850	-2,127.50
	05/01/2048		195,000	4.300%	4.370%	98.850	-2,242.50
	05/01/2049		200,000	4.300%	4.370%	98.850	-2,300.00
	05/01/2050		210,000	4.300%	4.370%	98.850	-2,415.00
	05/01/2051	19088P AD1	220,000	4.300%	4.370%	98.850	-2,530.00
			1,670,000			_	-19,205.00
			3,750,000				-29,102.60

### BOND PRICING

Cobblestone Community Development District
(Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1
PRICING DATE: March 10, 2022
FINAL PRICING NUMBERS

Dated Date	04/01/2022	
Delivery Date	04/01/2022	
First Coupon	11/01/2022	
Par Amount	3,750,000.00	
Original Issue Discount	-29,102.60	
Production	3,720,897.40	99.223931%
Underwriter's Discount	-75,000.00	-2.000000%
Purchase Price Accrued Interest	3,645,897.40	97.223931%
Net Proceeds	3,645,897.40	

### SOURCES AND USES OF FUNDS

Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

> Dated Date 04/01/2022 Delivery Date 04/01/2022

Sources:	Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1	Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2	Total
Bond Proceeds:			
Par Amount	3,750,000.00	2,125,000.00	5,875,000.00
Original Issue Discount	-29,102.60	-19,862.70	-48,965.30
	3,720,897.40	2,105,137.30	5,826,034.70
	Special	Special	
	Assessment	Assessment	
	Revenue Bonds	Revenue Bonds	
	(Assessment	(Assessment	
**	Area One),	Area Two),	m . 1
Uses:	Series 2022-1	Series 2022-2	Total
Project Fund Deposits:			
Project Fund	3,394,095.34	1,780,848.95	5,174,944.29
Other Fund Deposits:			
Debt Service Reserve Fund @ 50% of MADS	113,342.50	63,788.75	177,131.25
Capitalized Interest Fund thru 11/1/2023		139,539.17	139,539.17
	113,342.50	203,327.92	316,670.42
Delivery Date Expenses:			
Cost of Issuance	138,459.56	78,460.43	216,919.99
Underwriter's Discount	75,000.00	42,500.00	117,500.00
	213,459.56	120,960.43	334,419.99
	3,720,897.40	2,105,137.30	5,826,034.70

Note: Callable: May 1, 2032 @ par

### BOND DEBT SERVICE

### Cobblestone Community Development District (Pasco County, Florida) Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 PRICING DATE: March 10, 2022

FINAL PRICING NUMBERS

Period					Annual	Bond	Total
Ending	Principal	Coupon	Interest	Debt Service	Debt Service	Balance	Bond Value
05/01/2022						3,750,000	3,750,000
11/01/2022			90,002.50	90,002.50	90,002.50	3,750,000	3,750,000
05/01/2023	70,000	3.400%	77,145.00	147,145.00		3,680,000	3,680,000
11/01/2023			75,955.00	75,955.00	223,100.00	3,680,000	3,680,000
05/01/2024	75,000	3.400%	75,955.00	150,955.00		3,605,000	3,605,000
11/01/2024			74,680.00	74,680.00	225,635.00	3,605,000	3,605,000
05/01/2025	75,000	3.400%	74,680.00	149,680.00		3,530,000	3,530,000
11/01/2025			73,405.00	73,405.00	223,085.00	3,530,000	3,530,000
05/01/2026	80,000	3.400%	73,405.00	153,405.00		3,450,000	3,450,000
11/01/2026			72,045.00	72,045.00	225,450.00	3,450,000	3,450,000
05/01/2027	80,000	3.400%	72,045.00	152,045.00		3,370,000	3,370,000
11/01/2027			70,685.00	70,685.00	222,730.00	3,370,000	3,370,000
05/01/2028	85,000	3.800%	70,685.00	155,685.00		3,285,000	3,285,000
11/01/2028			69,070.00	69,070.00	224,755.00	3,285,000	3,285,000
05/01/2029	90,000	3.800%	69,070.00	159,070.00		3,195,000	3,195,000
11/01/2029			67,360.00	67,360.00	226,430.00	3,195,000	3,195,000
05/01/2030	90,000	3.800%	67,360.00	157,360.00		3,105,000	3,105,000
11/01/2030			65,650.00	65,650.00	223,010.00	3,105,000	3,105,000
05/01/2031	95,000	3.800%	65,650.00	160,650.00		3,010,000	3,010,000
11/01/2031			63,845.00	63,845.00	224,495.00	3,010,000	3,010,000
05/01/2032	100,000	3.800%	63,845.00	163,845.00		2,910,000	2,910,000
11/01/2032			61,945.00	61,945.00	225,790.00	2,910,000	2,910,000
05/01/2033	105,000	4.200%	61,945.00	166,945.00		2,805,000	2,805,000
11/01/2033			59,740.00	59,740.00	226,685.00	2,805,000	2,805,000
05/01/2034	105,000	4.200%	59,740.00	164,740.00		2,700,000	2,700,000
11/01/2034			57,535.00	57,535.00	222,275.00	2,700,000	2,700,000
05/01/2035	110,000	4.200%	57,535.00	167,535.00		2,590,000	2,590,000
11/01/2035			55,225.00	55,225.00	222,760.00	2,590,000	2,590,000
05/01/2036	115,000	4.200%	55,225.00	170,225.00		2,475,000	2,475,000
11/01/2036			52,810.00	52,810.00	223,035.00	2,475,000	2,475,000
05/01/2037	120,000	4.200%	52,810.00	172,810.00		2,355,000	2,355,000
11/01/2037			50,290.00	50,290.00	223,100.00	2,355,000	2,355,000
05/01/2038	125,000	4.200%	50,290.00	175,290.00		2,230,000	2,230,000
11/01/2038			47,665.00	47,665.00	222,955.00	2,230,000	2,230,000
05/01/2039	130,000	4.200%	47,665.00	177,665.00		2,100,000	2,100,000
11/01/2039			44,935.00	44,935.00	222,600.00	2,100,000	2,100,000
05/01/2040	135,000	4.200%	44,935.00	179,935.00		1,965,000	1,965,000
11/01/2040			42,100.00	42,100.00	222,035.00	1,965,000	1,965,000
05/01/2041	145,000	4.200%	42,100.00	187,100.00		1,820,000	1,820,000
11/01/2041			39,055.00	39,055.00	226,155.00	1,820,000	1,820,000
05/01/2042	150,000	4.200%	39,055.00	189,055.00		1,670,000	1,670,000
11/01/2042			35,905.00	35,905.00	224,960.00	1,670,000	1,670,000
05/01/2043	155,000	4.300%	35,905.00	190,905.00		1,515,000	1,515,000
11/01/2043			32,572.50	32,572.50	223,477.50	1,515,000	1,515,000
05/01/2044	160,000	4.300%	32,572.50	192,572.50		1,355,000	1,355,000
11/01/2044			29,132.50	29,132.50	221,705.00	1,355,000	1,355,000
05/01/2045	170,000	4.300%	29,132.50	199,132.50		1,185,000	1,185,000
11/01/2045			25,477.50	25,477.50	224,610.00	1,185,000	1,185,000
05/01/2046	175,000	4.300%	25,477.50	200,477.50		1,010,000	1,010,000
11/01/2046			21,715.00	21,715.00	222,192.50	1,010,000	1,010,000
05/01/2047	185,000	4.300%	21,715.00	206,715.00		825,000	825,000
11/01/2047			17,737.50	17,737.50	224,452.50	825,000	825,000
			17,737.50	17,737.50	224,452.50	825,000	825,000

### BOND DEBT SERVICE

## Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 PRICING DATE: March 10, 2022

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Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
05/01/2048	195,000	4.300%	17,737.50	212,737.50		630,000	630,000
11/01/2048			13,545.00	13,545.00	226,282.50	630,000	630,000
05/01/2049	200,000	4.300%	13,545.00	213,545.00		430,000	430,000
11/01/2049			9,245.00	9,245.00	222,790.00	430,000	430,000
05/01/2050	210,000	4.300%	9,245.00	219,245.00		220,000	220,000
11/01/2050			4,730.00	4,730.00	223,975.00	220,000	220,000
05/01/2051	220,000	4.300%	4,730.00	224,730.00			
11/01/2051					224,730.00		
	3,750,000		2,835,257.50	6,585,257.50	6,585,257.50		

### BOND DEBT SERVICE

### Cobblestone Community Development District (Pasco County, Florida) Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
11/01/2022			90,002.50	90,002.50	3,750,000	3,750,000
11/01/2023	70,000	3.400%	153,100.00	223,100.00	3,680,000	3,680,000
11/01/2024	75,000	3.400%	150,635.00	225,635.00	3,605,000	3,605,000
11/01/2025	75,000	3.400%	148,085.00	223,085.00	3,530,000	3,530,000
11/01/2026	80,000	3.400%	145,450.00	225,450.00	3,450,000	3,450,000
11/01/2027	80,000	3.400%	142,730.00	222,730.00	3,370,000	3,370,000
11/01/2028	85,000	3.800%	139,755.00	224,755.00	3,285,000	3,285,000
11/01/2029	90,000	3.800%	136,430.00	226,430.00	3,195,000	3,195,000
11/01/2030	90,000	3.800%	133,010.00	223,010.00	3,105,000	3,105,000
11/01/2031	95,000	3.800%	129,495.00	224,495.00	3,010,000	3,010,000
11/01/2032	100,000	3.800%	125,790.00	225,790.00	2,910,000	2,910,000
11/01/2033	105,000	4.200%	121,685.00	226,685.00	2,805,000	2,805,000
11/01/2034	105,000	4.200%	117,275.00	222,275.00	2,700,000	2,700,000
11/01/2035	110,000	4.200%	112,760.00	222,760.00	2,590,000	2,590,000
11/01/2036	115,000	4.200%	108,035.00	223,035.00	2,475,000	2,475,000
11/01/2037	120,000	4.200%	103,100.00	223,100.00	2,355,000	2,355,000
11/01/2038	125,000	4.200%	97,955.00	222,955.00	2,230,000	2,230,000
11/01/2039	130,000	4.200%	92,600.00	222,600.00	2,100,000	2,100,000
11/01/2040	135,000	4.200%	87,035.00	222,035.00	1,965,000	1,965,000
11/01/2041	145,000	4.200%	81,155.00	226,155.00	1,820,000	1,820,000
11/01/2042	150,000	4.200%	74,960.00	224,960.00	1,670,000	1,670,000
11/01/2043	155,000	4.300%	68,477.50	223,477.50	1,515,000	1,515,000
11/01/2044	160,000	4.300%	61,705.00	221,705.00	1,355,000	1,355,000
11/01/2045	170,000	4.300%	54,610.00	224,610.00	1,185,000	1,185,000
11/01/2046	175,000	4.300%	47,192.50	222,192.50	1,010,000	1,010,000
11/01/2047	185,000	4.300%	39,452.50	224,452.50	825,000	825,000
11/01/2048	195,000	4.300%	31,282.50	226,282.50	630,000	630,000
11/01/2049	200,000	4.300%	22,790.00	222,790.00	430,000	430,000
11/01/2050	210,000	4.300%	13,975.00	223,975.00	220,000	220,000
11/01/2051	220,000	4.300%	4,730.00	224,730.00		
	3,750,000		2,835,257.50	6,585,257.50		

### BOND DEBT SERVICE BREAKDOWN

Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

	Special	Special	
	Assessment	Assessment	
	Revenue Bonds	Revenue Bonds	
	(Assessment Area	(Assessment Area	
Period	One), Series	Two), Series	
Ending	2022-1	2022-2	Total
11/01/2022	90,002.50	51,409.17	141,411.67
11/01/2023	223,100.00	88,130.00	311,230.00
11/01/2024	225,635.00	127,450.00	353,085.00
11/01/2025	223,085.00	126,090.00	349,175.00
11/01/2026	225,450.00	124,730.00	350,180.00
11/01/2027	222,730.00	123,370.00	346,100.00
11/01/2028	224,755.00	126,835.00	351,590.00
11/01/2029	226,430.00	125,125.00	351,555.00
11/01/2030	223,010.00	123,415.00	346,425.00
11/01/2031	224,495.00	126,610.00	351,105.00
11/01/2032	225,790.00	124,710.00	350,500.00
11/01/2033	226,685.00	122,710.00	349,395.00
11/01/2034	222,275.00	125,505.00	347,780.00
11/01/2035	222,760.00	123,195.00	345,955.00
11/01/2036	223,035.00	125,780.00	348,815.00
11/01/2037	223,100.00	123,260.00	346,360.00
11/01/2038	222,955.00	125,635.00	348,590.00
11/01/2039	222,600.00	122,905.00	345,505.00
11/01/2040	222,035.00	125,070.00	347,105.00
11/01/2041	226,155.00	127,025.00	353,180.00
11/01/2042	224,960.00	123,875.00	348,835.00
11/01/2043	223,477.50	125,580.00	349,057.50
11/01/2044	221,705.00	127,032.50	348,737.50
11/01/2045	224,610.00	123,377.50	347,987.50
11/01/2046	222,192.50	124,615.00	346,807.50
11/01/2047	224,452.50	125,637.50	350,090.00
11/01/2048	226,282.50	126,445.00	352,727.50
11/01/2049	222,790.00	127,037.50	349,827.50
11/01/2050	223,975.00	127,415.00	351,390.00
11/01/2051	224,730.00	127,577.50	352,307.50
11/01/2052		122,632.50	122,632.50
11/01/2053		122,580.00	122,580.00
	6,585,257.50	3,892,764.17	10,478,021.67

### FORM 8038 STATISTICS

Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

> Dated Date 04/01/2022 Delivery Date 04/01/2022

Bond Component	Date	Principal	Coupon	Price	Issue Price	Redemption at Maturity
Series 2022-1 Term B	ond due 2027:					
	05/01/2023	70,000.00	3.400%	99.766	69,836.20	70,000.00
	05/01/2024	75,000.00	3.400%	99.766	74,824.50	75,000.00
	05/01/2025	75,000.00	3.400%	99.766	74,824.50	75,000.00
	05/01/2026	80,000.00	3.400%	99.766	79,812.80	80,000.00
	05/01/2027	80,000.00	3.400%	99.766	79,812.80	80,000.00
Series 2022-1 Term B	ond due 2032:					
	05/01/2028	85,000.00	3.800%	99.500	84,575.00	85,000.00
	05/01/2029	90,000.00	3.800%	99.500	89,550.00	90,000.00
	05/01/2030	90,000.00	3.800%	99.500	89,550.00	90,000.00
	05/01/2031	95,000.00	3.800%	99.500	94,525.00	95,000.00
	05/01/2032	100,000.00	3.800%	99.500	99,500.00	100,000.00
Series 2022-1 Term B	ond due 2042:					
	05/01/2033	105,000.00	4.200%	99.459	104,431.95	105,000.00
	05/01/2034	105,000.00	4.200%	99.459	104,431.95	105,000.00
	05/01/2035	110,000.00	4.200%	99.459	109,404.90	110,000.00
	05/01/2036	115,000.00	4.200%	99.459	114,377.85	115,000.00
	05/01/2037	120,000.00	4.200%	99.459	119,350.80	120,000.00
	05/01/2038	125,000.00	4.200%	99.459	124,323.75	125,000.00
	05/01/2039	130,000.00	4.200%	99.459	129,296.70	130,000.00
	05/01/2040	135,000.00	4.200%	99.459	134,269.65	135,000.00
	05/01/2041	145,000.00	4.200%	99.459	144,215.55	145,000.00
	05/01/2042	150,000.00	4.200%	99.459	149,188.50	150,000.00
Series 2022-1 Term B	ond due 2051:					
	05/01/2043	155,000.00	4.300%	98.850	153,217.50	155,000.00
	05/01/2044	160,000.00	4.300%	98.850	158,160.00	160,000.00
	05/01/2045	170,000.00	4.300%	98.850	168,045.00	170,000.00
	05/01/2046	175,000.00	4.300%	98.850	172,987.50	175,000.00
	05/01/2047	185,000.00	4.300%	98.850	182,872.50	185,000.00
	05/01/2048	195,000.00	4.300%	98.850	192,757.50	195,000.00
	05/01/2049	200,000.00	4.300%	98.850	197,700.00	200,000.00
	05/01/2050	210,000.00	4.300%	98.850	207,585.00	210,000.00
	05/01/2051	220,000.00	4.300%	98.850	217,470.00	220,000.00
Series 2022-2 Term B	ond due 2027:					
	05/01/2024	40,000.00	3.400%	99.766	39,906.40	40,000.00
	05/01/2025	40,000.00	3.400%	99.766	39,906.40	40,000.00
	05/01/2026	40,000.00	3.400%	99.766	39,906.40	40,000.00
	05/01/2027	40,000.00	3.400%	99.766	39,906.40	40,000.00
Series 2022-2 Term B	ond due 2032:					
	05/01/2028	45,000.00	3.800%	99.500	44,775.00	45,000.00
	05/01/2029	45,000.00	3.800%	99.500	44,775.00	45,000.00
	05/01/2030	45,000.00	3.800%	99.500	44,775.00	45,000.00

### FORM 8038 STATISTICS

## Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

Bond Component	Date	Principal	l Coupon	Price	Issue Price	Redemption at Maturity
Series 2022-2 Term Bo	ond due 2032:					
	05/01/2031	50,000.00	3.800%	99.500	49,750.00	50,000.00
	05/01/2032	50,000.00	3.800%	99.500	49,750.00	50,000.00
Series 2022-2 Term Bo	ond due 2042:					
	05/01/2033	50,000.00		99.459	49,729.50	50,000.00
	05/01/2034	55,000.00	4.200%	99.459	54,702.45	55,000.00
	05/01/2035	55,000.00	4.200%	99.459	54,702.45	55,000.00
	05/01/2036	60,000.00	4.200%	99.459	59,675.40	60,000.00
	05/01/2037	60,000.00	4.200%	99.459	59,675.40	60,000.00
	05/01/2038	65,000.00	4.200%	99.459	64,648.35	65,000.00
	05/01/2039	65,000.00	4.200%	99.459	64,648.35	65,000.00
	05/01/2040	70,000.00	4.200%	99.459	69,621.30	70,000.00
	05/01/2041	75,000.00	4.200%	99.459	74,594.25	75,000.00
	05/01/2042	75,000.00	4.200%	99.459	74,594.25	75,000.00
Series 2022-2 Term Bo	ond due 2053:					
	05/01/2043	80,000.00	4.300%	98.645	78,916.00	80,000.00
	05/01/2044	85,000.00	4.300%	98.645	83,848.25	85,000.00
	05/01/2045	85,000.00	4.300%	98.645	83,848.25	85,000.00
	05/01/2046	90,000.00	4.300%	98.645	88,780.50	90,000.00
	05/01/2047	95,000.00	4.300%	98.645	93,712.75	95,000.00
	05/01/2048	100,000.00	4.300%	98.645	98,645.00	100,000.00
	05/01/2049	105,000.00	4.300%	98.645	103,577.25	105,000.00
	05/01/2050	110,000.00	4.300%	98.645	108,509.50	110,000.00
	05/01/2051	115,000.00	4.300%	98.645	113,441.75	115,000.00
	05/01/2052	115,000.00		98.645	113,441.75	115,000.00
	05/01/2053	120,000.00		98.645	118,374.00	120,000.00
		5,875,000.00	)		5,826,034.70	5,875,000.00
				Stated	Weighted	
	Maturity	Interest	Issue	Redemption	Average	
	Date	Rate		_	C	Viold
	Date	Kate	Price	at Maturity	Maturity	Yield
Final Maturity Entire Issue	05/01/2053	4.300%	118,374.00 5,826,034.70	120,000.00 5,875,000.00	18.4849	4.2848%
Proceeds used for						0.00
	bond issuance costs	(including underv	vriters' discount)			334,419.99
	credit enhancement					0.00
Proceeds allocated	to reasonably requi	red reserve or repl	acement fund			177,131.25

### RESOLUTION 2022 -35 SERIES 2022-2 (ASSESSMENT AREA TWO) BONDS

RESOLUTION OF THE **BOARD OF SUPERVISORS** COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT REVENUE BONDS (ASSESSMENT AREA TWO), SERIES 2022-2; MAKING CERTAIN FINDINGS AND CONFIRMING AND ADOPTING A MASTER REPORT OF ENGINEER; CONFIRMING AND **SUPPLEMENTAL ADOPTING** THE **FIRST ASSESSMENT** METHODOLOGY REPORT; **CONFIRMING** THE **SPECIAL** ASSESSMENTS SECURING SERIES 2022-2 BONDS; ADDRESSING THE ALLOCATION AND COLLECTION OF THE ASSESSMENTS SECURING THE SERIES 2022-2 BONDS; ADDRESSING TRUE-UP PAYMENTS AND APPLICATION **OF** PREPAYMENTS; **PROVIDING** FOR **SUPPLEMENTATION IMPROVEMENT OF** THE LIEN **BOOK:** PROVIDING FOR THE RECORDING OF A NOTICE OF SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Cobblestone Community Development District ("District") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

**WHEREAS**, on January 21, 2022, the District's Board of Supervisors ("**Board**") has previously adopted, after notice and public hearing, Resolution 2022-27, relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2022-27, this Resolution shall set forth the terms of the District's Special Assessments Revenue Bonds (Assessment Area One), Series 2022-2 (the "Series 2022-2 Bonds") actually issued by the District, and apply the adopted methodology to the actual scope of the project to be completed with the Series 2022-2 Bonds and the terms of the Series 2022-2 Bonds; and

**WHEREAS**, on March 11, 2022, the District entered into a Bond Purchase Agreement with MBS Capital Markets, LLC whereby it agreed to sell its Series 2022-2 Bonds in the amount of \$3,750,000; and

WHEREAS, pursuant to and consistent with Resolution 2022-27, the District desires to set forth the particular terms of the sale of the Series 2022-2 Bonds and confirm the lien of the levy of special assessments securing the Series 2022-2 Bonds.

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

- **SECTION 1. INCORPORATION OF RECITALS.** All of the above representations, findings, and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.
- **SECTION 2. AUTHORITY FOR THIS RESOLUTION**. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190, and 197 Florida Statutes, and Resolution 2022-27.
- **SECTION 3. FINDINGS**. The Board of Supervisors of the Cobblestone Community Development District hereby finds and determines as follows:
- (a) On January 21, 2022, the District, after due notice and public hearing, adopted Resolution 2022-27, which, among other things, equalized, approved, confirmed and levied special assessments on property benefitting from the improvements authorized by the District. That Resolution provided that as a series of bonds was issued to fund all or any portion of the Capital Improvement Program described in the District's *Master Report of Engineer*, dated December 20, 2021 (the "Master Engineer's Report"), a supplemental resolution would be adopted to set forth the specific terms of each series of the bonds, and to certify the amount of that lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any true-up amounts and the application of receipt of any true-up proceeds.
- (b) The Master Engineer's Report identifies and describes the presently expected components of the infrastructure improvements that comprise the District's Capital Improvement Plan ("CIP"). The Master Engineer's Report is supplemented by the District's Supplemental Report of the District Engineer, dated February 15, 2022 (the "Supplemental Engineer's Report"). The Supplemental Engineer's Report identifies and describes the presently expected components of the infrastructure improvements identified as the "Phase 1 Project," to be financed in part with the Series 2022-2 Bonds benefiting certain lands within the District, including the platted residential lots within Assessment Area One. The estimated cost of the Phase 1 Project is \$17,711,406.00. The Master Engineer's Report and Supplemental Engineer's Report are collectively referred to herein as the "Engineer's Report," and are attached to this Resolution as Composite Exhibit "A". The District hereby confirms that the Phase 1 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted and confirmed. The District ratifies use of the Engineer's Report in connection with the sale of the Series 2022-2 Bonds.
- (c) The District's Master Assessment Methodology Report, dated December 20, 2021 (the "Master Assessment Report"), as supplemented by the First Supplemental Assessment Methodology Report, March 11, 2022 (the "Supplemental Assessment Report") (collectively referred to herein as the "Assessment Report"), is attached to this Resolution as Composite Exhibit "B" (the "Supplemental Assessments Report"), is applied to the actual terms of the Series 2022-2 Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2022-2 Bonds.
- (d) The Phase 1 Project will specifically benefit certain property within the District, including the developable property within Assessment Area Two, which consists of 94 platted units/110 EAUs, and which are specifically identified in **Composite Exhibit C** by legal

description of the platted lots, and by Parcel ID and Product Type, as the Series 2022-2 Assessment Roll. It is reasonable, proper, just and right to assess the portion of the costs of the Series 2022-2 Project financed with the Series 2022-2 Bonds to the specially benefitted properties within Assessment Area One, as set forth in Resolution 2022-27 and this Resolution.

**SECTION 4. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2022-2 BONDS**. As provided in Resolution 2022-27, this Resolution is intended to set forth the terms of the Series 2022-2 Bonds and the final amount of the lien of the Series 2022-2 Assessments securing those Series 2022-2 Bonds.

- (a) **Composite Exhibit D**, attached hereto, shows: (i) the rates of interest and maturity on the Series 2022-2 Bonds, (ii) the estimated sources and uses of the funds of the Series 2022-2 Bonds; and (iii) the debt service due on the Series 2022-2 Bonds.
- (b) The lien of the special assessments securing the Series 2022-2 Bonds (the "Series 2022-2 Assessments") shall be the principal amount due on the Series 2022-2 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2022-2 Bonds are secured solely on the property within Assessment Area One.

## SECTION 5. ALLOCATION OF ASSESSMENTS SECURING SERIES 2022-2 BONDS.

- (a) The Series 2022-2 Assessments shall be allocated in accordance with Composite Exhibit B. The Assessment Report, considered herein, reflects the actual terms of the issuance of the Series 2022-2 Bonds.
- (b) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and Supplemental Trust Indenture, the District shall begin annual collection of Series 2022-2 Assessments using the methods available to it by law.
- (c) Section 7 of Resolution 2022-27 sets forth the terms for collection and enforcement of the Series 2022-2 Assessments. The District hereby certifies the Series 2022-2 Assessments for collection to ensure payment of debt service as set forth in **Composite Exhibit B and Composite Exhibit D.** The District directs staff to take all actions necessary to meet the time and other deadlines imposed by Pasco County and other Florida law for collection. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the Series 2022-2 Assessments and present same to the Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect the Series 2022-2 Assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.
- **SECTION 6. PREPAYMENT OF SERIES 2022-2 ASSESSMENTS.** Section 7 of Resolution 2022-27 addresses prepayment of special assessments, including the Series 2022-2 Assessments. All prepayments of the Series 2022-2 Assessments shall be deposited in the accounts specified in the Indenture(s) governing the Series 2022-2 Bonds.

**SECTION 7. APPLICATION OF TRUE-UP PAYMENTS**. Pursuant to Resolution 2022-27, and the Assessment Report, there may be required from time to time certain True-Up payment in accordance with the True-Up Methodology. The Series 2022-2 Assessments shall be allocated as set forth in Resolution 2022-27, this Resolution, and the Assessment Report, including, without limitation, the application of the true-up process set forth in Section 8 of Resolution 2022-27 and in the Assessment Report. The District shall apply all True-Up payments related to the Series 2022-2 Bonds only to the credit of the Series 2022-2 Bonds. All True-Up payments, as well as all other prepayments of the Series 2022-2 Assessments shall be deposited as specified in the Indenture(s) governing the Series 2022-2 Assessments.

**SECTION 8. IMPROVEMENT LIEN BOOK**. Immediately following the adoption of this Resolution, the Series 2022-2 Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Series 2022-2 Assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be 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.

**SECTION 9. ASSESSMENT NOTICE**. The District's Secretary is hereby directed to record a Notice of Series 2022-2 Assessments securing the Series 2022-2 Bonds in the Official Records of Pasco County, Florida, or such other instrument evidencing the actions taken by the District.

**SECTION 10. OTHER PROVISIONS REMAIN IN EFFECT**. This Resolution is intended to supplement Resolution 2022-27, which remains in full force and effect. This Resolution and Resolution 2022-27 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution.

**SECTION 11. SEVERABILITY**. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 12. EFFECTIVE DATE**. This Resolution shall become effective upon its adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED in ADOPTED by the Board of Supervisors of the Cobblestone Community Development District, this 1st day of April, 2022.

ATTEST:		COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT			
Secretary		Betty Valenti, Chairman			
Secretary		Betty Valenti, Chanman			
Composite Exhi	1 0	e Engineer, dated December 20, 2021 t of the District Engineer, dated February 15, 2022			
Composite Exhi		Methodology Report, dated December 20, 2021 Assessment Methodology Report, dated March 11,			
Exhibit C:	Platted Lots within A	Platted Lots within Assessment Area Two, identified by Parcel ID and			
	Product Type as the	Series 2022-2 Assessment Roll			
Composite Exhi	bit D: Maturities of Coupor	n Series 2022-2 Bonds			
	Sources and Uses of	Funds for Series 2022-2 Bonds			
	Annual Debt Service	e Payment Due on Series 2022-2 Bonds			

## **COMPOSITE EXHIBIT A**

Master Report of the Engineer, dated December 20, 2022 Supplemental Report of the District Engineer, dated February 15, 2022

[To be inserted]

# Cobblestone Community Development District

Master Report of the Engineer



Prepared for:
Board of Supervisors
Cobblestone Community
Development District

Prepared by: Stantec Consulting Services Inc. 777 S. Harbour Island Boulevard Suite 600 Tampa, FL 33602 (813) 223-9500

December 20, 2021



#### 1.0 INTRODUCTION

The Cobblestone Community Development District ("the District") encompasses approximately 248.617 acres in Pasco County, Florida. The District is located within Sections 22, 23, 26 and 27, Township 26 South, Range 21 East and construction has commenced with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District.

#### 2.0 PURPOSE

The District was established by Pasco County Ordinance 21-39 effective on December 9, 2021 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Master Report of the Engineer is to provide a description and estimated costs of the public improvements and community facilities (the "Capital Improvement Program" or "CIP") being planned within the District.

See Appendix B for Site Plan.

#### 3.0 THE DEVELOPER AND DEVELOPMENT

The developer M/I Homes of Tampa, LLC currently plans to build 727 single family residential units, including 470 – 40' wide units, of which 70 are within expansion area 2A, and 247 – 50' wide units. There are currently two property owners – M/I Homes of Tampa, LLC and CG Pasco, LLC.

The CIP includes, but is not limited to, water management and control, water supply, sewer and wastewater management, roads, undergrounding of electrical service, parks and recreation, and landscaping/hardscaping/irrigation.

#### 4.0 CAPITAL IMPROVEMENT PROGRAM

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

#### 4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.



Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

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

- 1. To provide stormwater quality treatment.
- 2. To protect the development within the District from regulatory-defined rainfall events.
- 3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
- 4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
- 5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
- 6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Pasco County technical standards. The District is anticipated to own and maintain these facilities.

#### 4.2 WATER SUPPLY

The District is located within the Pasco County utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include 8" looped water mains which will supply potable water and service to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Pasco County technical standards. It is anticipated that Pasco County will own and maintain these facilities.

#### 4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Pasco County utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. Off-site improvements may be required to provide service to the District.



All sanitary sewer and wastewater management facilities will be designed in accordance with Pasco County technical standards. It is anticipated that Pasco County will own and maintain these facilities.

#### 4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas. Off-site improvements, including improvements to Crystal Springs Road and US Highway 301, may be required to get service to the District.

All roads will be designed in accordance with the Pasco County technical standards and are anticipated to be owned and maintained by the District.

#### 4.5 PARKS AND RECREATIONAL FACILITIES

Parks and recreation facilities are planned throughout the community and will be owned and maintained by the District.

#### 4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

#### 4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

Pasco County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture and legal services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management and legal services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Pasco County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.



#### 4.8 UNDERGROUNDING OF ELECTRICAL SERVICE

Withlacoochee River Electric Cooperative provides electrical service to the District. There are fees associated with converting overhead power service to underground. Off-site improvements may required to get service to the District.

#### 5.0 CAPITAL IMPROVEMENT PROJECT COSTS

See Appendix C for the Construction Cost Estimate of the Capital Improvement Project.

#### 6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the CIP described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for ongoing and similar items of work in the Pasco County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

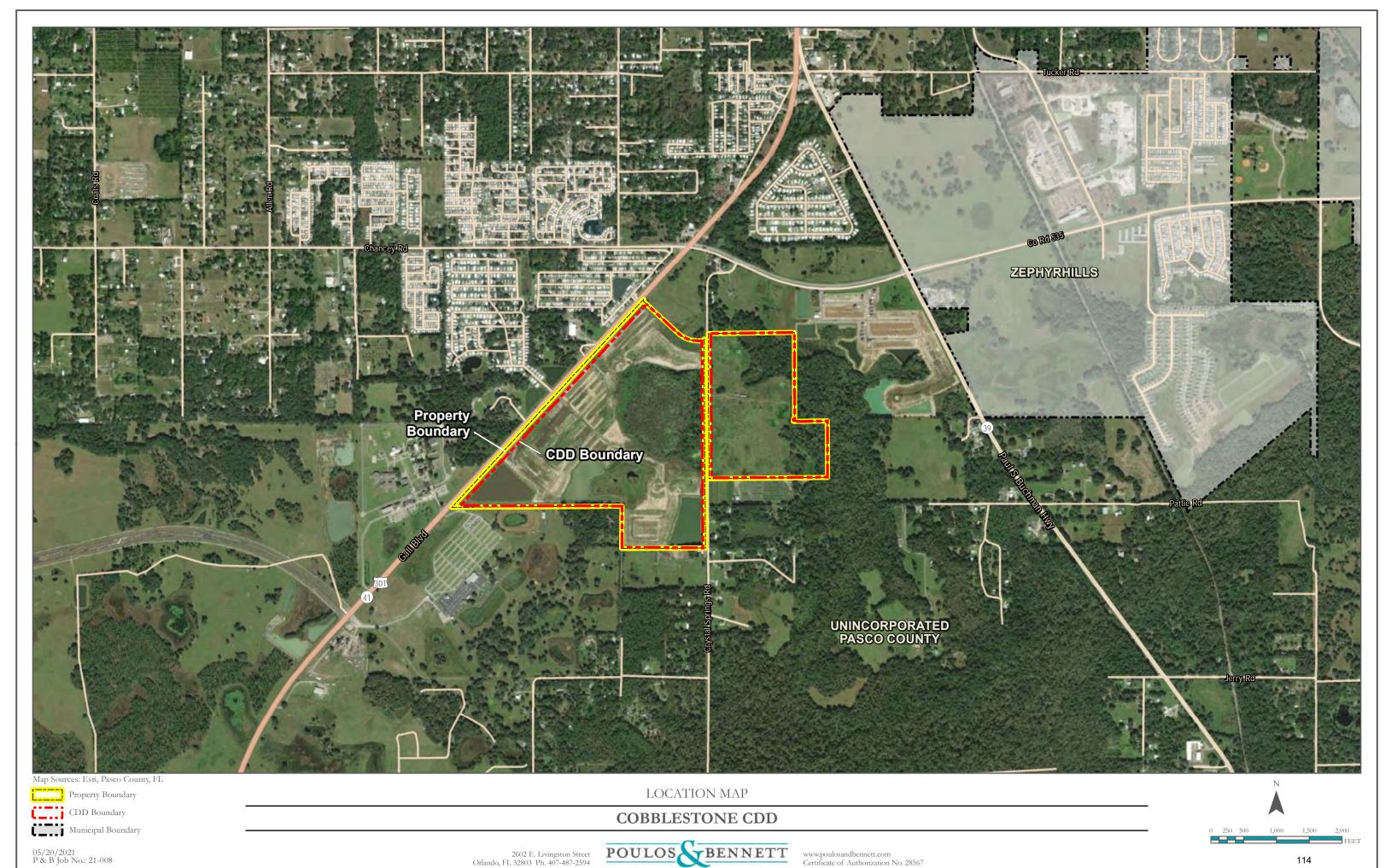
The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Tonja L. Stewart, P.E.

Florida License No. 47704



## Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT



## **Description Sketch**

#### COBBLESTONE CDD

**DESCRIPTION:** 

#### **PARCEL A**

A parcel of land lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the East boundary of the Southeast 1/4 of said Section 22, S.00°05'43"E., a distance of 1329.32 feet to a point on the Easterly right of way line of U.S. Highway 301 (also known as Fort King Road), according to that certain Warranty Deed, recorded in Official Records Book 10006, Page 1413, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Easterly right of way line of U.S. Highway 301, N.42°39'24"E., a distance of 633.17 feet to a point on the Northerly boundary of lands described in that certain Special Warranty Deed, recorded in Official Records Book 7726, Page 1368, of the Public Records of Pasco County, Florida; thence along said Northerly boundary the following four (4) courses: 1) S.47°20'37"E., a distance of 650.07 feet to a point of curvature; 2) Easterly, 335.11 feet along the arc of a tangent curve to the left having a radius of 450.00 feet and a central angle of 42°40'05" (chord bearing S.68°40'39"E., 327.42 feet) to a point of tangency; 3) N.89°59'18" E., a distance of 74.53 feet to a point of curvature; 4) Northeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°59'18"E., 35.36 feet) to a point of cusp on the West right of way line of Crystal Springs Drive, per aforesaid lands described in Official Records Book 7726, Page 1368; thence along said West right of way line of Crystal Springs Drive, the following seven (7) courses: 1) S.00°00'42"E., a distance of 128.48 feet; 2) S.00°09'31"E., a distance of 1115.36 feet to South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'36"W., a distance of 1.77 feet; 4) S.00°20'38"E., a distance of 984.40 feet; 5) S.00°09'55"W., a distance of 295.52 feet; 6) S.00°46'43"E., a distance of 346.16 feet; 7) S.00°20'38"E., a distance of 316.54 feet to the Southeast corner of lands described in that certain Warranty Deed, recorded in Official Records Book 10275, Page 109, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said lands described in Official Records Book 10275, Page 109 the following five (5) courses: 1) N.89°37'23"W., a distance of 1257.16 feet; 2) N.00°00'23"W., a distance of 660.97 feet; 3) N.01°09'01"W., a distance of 19.45 feet; 4) N.89°47'10"W., a distance of 39.76 feet; 5) S.88°56'35"W., a distance of 2433.75 feet to a point on aforesaid Easterly right of way line of U.S. Highway 301; thence along said Easterly right of way line, N.42°39'24"E., a distance of 3550.79 feet to the **POINT OF BEGINNING**.

Containing 172.448 acres, more or less.

#### **TOGETHER WITH**

#### **PARCEL B**

A parcel of land lying in Sections 23 and 26, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the North boundary of the Southwest 1/4 of said Section 23, N.89°22'28"E., a distance of 1340.67 feet to the Northwest corner of the Northeast 1/4 of said Southwest 1/4; thence along the West boundary of the Northeast 1/4 of said Southwest 1/4, S.00°10'26"E., a distance of 1328.13 feet to the Southwest corner of the Northeast 1/4 of said Southwest 1/4; thence along the South boundary of the Northeast 1/4 of said Southwest 1/4, N.89°19'00"E., a distance of 35.51 feet to the POINT OF BEGINNING; thence continue along said South boundary, N.89°19'00"E., a distance of 1306.78 feet to the Northeast corner of the Southeast 1/4 of said Southwest 1/4; thence along the East boundary of the Southeast 1/4 of said Southwest 1/4, S.00°15'44"E., a distance of 1326.80 feet to the Southeast corner of the Southeast 1/4 of said Southwest 1/4; thence along the South boundary of the Southeast 1/4 of said Southwest 1/4, S.89°15'36"W., a distance of 20.00 feet to the Northerly extension of the East boundary of Tract 5, CRYSTAL SPRINGS COLONY FARMS, according to the map or plat thereof, recorded in Plat Book 2, Page 24 of the Public Records of Pasco County (a portion of said plat being vacated per Official Records Book 10137, Page 2663 of said Public Records); thence along said Northerly extension, S.00°00'52"E., a distance of 30.00 feet to the Northeast corner of said Tract 5; thence along the Easterly extension of the North boundary of said Tract 5, N.89°15'36"E., a distance of 20.00 feet to the West boundary of the Northeast 1/4 of said Section 26; thence along the North boundary, and Westerly extension thereof, of Tract 4 of said plat, N.89°14'01"E., a distance of 498.60 feet to the East boundary of the West 3/4 of Tracts 4 and 13 of said plat; thence along the East boundary of said West 3/4, S.00°01'32"E., a distance of 856.09 feet to the South boundary of the North 233.60 feet of said Tract 13; thence along said South boundary, and Westerly extension thereof, S.89°26'10"W., a distance of 498.74 feet to the West boundary of said Northeast 1/4; thence along the South boundary, and Easterly extension thereof, of the North 233.60 feet of Tracts 11 and 12 of said plat, S.89°44'11"W., a distance of 1306.07 feet to the East right of way line of Crystal Springs Drive per the lands described in Official Records Book 7726, Page 1368; thence along said East right of way line of Crystal Springs Drive, the following three (3) courses: 1) N.00°25'30"W., a distance of 873.42 feet to aforesaid South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 23; 2) N.00°39'49"W., a distance of 408.97 feet; 3) N.00°16'01"E., a distance of 919.22 feet to the POINT OF BEGINNING

Containing 76.169 acres, more or less.

Containing a net acreage of 248.617 acres, more or less.

#### SURVEYOR'S NOTES:

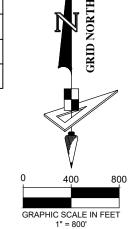
- Bearings shown hereon are based on the East boundary of the Southeast 1/4 of Section 22, Township 26 South, Range 21 East, Pasco County, Florida, having a Grid bearing of S.00°05'43"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2. See Sheet 2 and 3 for Sketch.

PROJECT: Cobblestone			Prepared For: M/I HOMES OF TAMPA, LLC		
PHASE: CDD_DS DRAWN: JMW DATE: 06/08/21 CHECKED BY: ASH		(Not A Survey)	213 Hobbs Street Tampa, Florida 33619		
DATE	REVISIONS DESCRIPTION DRAWN BY			Phone: (813) 248-8888 Licensed Business No.: LB 7768	
			David A. Williams	GeoPoint	
			FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423	Surveying, Inc.	

## Description Sketch

(Not A Survey)

CURVE DATA TABLE							
NO.	RADIUS	DELTA	ARC	CHORD	BEARING		
C1	450.00'	42°40'05"	335.11	327.42'	S 68°40'39" E		
C2	25.00'	90'00'00"	39.27	35.36'	N 44°59'18" E		



LINE DATA TABLE

**LENGTH** 

633.17

650.07

74.53

128.48

1115.36

1.77

984.40'

295.52

346.16

316.54

19.45

39.76

**BEARING** 

N 42°39'24" E

S 47°20'37" E

N 89°59'18" E

S 00°00'42" E

S 00°09'31" E

S 89°15'36" W

S 00°20'38" E

S 00°09'55" W

S 00°46'43" E

S 00°20'38" E

N 01°09'01" W

N 89°47'10" W

#### NORTH BOUNDARY OF NORTH BOUNDARY OF THE SW 1/4 OF SECTION 23 THE SE 1/4 OF SECTION 22 BASIS) POINT OF COMMENCEMENT POINT OF 00.05'43" 329.32 CUSP EAST 1/4 CORNER OF SECTION 22, BEARING TOWNSHIP 26 SOUTH, RANGE 21 EAST EAST BOUNDARY OF THE SE 1/4 OF SECTION 22

POINT OF BEGINNING **PARCEL A** 

ST BOUNDARY OF 1/4 OF SECTION

WEST SE 1,

T BOUNDARY OF 1/4 OF SECTION

WEST NE 1/

*2433.75* 

Story of My About Story Jack Carling Colors SOUTH BOUNDARY OF SECTION 22 27

PARCE ±172.448, SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN ORB 10275, PAGE 109

S88°56'35"W NO0°00'23"W 660.97

SOUTH BOUNDARY OF THE NE 1/4 OF SECTION 27

DESCRIBED 6, PAGE 136 РΤ SPRINGS DRIVE SOUTH BOUNDARY OF SECTION 23

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SEE

RIGHT -OF- WAY VARIES

CRYSTAL

NO.

L1

L2

L3

L4

L5

L6

L7

L8

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L11

L12

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L12 PER ORB 7726, PAGE 1368

L6

**26** 

ACRES

SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN ORB 10275, PAGE 109

*1257.16* N89°37'23"W

SE CORNER OF LANDS DESCRIBED IN ORB 10275, PAGE 109

SOUTH BOUNDARY OF THE NW 1/4 OF SECTION 26

#### LEGEND

ORB Official Records Book Point of Curvature

Point of Tangency

Right of Way

213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768

Surveying, Inc.

#### Description Sketch (Not A Survey) POINT OF COMMENCEMENT EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 21 EAST LEGEND NW CORNER OF THE NE 1/4 OF THE SW 1/4 Official Records Book NORTH BOUNDARY OF N 89°22'28" E Point of Curvature THE SW 1/4 OF SECTION 23 Point of Tangency -WEST BOUNDARY OF THE CORNER OF THE 1/4 OF THE SW 1/2 OF 10'26" | 3 00'10'26" | 1328.13' / Right of Way NE 1/4 OF THE SW 1/4 SOUTH BOUNDARY OF THE GRID NORTH NE 1/4 OF THE SW 1/4 SW CO **SEE SHEET** NE CORNER OF THE N89°19'00"E SE 1/4 OF THE SW 1/4 1306.78 EAST BOUNDARY OF THE SE 1/4 OF THE SW 1/4 POINT OF 80 **BEGINNING** CRYSTAL SPRINGS DRIVE RIGHT -OF- WAY VARIES PARCEL B 326. EAST R/W LINE PER ORB 7726, PAGE 1368 SEE DETAIL A 800 PARCELB 23 22 ±76.171 ACRES GRAPHIC SCALE IN FEET 1" = 800' 26 WEST BOUNDARY OF THE NE 1/4 OF SECTION 26 LINE DATA TABLE EAST R/W LINE PER ORB 7726, PAGE 1368 **BEARING LENGTH** NO. 1306.07 N 89°19'00" E L13 35.51 S89°44'11"W S 89°15'36" W L14 20.00 SOUTH BOUNDARY AND-SOUTH BOUNDARY AND L15 S 00°00'52" E 30.00 EASTERLY EXTENSION WESTERLY EXTENSION THEREOF OF THE THEREOF OF THE L16 N 89°15'36" E 20.00' NORTH 233.60' OF TRACTS 11 & 12 NORTH 233.60' OF TRACT 13 SEI L17 N 89°14'01" E 498.60 L18 S 89°26'10" W 498.74 L19 N 00°25'30" W 873.42' L20 N 00°39'49" W 408.97 N 00°16'01" E 919.22 **DETAIL A** SCALE: 1'' = 120213 Hobbs Street SE CORNER OF THE SOUTH BOUNDARY OF THE L14 Tampa, Florida 33619 1/4 OF THE SW 1/4 SE 1/4 OF THE SW 1/4 Phone: (813) 248-8888 Licensed Business No.: LB 7768 NORTHERLY EXTENSION OF THE NE CORNER TRACT 5 NORTHERLY EXTENSION OF THE EAST BOUNDARY OF TRACT 5, CRYSTAL SPRINGS COLONY FARMS PLAT BOOK 2, PAGE 24 L 15 (PORTION OF SAID PLAT L 16 NORTH BOUNDARY AND WESTERLY EXTENSION THEREOF OF TRACT 4 BEING VACATED PER EASTERLY EXTENSION OF THE ORB 10137, PAGE 2663) Surveying, Inc. NORTH BOUNDARY OF TRACT 5

FILE PATH: P:\COBBLESTONE\DESCRIPTIONS\COBBLESTONE\_CDD\_SHEET 3.DWG LAST SAVED BY: JWEAVER

03 of 03

#### THIS IS <u>NOT</u> A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

#### LEGAL DESCRIPTION:

A parcel of land being a portion of TRACTS 71, 73, 74 and 78 in Section 23, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, as recorded in Plat Book 1, page 55 of the Public Records of Pasco County, Florida, together with a portion of the Northwest 1/4 of the Southwest 1/4 of Section 23, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of Section 23, Township 26 South, Range 21 East, of Pasco County, Florida; thence S00°05'47"E, along the West line of said Southwest 1/4 of Section 23 (being the basis of bearings for this legal description), for 1,211.49 feet to the point of intersection with the East Right-of-Way line of US Highway 301, same being the point of intersection with the West line of that certain property as described in Official Records Book 7726, page 1368, Public Records of Pasco County, Florida; thence leaving said West line of the Northwest 1/4 of Section 23, N42°39'22"E, along said East Right-of-Way line of US Highway 301, same being said West line of that certain property as described in Official Records Book 7726, page 1368, for 571.80 feet to the Northwest corner of said certain property as described in Official Records Book 7726, page 1368, same being the POINT OF BEGINNING; thence continue N42°39'22"E, along said East Right-of-Way line of US Highway 301, for 498.01 feet; thence leaving said East Right-of-Way line of US Highway 301, S45°50'52"E, for 143.90 feet; thence N42°43'03'E, for 295.20 feet; thence S53°17'42'E, for 350.16 feet to the point of intersection with the West Right-of-Way line of Crystal Springs Drive; thence S00°31'20"E, along said West Right-of-Way line of Crystal Springs Drive, for 297.23 feet; thence continue along said West Right-of-Way line of Crystal Springs Drive, S00°00'43"E, for 583.51 feet to the Northeast corner of said certain property as described in Official Records Book 7726, page 1368, same being the point of intersection with a non-tangent curve, concave Northwesterly; thence the following five (5) courses along the North line of said certain property as described in Official Records Book 7726, page 1368; (1) thence leaving said West Right-of-Way line of Crystal Springs Drive, Southwesterly along the arc of said curve, with a radial bearing of S89°58'50"W, having a radius of 25.00 feet, a central angle of 90°00'54", an arc length of 39.28 feet, and a chord bearing S44°59'17"W, for 35.36 feet to the point of tangent; (2) thence S89°59'17"W, for 74.53 feet to the point of curvature of a curve concave Northerly; (3) thence Westerly along the arc of said curve, having a radius of 450.00 feet, a central angle of 42°40'03", an arc length of 335.11 feet, and a chord bearing N68\*40'41"W, for 327.42 feet to the point of tangent; (4) thence N47\*20'38"W, for 705.07 feet to the point of curvature of a curve concave Easterly; (5) thence Northerly along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing NO2°20'38"W, for 35.36 feet to the POINT OF BEGINNING.

Containing 662,511 square feet or 15.209 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN BOUNDARY SURVEY TITLED "RUCKS - ZEPHYRHILLS", PREPARED BY HEIDT & ASSOCIATES, INC., JOB NUMBER BGA-RP-003, DATED 8-II-04, AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

SHEET DESCRIPTION:

2020-65

1000

#### GAGNE TRUST

2IE

		G	AGNE	PA	SCO S	SOUTH	PAR	CEL	-	RES	SIDE	ENTI	AL
	SCALE:	DATE:	DRAWN:		CALCED:	CHEC	KED:	SEE	SHE	ET 1	FOR	LEGAL	DESC
١	NONE	2-18-2021	LCS	1	JTP	JTP		SEE	SHEE	ET 2	FOR	SKETC	H &c
	JOB No.:	EPN:	SECTION:		TOWNSHIP:	RANG	E:	REVI	SION	1: 4	-28-	-21 (1.0	(25

FLORIDA DESIGN

23

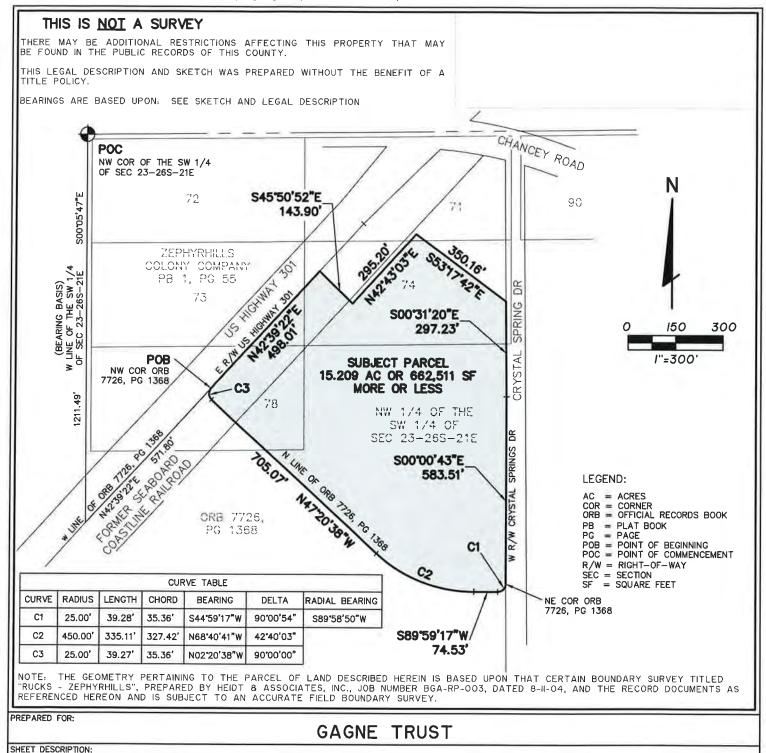
CONSULTANTS, INC

20525 AMBERFIELD DRIVE, SUITE 201, PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 LAND O LAKES, FLORIDA B WWW.FLDESIGN.COM L.B SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH & LEGEND

REVISION 1: 4-28-21 (LCS)

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER TATE CF4-24-2021

JARED T. PATENAUDE ROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 697! STATE OF FLORIDA



#### GAGNE PASCO SOUTH PARCEL - RESIDENTIAL

			4		
SCALE:	DATE:	DRAWN:	ÜΙ	CALCED:	CHECKED:
1"=300"	2-18-2021	LCS	$\Lambda$	JTP	JTP
JOB No.:	EPN:	SECTION:	-	TOWNSHIP:	RANGE:
2020-65	1000	23	٠.	265	215

SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH & LEGEND

REVISION 1: 4-28-21 (LCS)

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

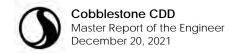


## FLORIDA DESIGN CONSULTANTS, INC.

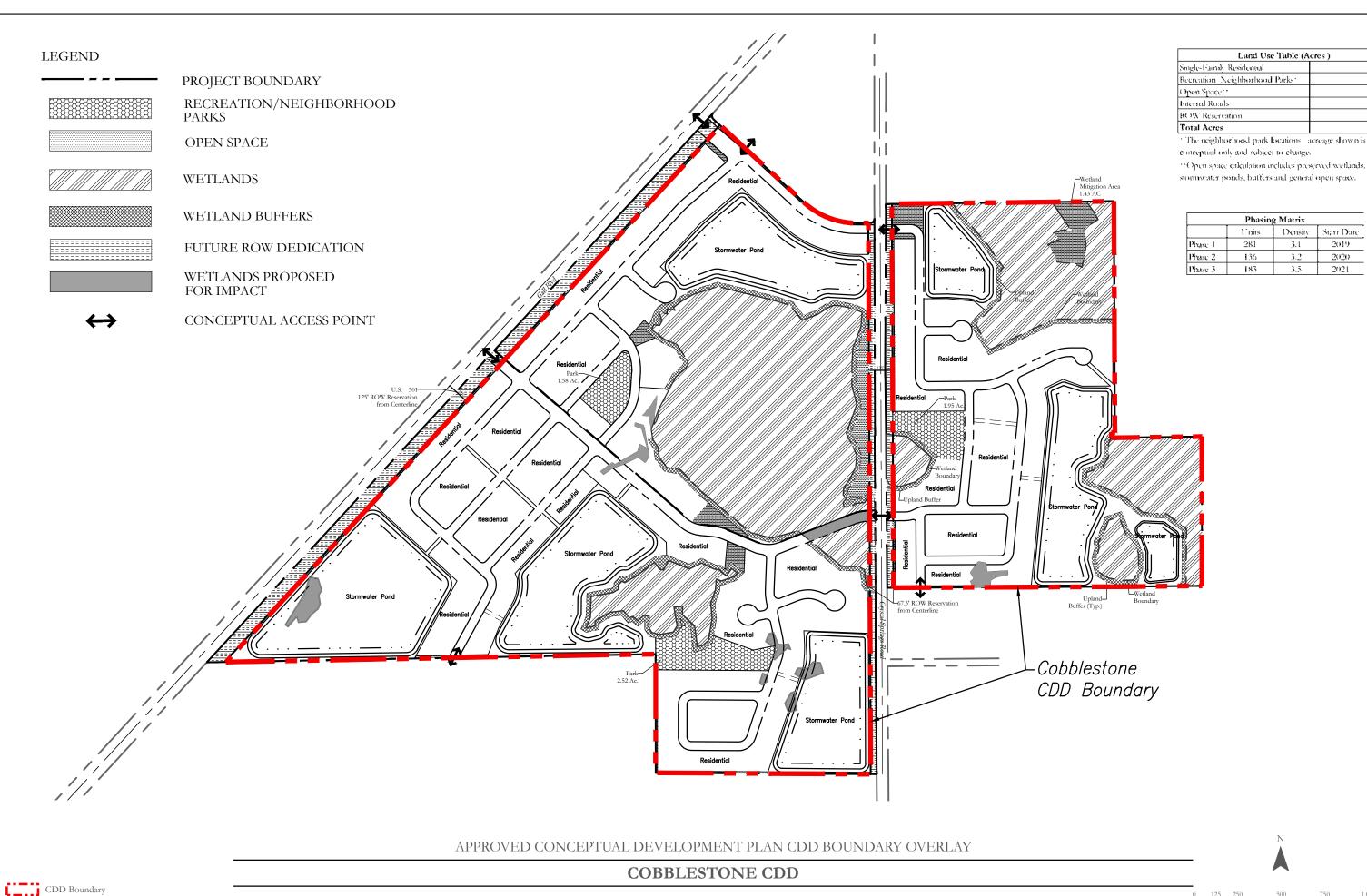
THINK IT. ACHIEVE IT.=

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638 PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW-FLDESIGN COM LB, NO.6707 PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER L'S 6971
STATE OF FLORIDA

4-29-2021



## Appendix B SITE PLAN



81.8

6.1

133.4

23.7

11.5

256.5

Density

3.2

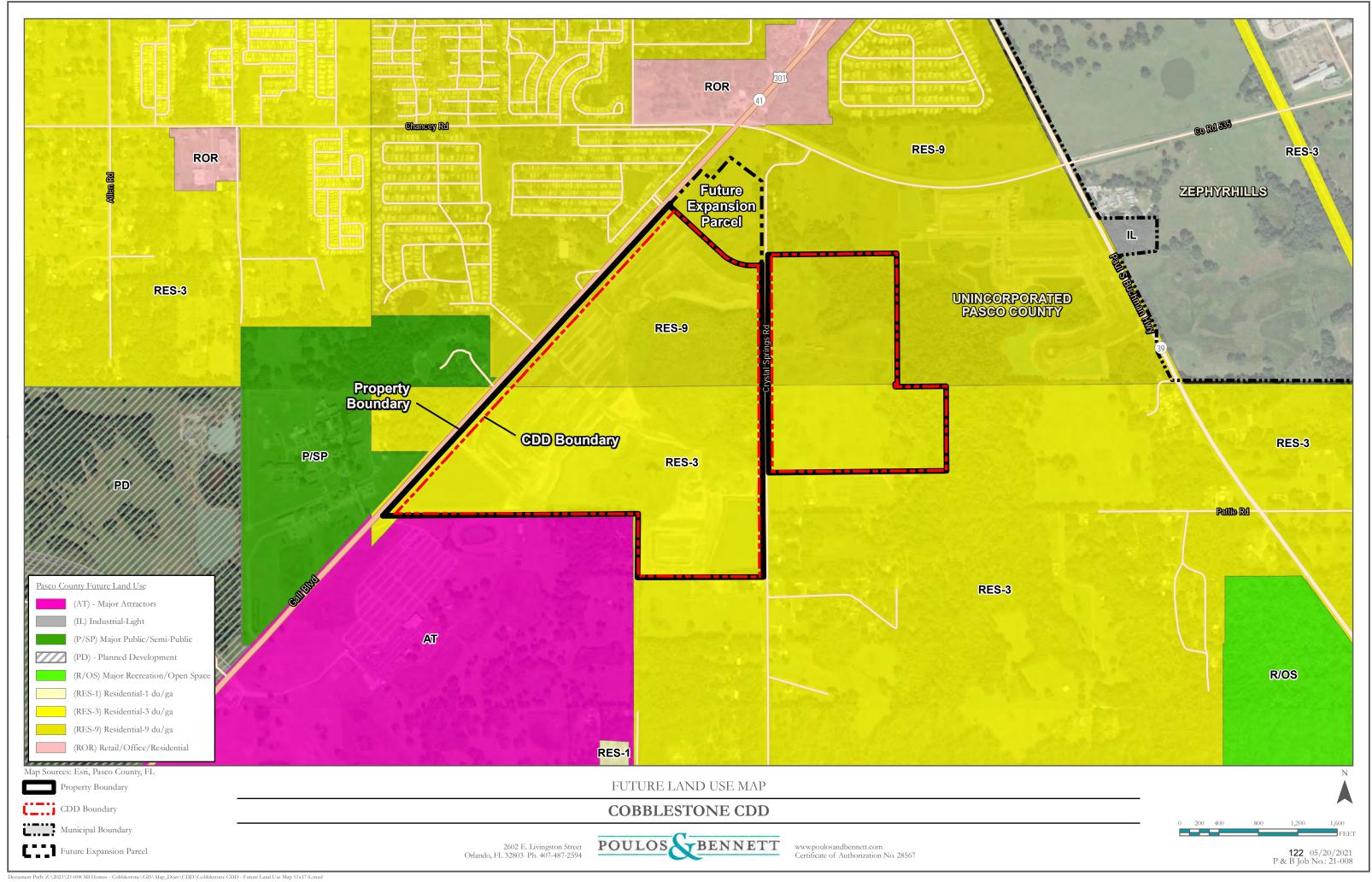
3.5

Start Date 2019

2020

2021

05/24/2021 P & B Job No.: 21-008





## Appendix C CONSTRUCTION COST ESTIMATE OF THE CAPITAL IMPROVEMENT PROJECT

## Construction Cost Estimate for Public Improvements and Community Facilities December 10, 2021

		Master Costs	Phase 1	Phase 2	Proposed Expansion Parcel Phase 2A	Phase 3	
Items	Cost Description						Total
1	Water Management and Control	\$1,884,189	\$2,049,361	\$445,957	\$300,011	\$689,391	\$5,368,909
2*	Roads	\$3,044,786	\$1,903,766	\$858,094	\$373,134	\$1,198,892	\$7,378,672
3	Water Supply	\$0	\$1,128,571	\$574,686	\$225,836	\$693,956	\$2,623,049
4	Sewer and Wastewater Management	\$569,974	\$660,534	\$264,473	\$144,779	\$611,800	\$2,251,560
5	Landscape/Hardscape/Irrigation	\$2,004,278	\$55,688	\$23,271	\$10,859	\$36,307	\$2,130,403
6	Undergrounding of Electric Service		\$96,324	\$46,417	\$19,299	\$62,122	\$224,162
7	Professional, Permit, and Capacity Fees	\$285,000	\$1,669,455	\$977,020	\$505,036	\$1,229,320	\$4,665,831
8	Recreational Facilities	\$1,889,500					\$1,889,500
9	Contingency	\$1,935,545	\$1,512,740	\$637,984	\$315,791	\$904,358	\$5,306,417
	Total	\$11,613,272	\$9,076,439	\$3,827,902	\$1,894,745	\$5,426,145	\$31,838,503

#### \* Includes the following off-site roads:

Offsite - US 301 Improvements \$1,305,479
Offsite - Crystal Road Improvements \$1,239,307

## Cobblestone Community Development District

Supplemental Report of the District Engineer



Prepared for:
Board of Supervisors
Cobblestone Community
Development District

Prepared by: Stantec Consulting Services Inc. 777 S. Harbour Island Boulevard Suite 600 Tampa, FL 33602 (813) 223-9500

February 15, 2022



#### 1.0 INTRODUCTION

The Cobblestone Community Development District ("the District") encompasses approximately 248.617 acres in Pasco County, Florida. The District is located within Sections 22, 23, 26 and 27, Township 26 South, Range 21 East and construction has commenced with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District.

#### 2.0 PURPOSE

The District was established by Pasco County Ordinance 21-39 effective on December 9, 2021 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The District Engineer's Report dated December 2021 describes the scope and estimated cost of the District's entire capital improvement program (the "CIP") serving the entire District which is estimated to cost approximately \$30.0 million and includes water management and control, roads, sewer and wastewater management, landscape, hardscape, irrigation, undergrounding of electric, and recreational amenities. The Developer (defined further herein) is currently contemplating expanding the boundaries of the District to include a development tract just outside the most northernly point of the District consisting of approximately fifteen (15) acres and planned for seventy (70) additional residential units (the "Expansion Parcel"). Upon successful expansion of the District's boundaries, the cost of the District's CIP inclusive of the Expansion Parcel is anticipated to be \$31.8 million.

The capital improvements described in the CIP will be constructed in multiple phases over time. This Supplemental Engineer's Report (the "Report") has been prepared to assist with the financing and construction of the infrastructure components of the initial phase of the CIP (the "Phase 1 Project") which is estimated to cost \$17.7 million, as detailed in Appendix D, and includes certain master infrastructure costs as well as neighborhood infrastructure costs allocable to Phase 1 of the District consisting of 276 residential units.

See Appendix B for Site Plan and Unit Types.

#### 3.0 THE DEVELOPER AND DEVELOPMENT

The lands within the current District boundaries consisting of approximately 249 acres received zoning approval from the County as a master planned unit development and allows for the development of up to 600 single-family units.

The developer M/I Homes of Tampa, LLC (the "Developer") has substantially constructed and platted, as recorded in Plat Book 87 Page 015 of Pasco County, Florida records, the Phase 1-276 single family residential units, within approximately ninety-five (95) acres.

The CIP includes acquiring Developer completed water management and control, water supply, sewer and wastewater management, roads, undergrounding of electrical service and professional, permitting, and capacity fees for Phase 1 and a portion of the master costs for the District, which benefits all of the units within the District.



#### 4.0 CAPITAL IMPROVEMENT PROGRAM

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

#### 4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Pasco County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

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

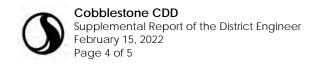
- 1. To provide stormwater quality treatment.
- 2. To protect the development within the District from regulatory-defined rainfall events.
- 3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
- 4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
- 5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
- 6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems were designed in accordance with Pasco County technical standards. The District is anticipated to own and maintain these facilities.

#### 4.2 WATER SUPPLY

The District is located within the Pasco County utilities service area which will provide water supply for potable water service and to the property. The water supply improvements include looped water mains which will supply potable water and service to the District.

The water supply systems for Phase 1 were designed in accordance with Pasco County technical standards. Pasco County will own and maintain these facilities.



#### 4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Pasco County utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements include gravity sanitary sewer system within the road rights of way and a pumping station that connects to an existing force main located north of the District.

All sanitary sewer and wastewater management facilities were designed in accordance with Pasco County technical standards. Pasco County will own and maintain these facilities.

#### 4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas. Off-site improvements, including improvements to US Highway 301, are included as part of the Phase 1 master improvements.

All roads will be designed in accordance with the Pasco County technical standards and will be owned and maintained by the District.

#### 4.5 PROFESSIONAL, PERMITTING, AND CAPACITY FEES

Pasco County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture and legal services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management and legal services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Pasco County infrastructure, as well as, Pasco County Water and Wastewater Capacity Fees are required.

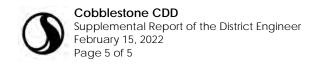
A portion of these fees for Phase 1 have been paid by the Developer and will be acquired by the District.

#### 4.6 RECREATIONAL FACILITIES

Recreational facilities may include a cabana (including meeting space), lap pool, playground, tennis and other courts, parking, and landscaping and irrigation.

#### 4.7 UNDERGROUNDING OF ELECTRICAL SERVICE

Withlacoochee River Electric Cooperative provides electrical service to the District. Fees associated with converting overhead power service to underground for Phase1 has been funded by the Developer and will be acquired by the District.



#### 5.0 CAPITAL IMPROVEMENT PROJECT COSTS

See Appendix C for the Construction Cost Estimate of the Phase 1 Project.

#### 6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

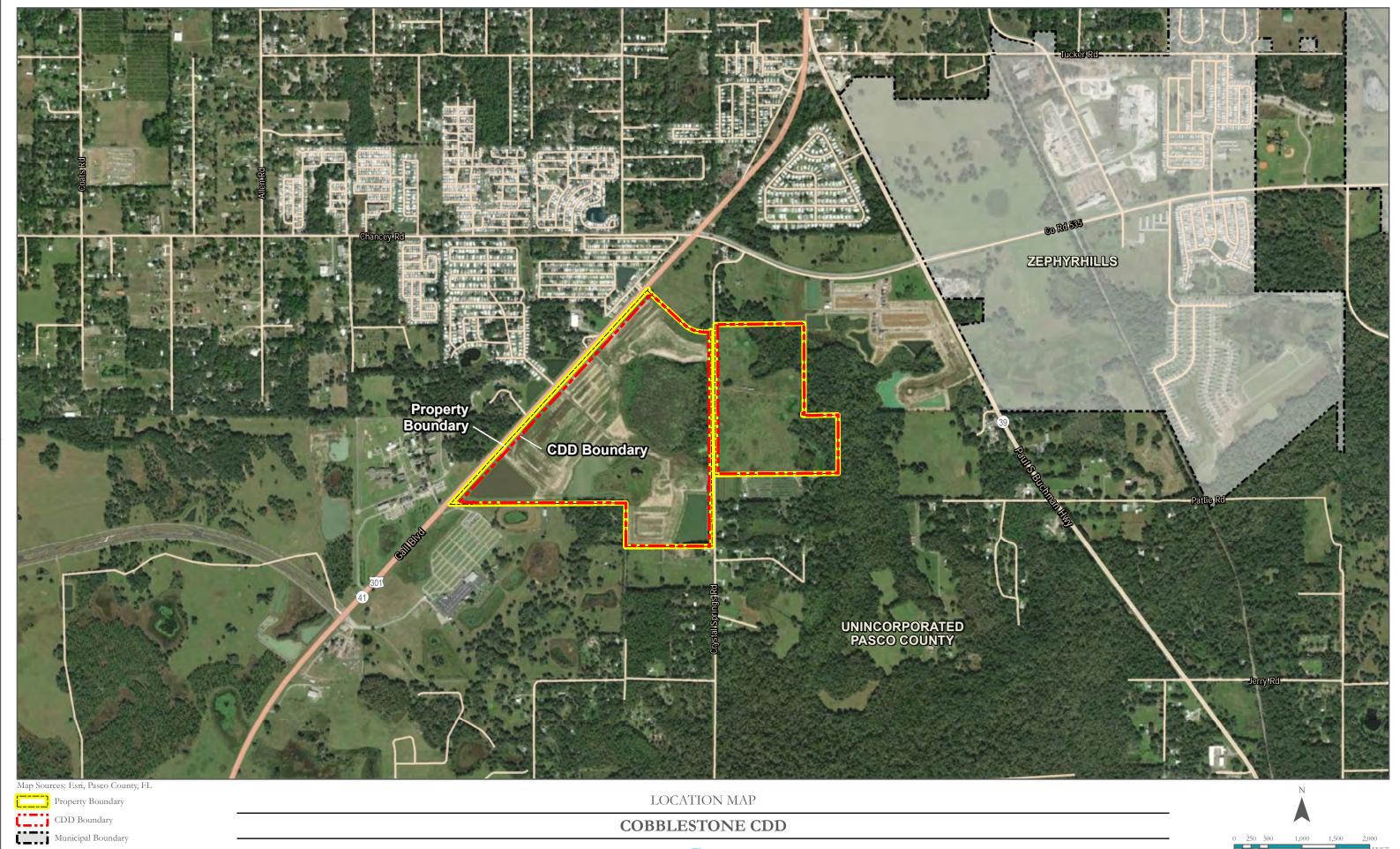
Items of construction cost in this report are based on information provided by the Developer and actual costs paid by the Developer.

Tønja L. Stewart, P.E.

Florida License No. 47704



## Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT



05/20/2021 P & B Job No.: 21-008

131

## **Description Sketch**

#### COBBLESTONE CDD

**DESCRIPTION:** 

#### **PARCEL A**

A parcel of land lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the East boundary of the Southeast 1/4 of said Section 22, S.00°05'43"E., a distance of 1329.32 feet to a point on the Easterly right of way line of U.S. Highway 301 (also known as Fort King Road), according to that certain Warranty Deed, recorded in Official Records Book 10006, Page 1413, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Easterly right of way line of U.S. Highway 301, N.42°39'24"E., a distance of 633.17 feet to a point on the Northerly boundary of lands described in that certain Special Warranty Deed, recorded in Official Records Book 7726, Page 1368, of the Public Records of Pasco County, Florida; thence along said Northerly boundary the following four (4) courses: 1) S.47°20'37"E., a distance of 650.07 feet to a point of curvature; 2) Easterly, 335.11 feet along the arc of a tangent curve to the left having a radius of 450.00 feet and a central angle of 42°40′05" (chord bearing S.68°40′39"E., 327.42 feet) to a point of tangency; 3) N.89°59′18" E., a distance of 74.53 feet to a point of curvature; 4) Northeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°59'18"E., 35.36 feet) to a point of cusp on the West right of way line of Crystal Springs Drive, per aforesaid lands described in Official Records Book 7726, Page 1368; thence along said West right of way line of Crystal Springs Drive, the following seven (7) courses: 1) S.00°00'42"E., a distance of 128.48 feet; 2) S.00°09'31"E., a distance of 1115.36 feet to South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'36"W., a distance of 1.77 feet; 4) S.00°20'38"E., a distance of 984.40 feet; 5) S.00°09'55"W., a distance of 295.52 feet; 6) S.00°46'43"E., a distance of 346.16 feet; 7) S.00°20'38"E., a distance of 316.54 feet to the Southeast corner of lands described in that certain Warranty Deed, recorded in Official Records Book 10275, Page 109, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said lands described in Official Records Book 10275, Page 109 the following five (5) courses: 1) N.89°37'23"W., a distance of 1257.16 feet; 2) N.00°00'23"W., a distance of 660.97 feet; 3) N.01°09'01"W., a distance of 19.45 feet; 4) N.89°47'10"W., a distance of 39.76 feet; 5) S.88°56'35"W., a distance of 2433.75 feet to a point on aforesaid Easterly right of way line of U.S. Highway 301; thence along said Easterly right of way line, N.42°39'24"E., a distance of 3550.79 feet to the **POINT OF BEGINNING**.

Containing 172.448 acres, more or less.

#### **TOGETHER WITH**

#### **PARCEL B**

A parcel of land lying in Sections 23 and 26, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the North boundary of the Southwest 1/4 of said Section 23, N.89°22'28"E., a distance of 1340.67 feet to the Northwest corner of the Northeast 1/4 of said Southwest 1/4; thence along the West boundary of the Northeast 1/4 of said Southwest 1/4, S.00°10'26"E., a distance of 1328.13 feet to the Southwest corner of the Northeast 1/4 of said Southwest 1/4; thence along the South boundary of the Northeast 1/4 of said Southwest 1/4, N.89°19'00"E., a distance of 35.51 feet to the POINT OF BEGINNING; thence continue along said South boundary, N.89°19'00"E., a distance of 1306.78 feet to the Northeast corner of the Southeast 1/4 of said Southwest 1/4; thence along the East boundary of the Southeast 1/4 of said Southwest 1/4, S.00°15'44"E., a distance of 1326.80 feet to the Southeast corner of the Southeast 1/4 of said Southwest 1/4; thence along the South boundary of the Southeast 1/4 of said Southwest 1/4, S.89°15'36"W., a distance of 20.00 feet to the Northerly extension of the East boundary of Tract 5, CRYSTAL SPRINGS COLONY FARMS, according to the map or plat thereof, recorded in Plat Book 2, Page 24 of the Public Records of Pasco County (a portion of said plat being vacated per Official Records Book 10137, Page 2663 of said Public Records); thence along said Northerly extension, S.00°00'52"E., a distance of 30.00 feet to the Northeast corner of said Tract 5; thence along the Easterly extension of the North boundary of said Tract 5, N.89°15'36"E., a distance of 20.00 feet to the West boundary of the Northeast 1/4 of said Section 26; thence along the North boundary, and Westerly extension thereof, of Tract 4 of said plat, N.89°14'01"E., a distance of 498.60 feet to the East boundary of the West 3/4 of Tracts 4 and 13 of said plat; thence along the East boundary of said West 3/4, S.00°01'32"E., a distance of 856.09 feet to the South boundary of the North 233.60 feet of said Tract 13; thence along said South boundary, and Westerly extension thereof, S.89°26'10"W., a distance of 498.74 feet to the West boundary of said Northeast 1/4; thence along the South boundary, and Easterly extension thereof, of the North 233.60 feet of Tracts 11 and 12 of said plat, S.89°44'11"W., a distance of 1306.07 feet to the East right of way line of Crystal Springs Drive per the lands described in Official Records Book 7726, Page 1368; thence along said East right of way line of Crystal Springs Drive, the following three (3) courses: 1) N.00°25'30"W., a distance of 873.42 feet to aforesaid South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 23; 2) N.00°39'49"W., a distance of 408.97 feet; 3) N.00°16'01"E., a distance of 919.22 feet to the POINT OF BEGINNING

Containing 76.169 acres, more or less.

Containing a net acreage of 248.617 acres, more or less.

#### SURVEYOR'S NOTES:

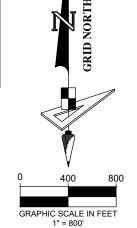
- Bearings shown hereon are based on the East boundary of the Southeast 1/4 of Section 22, Township 26 South, Range 21 East, Pasco County, Florida, having a Grid bearing of S.00°05'43"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2. See Sheet 2 and 3 for Sketch.

PROJECT:	Cobblestone		Prepared For: M/I HOMES OF TAMPA,	LLC
PHASE: C		CHECKED BY: ASH	(Not A Survey)	213 Hobbs Street Tampa, Florida 33619
DATE	REVISION DESCRIPTION			Phone: (813) 248-8888 Licensed Business No.: LB 7768
			David A. Williams	GeoPoint \
			FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423	Surveying, Inc.

## Description Sketch

(Not A Survey)

CURVE DATA TABLE							
NO.	RADIUS	DELTA	ARC	CHORD	BEARING		
C1	450.00'	42°40'05"	335.11	327.42'	S 68°40'39" E		
C2	25.00'	90'00'00"	39.27	35.36'	N 44°59'18" E		



LINE DATA TABLE

**LENGTH** 

633.17

650.07

74.53

128.48'

1115.36

1.77

984.40'

295.52

346.16

316.54

19.45

39.76

**BEARING** 

N 42°39'24" E

S 47°20'37" E

N 89°59'18" E

S 00°00'42" E

S 00°09'31" E

S 89°15'36" W

S 00°20'38" E

S 00°09'55" W

S 00°46'43" E

S 00°20'38" E

N 01°09'01" W

N 89°47'10" W

NO.

L1

L2

L3

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L5

L6

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L8

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L10

L11

L12

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SHEET

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CRYSTAL

NORTH BOUNDARY OF THE SE 1/4 OF SECTION 22			OUNDARY OF OF SECTION 23
POINT OF COM		, "C"	POINT OF
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WEST NE 1/

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SOUTH BOUNDARY OF SECTION 22 27

> ±172.448, SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN ORB 10275, PAGE 109

S88°56'35"W NO0°00'23"W 660.97

SOUTH BOUNDARY OF THE NE 1/4 OF SECTION 27

NORTHERLY BOUNDARY F LANDS DESCRIBED IN ORB 7726, PAGE 1368 ഗ **=** SEE SPRINGS DRIVE RIGHT -OF- WAY VARIES SOUTH BOUNDARY OF SECTION 23

ORB 7726, PAGE 1368

SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN ORB 10275, PAGE 109

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**26** 

ACRES

L12

PARCE

*1257.16* N89°37'23"W

SE CORNER OF LANDS DESCRIBED IN ORB 10275, PAGE 109

SOUTH BOUNDARY OF THE NW 1/4 OF SECTION 26

213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888



#### LEGEND

ORB Official Records Book

Point of Curvature Point of Tangency

Right of Way

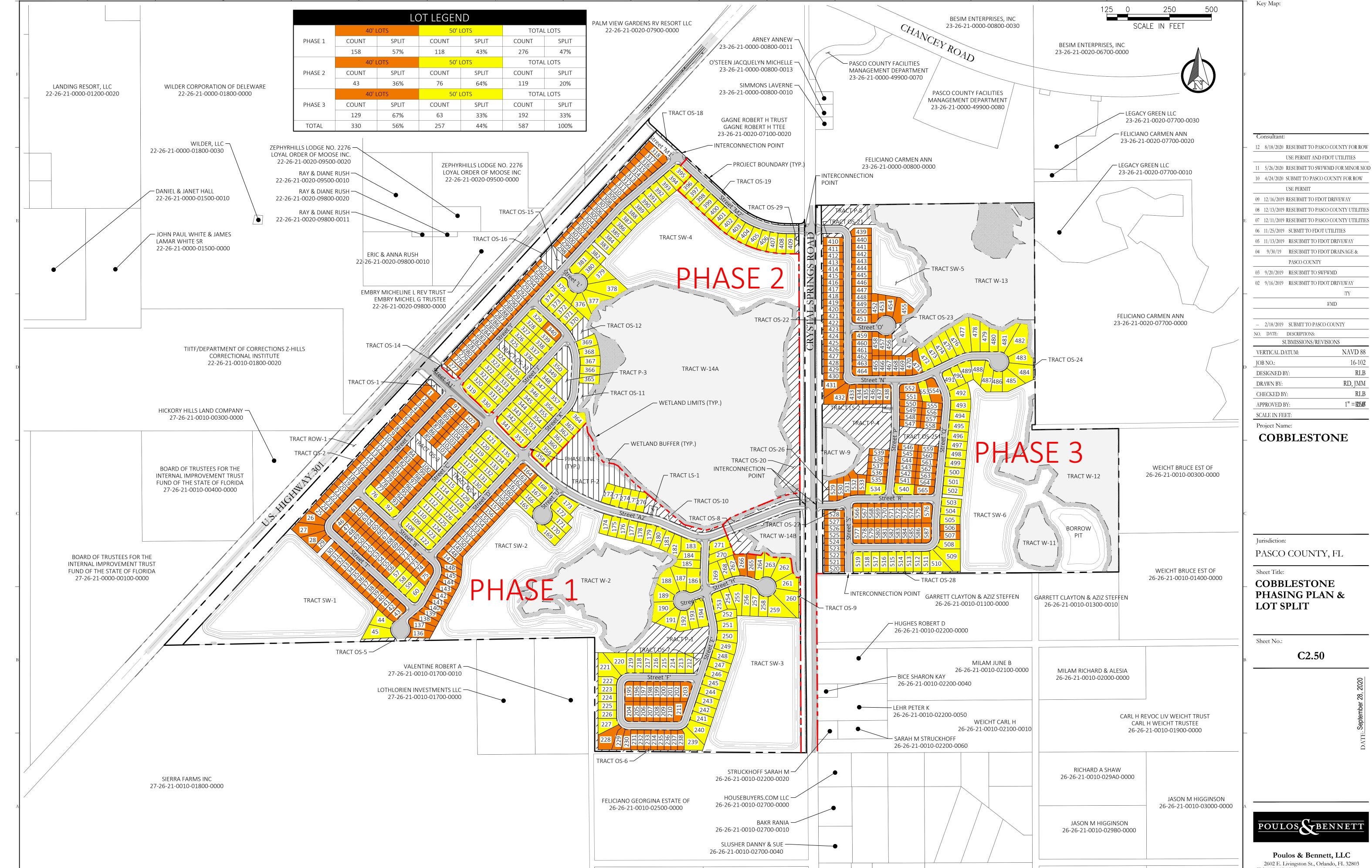
#### Description Sketch (Not A Survey) POINT OF COMMENCEMENT EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 26 SOUTH, RANGE 21 EAST LEGEND NW CORNER OF THE NE 1/4 OF THE SW 1/4 Official Records Book NORTH BOUNDARY OF N 89°22'28" E Point of Curvature THE SW 1/4 OF SECTION 23 Point of Tangency -WEST BOUNDARY OF THE CORNER OF THE 1/4 OF THE SW 1/2 OF 10'26" | 3 00'10'26" | 1328.13' / Right of Way NE 1/4 OF THE SW 1/4 SOUTH BOUNDARY OF THE GRID NORTH NE 1/4 OF THE SW 1/4 SW CO **SEE SHEET** NE CORNER OF THE N89°19'00"E SE 1/4 OF THE SW 1/4 1306.78 EAST BOUNDARY OF THE SE 1/4 OF THE SW 1/4 POINT OF 80 **BEGINNING** CRYSTAL SPRINGS DRIVE RIGHT -OF- WAY VARIES PARCEL B 326. EAST R/W LINE PER ORB 7726, PAGE 1368 SEE DETAIL A 800 PARCELB 23 22 ±76.171 ACRES GRAPHIC SCALE IN FEET 1" = 800' 26 WEST BOUNDARY OF THE NE 1/4 OF SECTION 26 LINE DATA TABLE EAST R/W LINE PER ORB 7726, PAGE 1368 **BEARING LENGTH** NO. 1306.07 N 89°19'00" E L13 35.51 S89°44'11"W S 89°15'36" W L14 20.00 SOUTH BOUNDARY AND-SOUTH BOUNDARY AND L15 S 00°00'52" E 30.00 EASTERLY EXTENSION WESTERLY EXTENSION THEREOF OF THE THEREOF OF THE L16 N 89°15'36" E 20.00' NORTH 233.60' OF TRACTS 11 & 12 NORTH 233.60' OF TRACT 13 SEI L17 N 89°14'01" E 498.60 L18 S 89°26'10" W 498.74 L19 N 00°25'30" W 873.42' L20 N 00°39'49" W 408.97 N 00°16'01" E 919.22 **DETAIL A** SCALE: 1'' = 120213 Hobbs Street SE CORNER OF THE SOUTH BOUNDARY OF THE L14 Tampa, Florida 33619 1/4 OF THE SW 1/4 SE 1/4 OF THE SW 1/4 Phone: (813) 248-8888 Licensed Business No.: LB 7768 NORTHERLY EXTENSION OF THE NE CORNER TRACT 5 NORTHERLY EXTENSION OF THE EAST BOUNDARY OF TRACT 5, CRYSTAL SPRINGS COLONY FARMS PLAT BOOK 2, PAGE 24 L 15 (PORTION OF SAID PLAT L 16 NORTH BOUNDARY AND WESTERLY EXTENSION THEREOF OF TRACT 4 BEING VACATED PER EASTERLY EXTENSION OF THE ORB 10137, PAGE 2663) Surveying, Inc. NORTH BOUNDARY OF TRACT 5

FILE PATH: P:\COBBLESTONE\DESCRIPTIONS\COBBLESTONE\_CDD\_SHEET 3.DWG LAST SAVED BY: JWEAVER

03 of 03



## Appendix B SITE PLAN



Tel. 407.487.2594 www.poulosandbennett.com Eng. Bus. No. 28567



## Appendix C PHASE 1 PRODUCT TYPE

Product Type	# Units
Single-family 40'	158
Single-family 50'	118
Total	276



## Appendix D CONSTRUCTION COST ESTIMATE OF THE PHASE 1 PROJECT

## Construction Cost Estimate for Public Improvements and Community Facilities February 18, 2022

			Phase 1	Total
Items	Cost Description	Master Costs	276 Units	Phase 1 Project
1	Water Management and Control	\$1,884,189	\$1,574,166	\$3,458,355
2	Roads	\$3,044,786	\$1,119,047	\$4,163,833
3	Sewer and Wastewater Management	\$569,974	\$333,713	\$903,687
4	Landscape/Hardscape/Irrigation	\$2,004,278	\$314,852	\$2,319,130
5	Professional, Permit, and Capacity Fees	\$285,000	\$240,000	\$525,000
6	Recreational Facilities	\$1,889,500	\$1,500,000	\$3,389,500
7	Contingency	\$1,935,545	\$1,016,356	\$2,951,901
	Total	\$11,613,272	\$6,098,134	\$17,711,406



#### **Appendix E** PERMITTING

#### **District Boundary (Phase 1)**

Permitting has been completed for the Phase 1 portion of the development inside the District boundary. Below is a list of the existing permits, which have been received and are active:

- Pasco County Master Planned Unit Development approval letter
- Pasco County Planning and Development approval memorandum
- Pasco County Certificate of Capacity
- Southwest Florida Water Management District Environmental Resource permit
- Pasco County Water and Wastewater letter of Commitment
- Pasco County Right-of-Way Use permit
- FDOT Drainage Connection permit
- Pasco County Master Utility Plan approval letter
- Pasco County Phase 1 Utility permit
- Pasco County Phase 1 Utility construction plan approval
- Pasco County Site Development permit
- Florida Department of Environmental Protection Dry-Line Water permit
- Florida Department of Environmental Protection Reclaimed Water permit
- Florida Department of Environmental Protection Wastewater permit
- Southwest Florida Water Management District Dewatering Permit
- FDOT Driveway Connection permit
- Mitigation Reservation and Sale Agreement
- FDOT Utility Connection permit
- Pasco County School Concurrency Determination letter
- Florida Department of Environmental Protection NPDES Notice of Intent

#### <u>District Boundary (Phases 2 and 3)</u>

The majority of the Phase 2 and 3 permits have been received. The permits listed below have been received and are active. The underlined items below are in the process of receipt and are expected to be complete in Q3 2022:

- Pasco County Master Planned Unit Development approval letter
- Pasco County Planning and Development approval memorandum
- Pasco County Certificate of Capacity
- Southwest Florida Water Management District Environmental Resource permit
- Pasco County Water and Wastewater letter of Commitment
- Pasco County Right-of-Way Use permit
- FDOT Drainage Connection permit
- Pasco County Master Utility Plan approval letter
- Pasco County Phase 1 Utility construction plan approval
- Pasco County Site Development permit
- Southwest Florida Water Management District Dewatering Permit
- FDOT Driveway Connection permit
- Mitigation Reservation and Sale Agreement
- FDOT Utility Connection permit



- Pasco County School Concurrency Determination letter
- Florida Department of Environmental Protection NPDES Notice of Intent
- Pasco County Phase 1 Utility permit
- Florida Department of Environmental Protection Dry-Line Water permit
- Florida Department of Environmental Protection Reclaimed Water permit
- Florida Department of Environmental Protection Wastewater permit

#### **Expansion Parcel**

All due diligence work has been completed, including the environmental, geotechnical, and title investigations. The expansion parcel rezoning is currently underway and expected to be completed by Q2 2022 with the receipt of MPUD Master Planned Unit Development approval letter. The land development permitting is expected shortly after Comp Plan and Rezoning approval contemplated to be Q3 2022 and be complete by Q1 2023. The permits required for land development to begin are:

- Pasco County MPUD approval letter
- Pasco County Certificate of Capacity
- Pasco County Site Development Permit
- Southwest Florida Water Management District ERP
- Pasco County Utility Construction plans
- FDEP dry-line water permit
- FDEP reclaimed water permit
- FDEP wastewater permit
- Pasco County School Concurrence Determination Letter
- FDEP NPDES NOI

#### **COMPOSITE EXHIBIT B**

Master Assessment Methodology Report, dated December 20, 2021 First Supplemental Assessment Methodology Report, dated March 11, 2022

[To be inserted]

# COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

## MASTER ASSESSMENT METHODOLOGY REPORT

Report Date:

December 20th 2021

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#### I. REPORT OBJECTIVE

This Master Assessment Methodology Report (the "Master Report") details the basis of the benefit allocation and assessment methodology to support the financing plan in an effort to complete the public infrastructure associated with the Capital Improvement Program for the Cobblestone Community Development District (the "District"). This Master Report is designed to allow the District to lien in part or in total the various phases of development and benefitting properties in connection with the issuance of Bonds to fund in part or in whole CIP cost. In addition, this Master Report allows for adjustments and application based on the status of future Expansion Area. The methodology consultant has initially been charged to identify the benefit and maximum assessment lien associated with Phase 1 of the District. It is contemplated that this Master Report will be utilized and amended subsequentially in allocating the methodology, benefit and maximum assessments on other phases of development and the future Expansion Area as identified herein.

#### The objective of this Master Report is to:

- 1. Identify the District's Capital Improvement Program ("CIP") for the project to be financed, constructed and/or acquired by the District; and
- 2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and
- 3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefiting from the CIP; and
- 4. Allow for flexibility of methodology to one or more phases of development, inclusive of Future Expansion Areas of the District; and

The basis of benefit received by Assessable Properties relates directly to the proposed CIP. It is the District's CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP includes Water Management and Control, Roads, Water Supply, Sewer and Wastewater Management, Landscape/Hardscape/Irrigation, Undergrounding of Electric Service, Professional, Permit and Capacity Fees, Recreational Facilities and Contingencies. This report will further address additional financing cost associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based upon the level of proportional benefit received.

This Master Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment

associated with the current CIP is identified. The District will issue Special Assessment Bonds (the "Bonds"), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be created to stipulate amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

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

#### II. DEFINED TERMS

"Assessable Property:" - All private property within the District that receives a special benefit from the CIP.

"Capital Improvement Program" (CIP) – The public infrastructure development program as outlined by the Master Engineer Report dated 12/20/2021.

"Developer" - MI Homes of Tampa, LLC.

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

"District" – Cobblestone Community Development District, encompasses 248.617 +/- acres located in Pasco County, Florida, within Section 22, 23, 26 and 27, Township 26 South, Range 21 East.

"Engineer Report" - Master Engineer's Report, dated December 20, 2021.

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

"Future Expansion Parcel" - 15.209 +/- acres with plans for 70 single family 40' product lots.

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

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

"Product Type" - Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

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

#### III. DISTRICT OVERVIEW

The District was established on December 9<sup>th</sup> 2021 and encompasses 248.617 +/- acres located in Pasco County Florida within Section 22, 23, 26 and 27, Township 26 South, Range 21 East. Ordinance No. 21-39 of the Pasco County Board of County Commissioners, establishing the District identified a future Expansion Parcel consisting of 15.209 +/- acres, as the District intends to annex the parcel during 2022 or 2023. The primary Developer of the Assessable Properties is MI Homes of Tampa, LLC (the "Developer"), who has created the overall development plan as outlined and supported by the Engineer's Report. The development plan is outlined in Tables 1 & 2, which includes information related to the future Expansion Parcel.

#### IV. CAPITAL IMPROVEMENT PROGRAM

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

#### V. FINANCING

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

For purposes of the Master Report, conservative allowances have been made for a debt service reserve, underwriter's discount, issuance costs, rounding and collection cost as shown on Table 5-7. Initially, this Master Report will be utilized to lien the property on Phase 1, which is currently platted (Pre-Annexation per Table 7A-7B & Exhibit A & B). This Master Report can be utilized to lien the property in other phases currently located in the District by amendment and for the expansion area after annexed into the District. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to

prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter's discount, issuance and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the Bonds.

#### VI. ALLOCATION METHODOLOGY

EQUIVALENT ASSESSMENT UNITS (EAU) ALLOCATION: This method was selected as off-site improvements; storm water, utilities (water and sewer), undergrounding of electrical service, recreational facilities, roadways and landscape/hardscape benefit all assessable properties within the District proportionally. The level of relative benefit can be compared through the use of defining "equivalent" units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the system of capital improvements. The use of equivalent assessment unit methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU is assigned to the 40' residential use product type as a baseline, with a proportional increase or decrease relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current development plan as described in this section. If future Assessable Property is added or product types are contemplated, this report will be amended to reflect.

Pursuant to Section 193.0235, Florida Statutes, certain "common elements" such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments regardless of the private ownership. Furthermore, pursuant to Ordinance No. 21-39, adopted by the Pasco County Board of County Commissioners, the District may not levy assessments on any property lying within the boundary of the District either owned or to be owned by the County or the District School Board of Pasco County; and no debt or obligation of the District shall constitute a burden on any property either owner\d or to be owned by the County or District School Board of Pasco County.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed below and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and assessments associated with the CIP are demonstrated on Table 3 & 4. Additionally, these Tables contemplate the annexation of the Future Expansion Area. The Developer may choose to pay down or contribute infrastructure value on a

portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with the Series of Bonds.

#### VII. DETERMINATION OF SPECIAL ASSESSMENT

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

The District's CIP contains a "system of improvements" including the funding, construction and/or acquisition of off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape and amenities; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for payment of the on the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD/School Board) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned

by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment.

# VIII. ASSIGNMENT OF ASSESSMENTS

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

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the "undeveloped state." At this point the infrastructure may or may not be installed but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed prior to any development. While the land is in an "undeveloped state," special assessments will be assigned on an equal acre basis across all Developer owned gross acreage within each phase, relative to the special assessment lien levied as identified within Exhibit "A" of this Master Report. Should the Developer sell land in an undeveloped state, Debt will be assigned to Developer sold properties within/or each phase based on development rights based on this Master Report and assigned product and unit mix in Table 5B and 6B of this report to ensure integrity of development plans, rights and entitlements.

The second condition is "on-going development". At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As lands subject to special assessments within each phase are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each unit receives from the CIP, with the balance of the debt assigned on a per acre basis to the phase for which bonds are issued. This generally describes the flow for a "first platted, first assigned basis" of assessments against product types per parcel, Therefore each fully-developed, platted unit would be assigned a par debt assessment as set forth in Tables 8. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur; the true-up provisions in section VIII of this Master Report would be applicable.

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

This Master Report will initially assign assessments solely to platted units within Phase 1 as described in Exhibit B. As all lots have been platted within Phase 1, with no remaining private developable land/development rights remaining, the assignment of maximum assessments per parcel folio by product type is applied in accordance with Table 7B – Pre-Annexation. Exhibit A contains the Final Assessment Roll.

## IX. TRUE-UP MODIFICATION

As Phase 1 has been platted and no developable or assessable private land remains within the Phase 1, maximum assessments are identified in Exhibit A. These maximum assessments may be modified in accordance with this True-Up, post-annexation if additional assessable lands are added to the District as contemplated in this Master Report.

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

The debt per acre remaining on the unplatted land within the District is never allowed to increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining un-platted acres must remain equal to, or lower than the ceiling level of debt per acre as established.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District or the Developer sale of undeveloped land. If upon the completion of any true-up analyses it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to adequately service Bond debt, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to adequately service bond debt upon planned development. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or prior to the final true up as a result of changes in the development plan, the District will reserve the right to either use excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

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

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

#### X. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. 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. Inframark 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.

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

TABLE 1

COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS									
INFRASTRUCTURE CIP COST SUMMARY									
DESCRIPTION	MASTER COST	PHASE 1	PHASE 2	PHASE 3	PRE - EXPANSION TOTAL CIP	PHASE 2A EXPANSION PARCEL	EXPANSIO N TOTAL CIP		
Water Management and Control	\$1,884,189	\$2,049,361	\$445,957	\$689,391	\$5,068,898	\$300,011	\$5,368,909		
Roads	\$3,044,786	\$1,903,766	\$858,094	\$1,198,892	\$7,005,538	\$373,134	\$7,378,672		
Water Supply	\$0	\$1,128,571	\$574,686	\$693,956	\$2,397,213	\$225,836	\$2,623,049		
Sewer and Wastewater Management	\$569,974	\$660,534	\$264,473	\$611,800	\$2,106,781	\$144,779	\$2,251,560		
Landscape/Hardscape/Irrigation	\$2,004,278	\$55,688	\$23,271	\$36,307	\$2,119,544	\$10,859	\$2,130,403		
Undergrounding of Electric Service	\$0	\$96,324	\$46,417	\$62,122	\$204,863	\$19,299	\$224,162		
Professional, Permit & Capacity Fees	\$285,000	\$1,669,455	\$977,020	\$1,229,320	\$4,160,795	\$505,036	\$4,665,831		
Recreational Facilities	\$1,889,500	\$0	\$0	\$0	\$1,889,500	\$0	\$1,889,500		
Contingency	\$1,935,545	\$1,512,740	\$637,984	\$904,358	\$4,990,627	\$315,791	\$5,306,418		
	\$11,613,272	\$9,076,439	\$3,827,902	\$5,426,146	\$29,943,759	\$1,894,745	\$31,838,504		
Notations: (1) CIP Cost as provided and further detai									

TABLE 2

PROJECT STATISTICS - DEVELOPMENT PLAN - EAU ASSIGNMENT								
							POST	
					PRE	PHASE 2A	<b>EXPANSION</b>	
		PHASE 1	PHASE 2	PHASE	EXPANSION	EXPANSION	TOTAL	
PRODUCT TYPE		LOTS	LOTS	3 LOTS	TOTAL LOTS	LOTS	LOTS	
Single Family 40		158	43	129	330	70	400	
Single Family 50		118	76	63	257	0	257	
TOTAL		276	119	192	587	70	657	
	EAU <sup>(2)</sup>				PRE	PHASE 2A	POST	
	FACTO	PHASE 1	PHASE 2	PHASE	<b>EXPANSION</b>	<b>EXPANSION</b>	<b>EXPANSION</b>	
PRODUCT TYPE	R	EAUs	EAUs	3 EAUs	TOTAL EAUs	EAUs	TOTAL EAUs	
Single Family 40	1.00	158	43	129	330	70	400	
Single Family 50	1.25	147.5	95	78.75	321.25	0	321.25	
		305.50	138.00	207.75	651.25	70	721.25	
Notations:								
<sup>(1)</sup> Product Type								
(2) Equivalent Assess	ment Unit F	actor Assig	ned					

# TABLE 3

DEVELOPMENT PROGRAM COST/CIP NET BENEI	FIT ANALYSIS
PRE - ANNEXATION	
MASTER CIP PROJECT COSTS	\$11,613,272
PHASE 1-3 SUBDIVISION COST	\$18,330,487
TOTAL CIP COST	\$29,943,759
TOTAL PROGRAM EAUS	651.25
MASTER CIP COST/BENEFIT PER EAU	\$17,832.28
PHASE CIP COST/BENEFIT PER EAU	\$28,146.62
TOTAL CIP COST/BENEFIT PER EAU	\$45,978.90
POST - ANNEXATION	
MASTER CIP PROJECT COSTS	\$11,613,272
PHASE 1-3 & 2A SUBDIVISION COST	\$20,225,232
TOTAL CIP COST	\$31,838,504
TOTAL PROGRAM EAUS	721.25
ER CIP COST/BENEFIT PER EAU	\$16,101.59
PHASE CIP COST/BENEFIT PER EAU	\$28,041.92
TOTAL CIP BENEFIT	\$44,143.51
Notations:	. 1 .

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

TABLE 4 A

DEVELOPMENT	PROGRAM - N	NET COST/BEN	NEFIT ANALY	SIS - PRE- EXPA	ANSION
				NET BE	ENEFIT
				PER	PER
	EAU	PRODUCT	EAUs	PRODUCT	PRODUCT
PRODUCT TYPE	FACTOR	COUNT		TYPE	UNIT
PHASE 1					
Single Family 40	1.00	158	158.00	\$7,264,666	\$45,978.90
Single Family 50	1.25	118	147.50	\$6,781,888	\$57,473.63
		276	305.50	\$14,046,554	
PHASE 2					
Single Family 40	1.00	43	43.00	\$1,977,093	\$45,978.90
Single Family 50	1.25	76	95.00	\$4,367,996	\$57,473.63
		119	138.00	\$6,345,088	
PHASE 3					
Single Family 40	1.00	129	129.00	\$5,931,278	\$45,978.90
Single Family 50	1.25	63	78.75	\$3,620,838	\$57,473.63
		192	207.75	\$9,552,117	
-	TOTALS	587	651.25	\$29,943,759	
Notations:					

<sup>1)</sup> CIP construction cost pre annexation, net of finance and other related costs.

TABLE 4 B

DEVELOPMENT	PROGRAM - NI	ET COST/BEN	EFIT ANALYS	SIS - POST - EXF	PANSION
				NET BI	ENEFIT
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PER PRODUCT TYPE	PER Product Unit
PHASE 1					
Single Family 40	1.00	158	158.00	\$6,974,674	\$44,143.51
Single Family 50	1.25	118	147.50	\$6,511,167	\$55,179.38
		276	305.50	\$13,485,841	
PHASE 2					
Single Family 40	1.00	43	43.00	\$1,898,171	\$44,143.51
Single Family 50	1.25	76	95.00	\$4,193,633	\$55,179.38
		119	138.00	\$6,091,804	
PHASE 3					
Single Family 40	1.00	129	129.00	\$5,694,512	\$44,143.51
Single Family 50	1.25	63	78.75	\$3,476,301	\$55,179.38
		192	207.75	\$9,170,813	
PHASE 2A - Expansion A	Area				
Single Family 40	1.00	70	70.00	\$3,090,045	\$44,143.51
Single Family 50	1.25	0	0.00	\$0	\$55,179.38
		70	70.00	\$3,090,045	
	TOTALS	657	721.25	\$31,838,504	
Notations:					
1) CID		. (()	.41 1 . 4 1		

1) CIP construction cost post annexation, net of finance and other related costs.

TABLE 5A

PRE EXPANSION FINANCING A	SSUMPTIONS - L	ONG TERMBONDS					
Coupon Rate (1)		6.95%					
Term (Years)		33					
Principal Amortization Installments		30					
ISSUE SIZE		\$43,970,000.00					
Construction Fund		\$29,943,759.00					
Capitalized Interest (Months) <sup>(2)</sup>	36	\$9,167,745.00					
Debt Service Reserve Fund	100%	\$3,525,603.34					
Underwriter's Discount	2.00%	\$879,400.00					
Cost of Issuance		\$450,000.00					
Rounding		\$3,493.00					
ANNUAL ASSESSMENT							
Annual Debt Service (Principal plus Inte	erest)	\$3,525,603.34					
Collection Costs and Discounts @	6.00%	\$225,038.51					
TOTAL ANNUAL ASSESSMENT		\$3,750,641.85					
Notatations:							
(1) Based on conservative interest rate, subject to change based on market conditions.							
<sup>(2)</sup> Based on maximum capitalized intere							

TABLE 5B

ALLOCATION METHODOLOGY - LONG TERM BONDS (1) - DEVELOPMENT PLAN PRE ANNEXATION								
					PRODUC	СТ ТҮРЕ	PER U	J <b>NIT</b>
PRODUCT	LOT COUNT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)
PHASE 1								
Single Family 40 Single Family 50	158 118 276	1 1.25	158 147.5 305.5	24.26% 22.65% 46.91%	\$10,667,577.74 \$9,958,656.43 \$20,626,234.17	\$855,347.91 \$798,505.17 \$1,653,853.08	\$67,516.31 \$84,395.39	\$5,413.59 \$6,766.99
PHASE 2	210		505.5	10.5170	φ20,020,25 1.11	φ1,033,033.00		
Single Family 40	43	1	43	6.60%	\$2,903,201.54	\$232,784.56	\$67,516.31	\$5,413.59
Single Family 50	76	1.25	95	14.59%	\$6,414,049.90	\$514,291.47	\$84,395.39	\$6,766.99
	119		138	21.19%	\$9,317,251.44	\$747,076.03		
PHASE 3								
Single Family 40	129	1	129	19.81%	\$8,709,604.61	\$698,353.68	\$67,516.31	\$5,413.59
Single Family 50	63	1.25	78.75	12.09%	\$5,316,909.79	\$426,320.56	\$84,395.39	\$6,766.99
	192		207.75	31.90%	\$14,026,514.40	\$1,124,674.23		
PHASE TOTALS	587		651.25	100.00%	\$43,970,000	\$3,525,603.34		

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

<sup>(2)</sup> Includes principal, interest and is net of collection costs.

TABLE 6A

POST ANNEXATION - FINANCING A	ASSUMPTIONS - 1	LONG TERM BONDS					
Coupon Rate (1)		6.95%					
Term (Years)		33					
Principal Amortization Installments		30					
ISSUE SIZE		\$46,710,000.00					
Construction Fund		\$31,838,504.00					
Capitalized Interest (Months) <sup>(2)</sup>	36	\$9,739,035.00					
Debt Service Reserve Fund	100%	\$3,745,302.07					
Underwriter's Discount	2.00%	\$934,200.00					
Cost of Issuance		\$450,000.00					
Rounding		\$2,959.00					
ANNUAL ASSESSMENT							
Annual Debt Service (Principal plus Interest)		\$3,745,302.07					
Collection Costs and Discounts @	6.00%	\$239,061.83					
TOTAL ANNUAL ASSESSMENT		\$3,984,363.91					
Notatations:							
(1) Based on conservative interest rate, subject to change based on market conditions.							
(2) Based on maximum capitalized interest, 36							

TABLE 6B

ALLOCATIO	N METH	ODOLC	OGY - LOI	NG TERM	BONDS (1) - DE	VELOPMENT PLA	N POST ANNEX.	ATION
					PRODUC	Т ТҮРЕ	PER U	JNIT
	LOT	PEK UNIT	TOTAL	% OF	TOTAL	ANNUAL	TOTAL	ANNUAL (2)
PRODUCT	COUNT	EAU	EAUs	EAUs	PRINCIPAL	ASSMT. (2)	PRINCIPAL	ASSMT. (2)
PHASE 1								
Single Family 40	158	1	158	21.91%	\$10,232,485.27	\$820,461.32	\$64,762.56	\$5,192.79
Single Family 50	118	1.25	147.5	20.45%	\$9,552,478.34	\$765,936.99	\$80,953.21	\$6,490.99
	276		305.5	42.36%	\$19,784,963.60	\$1,586,398.31		
PHASE 2								
Single Family 40	43	1	43	5.96%	\$2,784,790.29	\$223,290.11	\$64,762.56	\$5,192.79
Single Family 50	76	1.25	95	13.17%	\$6,152,443.67	\$493,315.35	\$80,953.21	\$6,490.99
	119		138	19.13%	\$8,937,233.97	\$716,605.46		
PHASE 3								
Single Family 40	129	1	129	17.89%	\$8,354,370.88	\$669,870.32	\$64,762.56	\$5,192.79
Single Family 50	63	1.25	78.75	10.92%	\$5,100,051.99	\$408,932.46	\$80,953.21	\$6,490.99
	192		207.75	28.80%	\$13,454,422.88	\$1,078,802.78		
PHASE 2A EXPANSIO	N AREA							
Single Family 40	70	1	70	9.71%	\$4,533,379.55	\$363,495.52	\$64,762.56	\$5,192.79
Single Family 50	0	1.25	0	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
	70		70	9.71%	\$4,533,379.55	\$363,495.52		
PHASE TOTALS	657		721.25	100.00%	\$46,710,000	\$3,745,302.07		

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

<sup>(2)</sup> Includes principal, interest and is net of collection costs.

## TABLE 7A

PHASE 1 - FINANCING ASSU	MPTIONS -	LONG TERM BONDS
Coupon Rate (1)		6.95%
Term (Years)		33
Principal Amortization Installments		30
ISSUE SIZE		\$20,615,000.00
Construction Fund (2)		\$14,046,554.13
Capitalized Interest (Months) (3)	36	\$4,298,227.50
Debt Service Reserve Fund	100%	\$1,652,952.31
Underwriter's Discount	2.00%	\$412,300.00
Cost of Issuance		\$200,000.00
Rounding		\$4,966.00
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus	Interest)	\$1,652,952.31
Collection Costs and Discounts @	6.00%	\$105,507.59
TOTAL ANNUAL ASSESSMENT		\$1,758,459.90
Notatations:		

- (1) Based on conservative interest rate, subject to change based on market conditions.
- (2) Net CIP benefiting Phase 1 as identified in Table 4a, Pre-Annexation
- (3) Based on maximum capitalized interest, 36 months.

TABLE 7B

ALLOCA	ALLOCATION METHODOLOGY - PHASE I LONG TERM BONDS (1) - PRE ANNEXATION							
					PRODUC	СТ ТҮРЕ	PER U	J <b>NIT</b>
PRODUCT	LOT COUNT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)
PHASE 1 Single Family 40 Single Family 50	158 118 276	1 1.25	158 147.5 305.5	51.72% 48.28% 100.00%	\$10,661,767.59 \$9,953,232.41 \$20,615,000.00	\$854,882.04 \$798,070.26 \$1,652,952.31	\$67,479.54 \$84,349.43	\$5,410.65 \$6,763.31

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

<sup>(2)</sup> Includes principal, interest and is net of collection costs.

#### **EXHIBIT A**

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements associated with the benefit assigned to the platted units within Phase 1 is \$20,615,000.00 payable in 30 annual installments of principal of \$1,652,952.31. The maximum par debt and annual assessment per platted unit and product type is outlined below.

# FINAL ASSESSMENT ROLL

TOTAL ASSESSMENT: \$20,615,000.00

ANNUAL ASSESSMENT: \$1,652,952.31 - (30 Installments)

**Total Assessment** 

	Unit Count	Per Unit	Per Product
Single Family 40' Product:	158	\$67,479.54	\$10,661,767.59
Single Family 50' Product:	118	\$84,349.43	\$9,953,232.41
	276		\$20,615,000.00

Annual Assessment

	Unit Count	Per Unit	Per Product
Single Family 40' Product:	158	\$5,410.65	\$854,882.04
Single Family 50' Product:	118	\$6,763.31	\$798,070.26
_	276		\$1.652.952.31

Final Assessment Roll Per Parcel ID attached.

Landowner Name & Address

MI Homes of Tampa, LLC Exhibit B, Phase I Legal Description 4343 ANCHOR PLAZA PKWY STE 200 TAMPA, FL 33634-7508

Notation:

Assessments shown are net of collection cost and early/prepayment discounts.

				Annual
		Product	Per Lot Total	Principal and
Owner	Parcel ID	Size	Principal	Interest
MI Homes of Tampa	27 26 21 0060 00000 0940	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0950	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0960	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0970	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0980	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0990	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1000	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1010	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1020	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1030	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1040	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1050	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1060	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1070	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1080	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1370	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1380	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1390	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1400	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1410	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1420	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1430	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1440	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1450	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1460	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1470	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0760	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1480	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1490	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1500	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1510	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1520	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1530	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1540	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1550	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1560	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1570	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1580	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1590	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1600	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1610	40	\$67,479.54	\$5,410.65

MI Homes of Tampa	27 26 21 0060 00000 1620	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1630	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1640	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1650	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0620	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0630	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0640	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0650	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0660	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0670	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0680	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0690	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0700	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0710	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0720	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0730	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0740	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0750	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0440	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0430	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0420	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0410	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0400	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0390	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0570	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0560	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0380	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0550	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0370	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0540	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0360	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0530	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0350	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0520	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0340	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0510	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0330	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0500	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0320	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0490	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0310	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0480	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0470	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0300	40	\$67,479.54	\$5,410.65

MI Homes of Tampa	27 26 21 0060 00000 0290	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0280	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0270	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0260	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0250	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0240	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0230	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0220	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0210	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0200	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0190	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0180	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0780	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0170	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0790	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0160	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0800	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0150	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0810	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0140	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0820	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0130	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0830	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0120	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0840	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0110	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0850	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0100	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0090	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0080	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0070	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0860	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0060	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0870	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0880	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0050	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0040	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0890	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0030	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0900	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0020	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0910	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 0920	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1090	50	\$84,349.43	\$6,763.31

MI Homes of Tampa	27 26 21 0060 00000 0930	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1100	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1110	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1120	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1130	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1140	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1150	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1160	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1170	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1180	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1190	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1200	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1210	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1220	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 0460	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 0450	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1230	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1240	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1250	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1260	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1270	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1280	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1290	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1300	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1310	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1320	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1330	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1340	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1350	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1360	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2730	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1750	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2740	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1760	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2750	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1770	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2760	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1780	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2770	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1790	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1800	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1810	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1820	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1830	50	\$84,349.43	\$6,763.31

MI Homes of Tampa	27 26 21 0060 00000 1660	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1670	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1680	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1690	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 0610	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 0600	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 0590	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 0580	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 0770	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2670	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2660	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2040	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2030	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2020	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2010	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2000	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 1990	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 1980	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 1970	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 1960	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2290	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2300	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2310	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2050	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2320	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2060	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2330	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2070	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2340	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2080	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2350	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2090	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2360	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2100	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2370	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2110	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2380	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2390	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	26 26 21 0060 00000 2120	40	\$67,479.54	\$5,410.65
MI Homes of Tampa	27 26 21 0060 00000 1700	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1710	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1720	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1730	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	27 26 21 0060 00000 1740	50	\$84,349.43	\$6,763.31

MI Homes of Tampa	26 26 21 0060 00000 1920	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1910	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1930	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1900	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1890	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1940	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1880	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1950	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1870	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2540	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2700	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2550	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2690	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2560	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2680	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2570	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2580	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2650	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2590	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2640	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2600	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2630	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2610	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2620	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2130	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2140	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2150	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2160	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2170	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2180	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2190	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2200	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2210	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2220	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2230	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2240	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2250	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2260	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2270	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2280	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2400	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2410	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2420	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2430	50	\$84,349.43	\$6,763.31
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MI Homes of Tampa	26 26 21 0060 00000 2440	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2450	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2460	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2470	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2480	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2490	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2500	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2510	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2520	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2530	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1860	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2710	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1850	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 2720	50	\$84,349.43	\$6,763.31
MI Homes of Tampa	26 26 21 0060 00000 1840	50	\$84,349.43	\$6,763.31
			\$20,615,000.00	\$1,652,952.31

#### EXHIBIT B - PHASE I LEGAL DESCRIPTION

#### DESCRIPTION:

A parcel of land lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the East boundary of the Southeast 1/4 of said Section 22, S.00°05'43"E., a distance of 1329.32 feet to a point on the Easterly right of way line of U.S. Highway 301 (also known as Fort King Road), according to that certain Warranty Deed, recorded in Official Records Book 10006, Page 1413, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Easterly right of way line of U.S. Highway 301, N.42°39'24"E., a distance of 633.17 feet to a point on the Northerly boundary of lands described in that certain Special Warranty Deed, recorded in Official Records Book 7726, Page 1368, of the Public Records of Pasco County, Florida; thence along said Northerly boundary the following four (4) courses: 1) S.47°20'37"E., a distance of 650.07 feet to a point of curvature; 2) Easterly, 335.11 feet along the arc of a tangent curve to the left having a radius of 450.00 feet and a central angle of 42°40'05" (chord bearing S.68°40'39"E., 327.42 feet) to a point of tangency; 3) N.89°59'18" E., a distance of 74.53 feet to a point of curvature; 4) Northeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°59'18"E., 35,36 feet) to a point of cusp on the West right of way line of Crystal Springs Drive, per aforesaid lands described in Official Records Book 7726, Page 1368; thence along said West right of way line of Crystal Springs Drive, the following seven (7) courses: 1) S.00°00'42"E., a distance of 128.48 feet; 2) S.00°09'31"E., a distance of 1115.36 feet to South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'36"W., a distance of 1.77 feet; 4) S.00°20'38"E., a distance of 984.40 feet; 5) S.00°09'55"W., a distance of 295.52 feet; 6) S.00°46'43"E., a distance of 346.16 feet; 7) S.00°20'38"E., a distance of 316.54 feet to the Southeast corner of lands described in that certain Warranty Deed, recorded in Official Records Book 10275, Page 109, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said lands described in Official Records Book 10275, Page 109 the following five (5) courses: 1) N.89°37'23"W., a distance of 1257.16 feet; 2) N.00°00'23"W., a distance of 660.97 feet; 3) N.01°09'01"W., a distance of 19.45 feet; 4) N.89°47'10"W., a distance of 39.76 feet; 5) S.88°56'35"W., a distance of 2433.75 feet to a point on aforesaid Easterly right of way line of U.S. Highway 301; thence along said Easterly right of way line, N.42°39'24"E., a distance of 3550.79 feet to the POINT OF BEGINNING.

Containing 172.448 acres, more or less.

# COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

# FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

SERIES 2022 BONDS

Report Date:

March 10th 2022

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The Assessment Consultant has prepared the Master Assessment Methodology Report, dated December 20, 2021 (the "Master Assessment Report"), that allocates the total benefit derived from the District's CIP to the benefitted lands in the District. In addition, the Assessment Consultant has prepared the Final First Supplemental Assessment Report, Series 2022 Bonds, dated March 10<sup>th</sup> 2022 (the "Supplemental Assessment Report" and, together with the Master Assessment Report, the "Assessment Report"), that allocates the Series 2022 Assessments (as defined below) to benefitting property within the District in proportion to the benefit derived from the Series 2022 Project (as defined below).

The District's Phase I Project is part of the District's CIP and is a system of improvements benefitting all developable lands in the District, including the Phase I of the District, which consists of 276 platted residential units detailed within the Supplemental Report of the District Engineer dated February 15, 2022. The assessable properties located within the District receive special benefit from the Phase I Project. The District will issue its Special Assessment Revenue Bonds, Series 2022-1 Bonds (the "Series 2022-1 Bonds") and its Special Assessment Revenue Bonds, Series 2022-2 Bonds" and together with the Series 2022-1 Bonds, the "Series 2022 Bonds") to finance a portion of the Phase I Project in the amount of \$5.875 million (the "Series 2022 Project").

As detailed below, Phase 1 has been subdivided into two (2) assessment areas because of varying capitalized interest periods: (a) Assessment Area One consisting of fifty-seven (57) acres planned for 182 residential lots, and (b) Assessment Area Two consisting of thirty-eight (38) acres planned for ninety-four (94) residential lots. The Series 2022-1 Assessments securing the Series 2022-1 Bonds are levied on the lands comprising Assessment Area One and the Series 2022-2 Assessments securing the Series 2022-2 Bonds are levied on the lands comprising Assessment Area Two. The Series 2022-1 Assessments and the Series 2022-2 Assessments are sometimes collectively referred to as the "Series 2022 Assessments."

This methodology described herein allocates the cost of the Series 2022 Project to the District's Phase 1 lands consisting of ninety-five (95) gross acres. The Series 2022 Assessments levied in connection with the Series 2022 Bonds are levied on these Phase 1 lands in accordance with this methodology. As the District's Phase 1 lands have a final plat, the 276 residential units account for the entirety of privately benefiting lands within Phase 1, with there are no other private areas planned for future subdivision and private benefiting parcels within Phase 1 subject to assessments.

#### Assessment Area One ("AAl"):

Assessment Area One is defined by the portion of platted lots within Phase 1 identified by Parcel ID and Product Type attached as the 2022-1 Assessment Roll, Exhibit A-1 to this report.

In accordance with the Master Methodology Report, the Series 2022-1 Assessments were levied on a per lot basis in the District's Assessment Area One based on the approved plat and product type planned for each platted Phase 1 unit.

A Phase 1 plat is final and has been recorded. As such, the Series 2022-1 Assessments securing the Series 2022-1 Bonds will be levied on the 182 platted lots proportionally identified in Exhibit A-1 based on the Product Type and assigned EAU within AAI of Phase 1 of the District in accordance with the Master Methodology Report.

Table 3 presents principal and annual amounts of the Series 2022-1 Assessments that will be levied on the lands within Assessment Area One in connection with the Series 2022-1 Bonds.

#### Assessment Area Two ("AA2"):

Assessment Area Two is defined by the portion of platted lots within Phase 1 identified by Parcel ID and Product Type attached as the 2022-2 Assessment Roll, Exhibit A-2 to this report.

In accordance with the Master Methodology Report, the Series 2022-2 Assessments were levied over the gross acreage in the District's Assessment Area Two on a per lot basis, based on the approved plat and product type planned for each platted Phase 1 unit.

A Phase 1 plat is final and has been recorded. As such, the Series 2022-2 Assessments securing the Series 2022-2 Bonds will be levied on the ninety-four (94) platted lots proportionally based on the Product Type and assigned EAU within AA2 of Phase 1 of the District in accordance with the Master Methodology Report.

Table 3 presents principal and annual amounts of the Series 2022-2 Assessments that will be levied on the lands within Assessment Area Two in connection with the Series 2022-2 Bonds.

#### ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The Allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond 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 Limited Offering Memorandum associated with this transaction.

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

# TABLE 1

ASSESSMENT AREA	ONE - BOND SERIE	S 2022-1
Coupon Rate <sup>(1)</sup>		4.23%
Term (Years)		29
Principal Amortization Installments		29
ISSUE SIZE		\$3,750,000.00
Construction Fund Original Discount		\$3,394,095.34 \$29,102.60
Capitalized Interest (Months)	0	\$0.00
Debt Service Reserve Fund	50%	\$113,342.50
Underwriter's Discount	2.00%	\$75,000.00
Cost of Issuance		\$138,459.56
Rounding		\$0.00
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Inte	rest)	\$226,685.00
Collection Costs and Discounts @	6.00%	\$14,469.26
TOTAL ANNUAL ASSESSMENT		\$241,154.26
Notatations:		
<sup>(1)</sup> Final negotiated rates and terms.		

# TABLE 2

ASSESSMENT AREA T	WO - BOND SERIE	S 2022-2
Coupon Rate (1)		4.24%
Term (Years)		32
Principal Amortization Installments		30
<u>ISSUE SIZE</u>		\$2,125,000.00
Construction Fund Original Discount		\$1,780,848.95 \$19,862.70
Capitalized Interest (Months)	19	\$139,539.17
Debt Service Reserve Fund	50%	\$63,788.75
Underwriter's Discount	2.00%	\$42,500.00
Cost of Issuance		\$78,460.43
Rounding		\$0.00
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Inter	est)	\$127,577.50
Collection Costs and Discounts @	6.00%	\$8,143.24
TOTAL ANNUAL ASSESSMENT		\$135,720.74
Notatations:		
(1) Final negotiated rates and terms.		

TABLE 3

	PHASE I ASSESSMENT LIEN ALLOCATION - SERIES 2022 BONDS								
					PRODUC	СТ ТҮРЕ	PER U	JNIT	
PRODUCT	,	LOT COUNT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>
PHASE 1 - Assessment	: Area On	e							
Series 2022-1	l								
Single Family	40	128	1	128	65.47%	\$2,455,242.97	\$148,417.80	\$19,181.59	\$1,159.51
Single Family	50	54	1.25	67.5	34.53%	\$1,294,757.03	\$78,267.20	\$23,976.98	\$1,449.39
		182		195.5	100.00%	\$3,750,000.00	\$226,685.00		
PHASE 1 - Assessment	Area Tw	<i>'</i> O							
Series 2022-1	2								
Single Family	40	30	1	30	27.27%	\$579,545.45	\$34,793.86	\$19,318.18	\$1,159.80
Single Family	50	64	1.25	80	72.73%	\$1,545,454.55	\$92,783.64	\$24,147.73	\$1,449.74
		94		110	100.00%	\$2,125,000.00	\$127,577.50		
PHASE 1 TOTA	LS	276		305.50		\$5,875,000.00	\$354,262.50	- •	

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis.

<sup>(2)</sup> Includes principal, interest and is net of 6% collection costs & prepayment discount.

#### **EXHIBIT A**

The Series 2022 Bonds will fund a portion of the public capital infrastructure improvements. The Total Series 2022 Assessment Lien associated to the platted units within Phase 1 is \$5,875,000.00 payable in 30 annual installments of principal and interest of \$354,262.50. The par debt and annual assessment per platted unit and product type is outlined below, with per parcel id detail for Assement Area One and Two attached as Exhibit A-1 and Exhibit A-2.

 (30 Installments)	
(30 Installments)	
Total A	<u>Assessment</u>
nt Per Unit	Per Product
28 \$19,181.59	\$2,455,242.97
\$23,976.98	\$1,294,757.03
32	\$3,750,000.00
nt Per Unit	Per Product
\$19,318.18	\$579,545.45
\$24,147.73	\$1,545,454.55
14	\$2,125,000.00
022 Total Assessment	\$5,875,000.00
Total Anni	ual Assessment
	Per Product
	\$148,417.80
	\$78,267.20
	\$226,685.00
nt Per Unit	Per Product
	\$34,793.86
	\$92,783.64
	\$127,577.50
l Annual Assessment:	\$354,262.50
2 5 8 u 3 6 9 u 2 5 8 u 3 6 9	28 \$19,181.59 54 \$23,976.98 82  Int Per Unit 30 \$19,318.18 64 \$24,147.73 94  2022 Total Assessment:  Total Annual Per Unit 28 \$1,159.51 54 \$1,449.39 82  Int Per Unit 30 \$1,159.80

Exhibit A-1 - Assessment Area One - Owner, Parcel ID's, Product Type, Total Assessment and Annual Assessment. Exhibit A-2 - Assessment AreaTwo - Owner, Parcel ID's, Product Type, Total Assessment and Annual Assessment.

# EXHIBIT A-1 SERIES 2022-1, ASSESSMENT AREA ONE ASSESSMENT ROLL (Pg 1 of 3)

						Assessment	Product	Per Lot Total	Annual Principal and
Owner			Street Name	City	Zip	Area	Size	Principal	Interest
MI Homes of Tampa	27 26 21 0060 00000 0940		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0950			ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0960		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0970		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0980			ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0990		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1000		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1010			ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1020		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1030		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1040			ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1050		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1060		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1070		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1080		ADAMS CROSS DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1370		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1380		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1390		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1400		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1410		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1420		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1430		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1440		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1450		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1460		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1470		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0760		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1480		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1490		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1500		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1510		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1520		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1530		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1540		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1550 27 26 21 0060 00000 1560		AUTUMN ROCK DRIVE AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa					33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1570		AUTUMN ROCK DRIVE		33540		40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1580		AUTUMN ROCK DRIVE		33540	1	40 40	\$19,181.59	\$1,159.51
MI Homes of Tampa MI Homes of Tampa	27 26 21 0060 00000 1590		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1600		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
	27 26 21 0060 00000 1610		AUTUMN ROCK DRIVE		33540			\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1620		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1630		AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1640		AUTUMN ROCK DRIVE AUTUMN ROCK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1650				33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0620		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0630		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0640		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0650		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0660		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0670		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0680		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0690		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0700		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0710		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0720		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0730		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0740		BEACON BRICK DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0750	3/876	BEACON BRICK DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51

# EXHIBIT A-1 SERIES 2022-1, ASSESSMENT AREA ONE ASSESSMENT ROLL (Page 2)

0	Dancel ID	Caus - * **	Shugat Naus -	City	7:	Assessment	Product	Per Lot Total	Annual Principal and
Owner	Parcel ID		Street Name	City	Zip	Area	Size	Principal	Interest
MI Homes of Tampa	27 26 21 0060 00000 0440		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa MI Homes of Tampa	27 26 21 0060 00000 0430 27 26 21 0060 00000 0420		MISTY MARBLE DRIVE MISTY MARBLE DRIVE		33540 33540	1 1	40 40	\$19,181.59 \$19,181.59	\$1,159.51 \$1,159.51
	27 26 21 0060 00000 0420		MISTY MARBLE DRIVE		33540	1	40		\$1,159.51
MI Homes of Tampa MI Homes of Tampa	27 26 21 0060 00000 0410		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59 \$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0390		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0570		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0560		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0380		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0550		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0370		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0540		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0360		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0530		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0350		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0520		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0340		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0510	2846	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0330	2849	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0500	2852	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0320	2857	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0490	2864	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0310	2865	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0480	2868	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0470	2876	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0300	2877	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0290	2881	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0280	2885	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0270	2889	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0260	2893	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0250	2901	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0240	2907	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0230	2915	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0220	2923	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0210		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0200	2939	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0190	2947	MISTY MARBLE DRIVE	ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0180		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0780		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0170		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0790		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0160		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0800		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0150		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0810		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0140		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0820		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0130		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0830		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0120		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0840		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0110		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0850		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0100		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0090		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0080		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0070		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0860		MISTY MARBLE DRIVE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0060	3047	MISTY MARBLE DRIVE	ZEPHIKHILLS	33540	1	40	\$19,181.59	\$1,159.51

# EXHIBIT A-1 SERIES 2022-1, ASSESSMENT AREA ONE ASSESSMENT ROLL (Page 3)

					Assessment	Product	Per Lot Total	Annual Principal and
Owner	Parcel ID	Street N Street Name	City	Zip	Area	Size	Principal	Interest
MI Homes of Tampa	27 26 21 0060 00000 0880	3054 MISTY MARBLE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa MI Homes of Tampa	27 26 21 0060 00000 0050 27 26 21 0060 00000 0040	3055 MISTY MARBLE		33540 33540	1	40 40	\$19,181.59 \$19,181.59	\$1,159.51 \$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0890	3062 MISTY MARBLE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0030	3069 MISTY MARBLE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0900	3070 MISTY MARBLE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0020	3077 MISTY MARBLE		33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0910	3078 MISTY MARBLE	DRIVE ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 0920	3086 MISTY MARBLE	DRIVE ZEPHYRHILLS	33540	1	40	\$19,181.59	\$1,159.51
MI Homes of Tampa	27 26 21 0060 00000 1090	2908 ADAMS CROSS D	RIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0930	2909 ADAMS CROSS E	RIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1100	2920 ADAMS CROSS D	RIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1110	2928 ADAMS CROSS D	PRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1120	2936 ADAMS CROSS D	PRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1130	2950 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1140	2958 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1150	2966 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1160	2974 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1170	2998 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1180	3010 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1190	3016 ADAMS CROSS E		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1200	3024 ADAMS CROSS D		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1210	3038 ADAMS CROSS I		33540 33540	1	50 50	\$23,976.98 \$23,976.98	\$1,449.39
MI Homes of Tampa MI Homes of Tampa	27 26 21 0060 00000 1220 27 26 21 0060 00000 0460	2783 AUTUMN ROCK		33540	1	50	\$23,976.98	\$1,449.39 \$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0450	2795 AUTUMN ROCK		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0430	2911 AUTUMN ROCK		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1240	2919 AUTUMN ROCK		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1250	2929 AUTUMN ROCK		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1260	2941 AUTUMN ROCK		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1270	2947 AUTUMN ROCK		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1280	2959 AUTUMN ROCK	DRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1290	2967 AUTUMN ROCK	DRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1300	2975 AUTUMN ROCK	DRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1310	2999 AUTUMN ROCK	DRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1320	3007 AUTUMN ROCK	DRIVE ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1330	3015 AUTUMN ROCK		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1340	3027 AUTUMN ROCK		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1350	3035 AUTUMN ROCK		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1360	3047 AUTUMN ROCK		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 2730	38115 COBBLE CREEK E		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1750	38120 COBBLE CREEK E		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa MI Homes of Tampa	26 26 21 0060 00000 2740 26 26 21 0060 00000 1760	38123 COBBLE CREEK E		33540	1 1	50 50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1760	38132 COBBLE CREEK E 38137 COBBLE CREEK E		33540 33540	1	50	\$23,976.98 \$23,976.98	\$1,449.39 \$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 2730	38144 COBBLE CREEK E		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 2760	38145 COBBLE CREEK E		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1780	38152 COBBLE CREEK E		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 2770	38157 COBBLE CREEK E		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1790	38160 COBBLE CREEK E		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1800	38174 COBBLE CREEK E		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1810	38186 COBBLE CREEK E	OULE\ ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1820	38198 COBBLE CREEK E	OULE\ ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	26 26 21 0060 00000 1830	38206 COBBLE CREEK E	OULE\ ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1660	2909 IVORY BLUFF CO	URT ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1670	2915 IVORY BLUFF CO	URT ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1680	2923 IVORY BLUFF CO	URT ZEPHYRHILLS	33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 1690	2937 IVORY BLUFF CO		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0610	2760 MISTY MARBLE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0600	2772 MISTY MARBLE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0590	2784 MISTY MARBLE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0580	2790 MISTY MARBLE		33540	1	50	\$23,976.98	\$1,449.39
MI Homes of Tampa	27 26 21 0060 00000 0770	2950 MISTY MARBLE	JKIVE ZEPHYKHILLS	33540	1	50	\$23,976.98	\$1,449.39

# EXHIBIT A-2 SERIES 2022-2, ASSESSMENT AREA TWO ASSESSMENT ROLL (Page 1 of 2)

					Assessment	Product	Per Lot Total	Annual Principal and
Owner	Parcel ID	Street N Street Name	City	Zip	Area	Size	Principal	Interest
MI Homes of Tampa	26 26 21 0060 00000 2670	38181 SHALE STONE COURT	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2660	38185 SHALE STONE COURT	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2040	2455 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2030	2463 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2020	2471 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2010	2479 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2000	2487 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 1990	2493 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 1980	2501 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 1970	2509 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 1960	2517 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2290	2576 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2300	2580 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2310	2584 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2050	2585 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2320	2590 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2060	2593 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2330	2598 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2070	2601 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2340	2606 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2080	2609 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2350	2614 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2090	2617 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2360	2622 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2100	2625 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2370	2630 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2110	2633 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2380	2638 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2390	2644 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2120	2657 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	27 26 21 0060 00000 1700	2900 IVORY BLUFF COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	27 26 21 0060 00000 1710	2914 IVORY BLUFF COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	27 26 21 0060 00000 1720	2918 IVORY BLUFF COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	27 26 21 0060 00000 1730	2926 IVORY BLUFF COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	27 26 21 0060 00000 1740	2938 IVORY BLUFF COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1920	38120 SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1910	38121 SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1930	38124 SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1900	38125 SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1890	38133 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1940	38136 SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1880	38137 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1950	38148 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1870	38149 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2540	38162 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2700	38167 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2550	38168 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2690	38173 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2560	38174 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2680	38177 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2570	38182 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2580	38188 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2650	38189 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2590	38190 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2640	38193 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2600	38194 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2630	38197 SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74

# EXHIBIT A-2 SERIES 2022-2, ASSESSMENT AREA TWO ASSESSMENT ROLL (Page 2)

Owner	Parcel ID	Street N	Street Name	City	Zip	Assessment Area	Product Size	Per Lot Total Principal	Annual Principal and Interest
MI Homes of Tampa	26 26 21 0060 00000 2610	38198	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2620	38199	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2130	2450	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2140	2458	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2150	2466	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2160	2478	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2170	2490	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2180	2496	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2190	2504	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2200	2516	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2210	2522	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2220	2526	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2230	2530	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2240	2536	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2250	2544	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2260	2552	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2270	2566	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2280	2572	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2400	2648	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2410	2652	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2420	2660	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2430	2674	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2440	2682	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2450	2696	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2460	2704	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2470	2718	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2480	2726	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2490	2740	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2500	2752	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2510	2758	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2520		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2530	2776	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1860	2843	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2710		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1850		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2720	2864	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1840		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
								\$5,875,000.00	\$354,262.50

# **COMPOSITE EXHIBIT C**

Platted Lots within Assessment Area Two, identified by Legal Description of the Platted Lots, and by Parcel ID and Product Type, as the Series 2022-2 Assessment Roll

## **Legal Description of Assessment Area Two Property**

Lots 170 through 174, and 184 through 272, as described in Cobblestone Phase 1, according to the plat thereof recorded in Plat Book 87, Pages 15-32 of the Public Records of Pasco County, Florida.

# EXHIBIT A-2 SERIES 2022-2, ASSESSMENT AREA TWO ASSESSMENT ROLL (Page 1 of 2)

					Assessment	Product	Per Lot Total	Annual Principal and
Owner	Parcel ID	Street N Street Name	City	Zip	Area	Size	Principal	Interest
MI Homes of Tampa	26 26 21 0060 00000 2670	38181 SHALE STONE COURT	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2660	38185 SHALE STONE COURT	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2040	2455 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2030	2463 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2020	2471 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2010	2479 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2000	2487 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 1990	2493 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 1980	2501 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 1970	2509 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 1960	2517 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2290	2576 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2300	2580 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2310	2584 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2050	2585 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2320	2590 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2060	2593 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2330	2598 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2070	2601 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2340	2606 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2080	2609 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2350	2614 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2090	2617 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2360	2622 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2100	2625 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2370	2630 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2110	2633 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2380	2638 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2390	2644 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	26 26 21 0060 00000 2120	2657 SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	40	\$19,318.18	\$1,159.80
MI Homes of Tampa	27 26 21 0060 00000 1700	2900 IVORY BLUFF COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	27 26 21 0060 00000 1710	2914 IVORY BLUFF COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	27 26 21 0060 00000 1720	2918 IVORY BLUFF COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	27 26 21 0060 00000 1730	2926 IVORY BLUFF COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	27 26 21 0060 00000 1740	2938 IVORY BLUFF COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1920	38120 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1910	38121 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1930	38124 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1900	38125 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1890	38133 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1940	38136 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1880	38137 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1950	38148 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1870	38149 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2540	38162 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2700	38167 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2550	38168 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2690	38173 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2560	38174 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2680	38177 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2570	38182 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2580	38188 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2650	38189 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2590	38190 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2640	38193 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2600	38194 SHALE STONE COURT		33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2630	38197 SHALE STONE COURT	LEPHIKHILLS	33540	2	50	\$24,147.73	\$1,449.74

# EXHIBIT A-2 SERIES 2022-2, ASSESSMENT AREA TWO ASSESSMENT ROLL (Page 2)

Owner	Parcel ID	Street N	Street Name	City	Zip	Assessment Area	Product Size	Per Lot Total Principal	Annual Principal and Interest
MI Homes of Tampa	26 26 21 0060 00000 2610	38198	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2620	38199	SHALE STONE COURT	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2130	2450	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2140	2458	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2150	2466	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2160	2478	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2170	2490	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2180	2496	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2190	2504	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2200	2516	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2210	2522	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2220	2526	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2230	2530	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2240	2536	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2250	2544	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2260	2552	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2270	2566	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2280	2572	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2400	2648	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2410	2652	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2420	2660	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2430	2674	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2440	2682	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2450	2696	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2460	2704	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2470	2718	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2480	2726	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2490	2740	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2500	2752	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2510	2758	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2520		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2530	2776	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1860	2843	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2710		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1850		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 2720	2864	SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
MI Homes of Tampa	26 26 21 0060 00000 1840		SUNNY PEBBLE LOOP	ZEPHYRHILLS	33540	2	50	\$24,147.73	\$1,449.74
								\$5,875,000.00	\$354,262.50

# **COMPOSITE EXHIBIT D**

Maturities of Coupon Series 2022-2 Bonds Sources and Uses of Funds for Series 2022-2 Bonds Annual Debt Service Payment Due on Series 2022-2 Bonds

[To be inserted]

#### BOND SUMMARY STATISTICS

Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

Dated Date	04/01/2022
Delivery Date	04/01/2022
Last Maturity	05/01/2053
Arbitrage Yield	4.284804%
True Interest Cost (TIC)	4.463159%
Net Interest Cost (NIC)	4.390153%
All-In TIC	4.778434%
Average Coupon	4.240556%
Average Life (years)	19.617
Weighted Average Maturity (years)	19.584
Duration of Issue (years)	12.697
Par Amount	2,125,000.00
Bond Proceeds	2,105,137.30
Total Interest	1,767,764.17
Net Interest	1,830,126.87
Total Debt Service	3,892,764.17
Maximum Annual Debt Service	127,577.50
Average Annual Debt Service	125,236.38
Underwriter's Fees (per \$1000) Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	97.065285

	Par		Average	Average	PV of 1 bp
Bond Component	Value	Price	Coupon	Life	change
Series 2022-2 Term Bond due 2027	160,000.00	99.766	3.400%	3.583	73.60
Series 2022-2 Term Bond due 2032	235,000.00	99.500	3.800%	8.147	195.05
Series 2022-2 Term Bond due 2042	630,000.00	99.459	4.200%	15.948	837.90
Series 2022-2 Term Bond due 2053	1,100,000.00	98.645	4.300%	26.502	1,837.00
	2,125,000.00			19.617	2,943.55

#### BOND SUMMARY STATISTICS

#### Cobblestone Community Development District (Pasco County, Florida) Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

	TIC	All-In TIC	Arbitrage Yield
Par Value + Accrued Interest	2,125,000.00	2,125,000.00	2,125,000.00
<ul><li>+ Premium (Discount)</li><li>- Underwriter's Discount</li><li>- Cost of Issuance Expense</li><li>- Other Amounts</li></ul>	-19,862.70 -42,500.00	-19,862.70 -42,500.00 -78,460.43	-19,862.70
Target Value	2,062,637.30	1,984,176.87	2,105,137.30
Target Date Yield	04/01/2022 4.463159%	04/01/2022 4.778434%	04/01/2022 4.284804%

# Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

Premium Discount)	(	Price	Yield	Rate	Amount	CUSIP	Maturity Date	Bond Component
							and due 2027:	Series 2022-1 Term Bor
-163.80		99.766	3.450%	3.400%	70,000		05/01/2023	Series 2022-1 Termi Boi
-175.50		99.766	3.450%	3.400%	75,000		05/01/2024	
-175.50		99.766	3.450%	3.400%	75,000		05/01/2025	
-187.20		99.766	3.450%	3.400%	80,000		05/01/2026	
-187.20		99.766	3.450%	3.400%	80,000	19088P AA7	05/01/2027	
-889.20		,,,,,	21.00%	21.0070	380,000	1,0001 1111, _	00,01,202,	
							ond due 2032:	Series 2022-1 Term Boi
-425.00		99.500	3.860%	3.800%	85,000		05/01/2028	
-450.00		99.500	3.860%	3.800%	90,000		05/01/2029	
-450.00		99.500	3.860%	3.800%	90,000		05/01/2030	
-475.00		99.500	3.860%	3.800%	95,000		05/01/2031	
-500.00		99.500	3.860%	3.800%	100,000	19088P AB5	05/01/2032	
2,300.00					460,000			
							ond due 2042:	Series 2022-1 Term Bon
-568.05		99.459	4.240%	4.200%	105,000		05/01/2033	
-568.05		99.459	4.240%	4.200%	105,000		05/01/2034	
-595.10		99.459	4.240%	4.200%	110,000		05/01/2035	
-622.15		99.459	4.240%	4.200%	115,000		05/01/2036	
-649.20		99.459	4.240%	4.200%	120,000		05/01/2037	
-676.25		99.459	4.240%	4.200%	125,000		05/01/2038	
-703.30		99.459	4.240%	4.200%	130,000		05/01/2039	
-730.35		99.459	4.240%	4.200%	135,000		05/01/2040	
-784.45		99.459	4.240%	4.200%	145,000		05/01/2041	
-811.50		99.459	4.240%	4.200%	150,000	19088P AC3	05/01/2042	
6,708.40					1,240,000			
								Series 2022-1 Term Box
1,782.50								
1,840.00								
1,955.00								
2,012.50								
2,127.50								
2,242.50								
2,300.00								
2,415.00						10000D AD1		
2,530.00		98.850	4.3/0%	4.300%		19088P AD1 _	05/01/2051	
9,205.00	-				1,670,000			
							ond due 2027:	Series 2022-2 Term Box
-93.60		99.766	3.450%	3.400%	40,000		05/01/2024	
-93.60		99.766	3.450%	3.400%	40,000		05/01/2025	
-93.60		99.766	3.450%	3.400%	40,000		05/01/2026	
-93.60		99.766	3.450%	3.400%	40,000	19088P AE9	05/01/2027	
-374.40					160,000			
								Series 2022-2 Term Bor
-225.00		99.500	3.860%	3.800%	45,000		05/01/2028	
-225.00		99.500	3.860%	3.800%	45,000		05/01/2029	
		99.766 99.766 99.766 99.500	3.450% 3.450% 3.450% 3.860%	3.400% 3.400% 3.400% 3.800%	40,000 40,000 40,000 160,000	19088P AD1 _	05/01/2043 05/01/2044 05/01/2045 05/01/2046 05/01/2047 05/01/2048 05/01/2049 05/01/2050 05/01/2051 and due 2027: 05/01/2024 05/01/2025 05/01/2026 05/01/2027	Series 2022-2 Term Boi

# Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price	Premium (-Discount)
Series 2022-2 Term B	Sond due 2032:						
	05/01/2030		45,000	3.800%	3.860%	99.500	-225.00
	05/01/2031		50,000	3.800%	3.860%	99.500	-250.00
	05/01/2032	19088P AF6	50,000	3.800%	3.860%	99.500	-250.00
			235,000			_	-1,175.00
Series 2022-2 Term B	Sond due 2042:						
	05/01/2033		50,000	4.200%	4.240%	99.459	-270.50
	05/01/2034		55,000	4.200%	4.240%	99.459	-297.55
	05/01/2035		55,000	4.200%	4.240%	99.459	-297.55
	05/01/2036		60,000	4.200%	4.240%	99.459	-324.60
	05/01/2037		60,000	4.200%	4.240%	99.459	-324.60
	05/01/2038		65,000	4.200%	4.240%	99.459	-351.65
	05/01/2039		65,000	4.200%	4.240%	99.459	-351.65
	05/01/2040		70,000	4.200%	4.240%	99.459	-378.70
	05/01/2041		75,000	4.200%	4.240%	99.459	-405.75
	05/01/2042	19088P AG4	75,000	4.200%	4.240%	99.459	-405.75
		_	630,000			_	-3,408.30
Series 2022-2 Term B	Sond due 2053:						
	05/01/2043		80,000	4.300%	4.380%	98.645	-1,084.00
	05/01/2044		85,000	4.300%	4.380%	98.645	-1,151.75
	05/01/2045		85,000	4.300%	4.380%	98.645	-1,151.75
	05/01/2046		90,000	4.300%	4.380%	98.645	-1,219.50
	05/01/2047		95,000	4.300%	4.380%	98.645	-1,287.25
	05/01/2048		100,000	4.300%	4.380%	98.645	-1,355.00
	05/01/2049		105,000	4.300%	4.380%	98.645	-1,422.75
	05/01/2050		110,000	4.300%	4.380%	98.645	-1,490.50
	05/01/2051		115,000	4.300%	4.380%	98.645	-1,558.25
	05/01/2052		115,000	4.300%	4.380%	98.645	-1,558.25
	05/01/2053	19088P AH2	120,000	4.300%	4.380%	98.645	-1,626.00
		_	1,100,000			_	-14,905.00
			5,875,000				-48,965.30
	Dated	Date	3,072,000	04/01/2022			10,202.30

Dated Date	04/01/2022	
Delivery Date	04/01/2022	
First Coupon	11/01/2022	
Par Amount	5,875,000.00	
Original Issue Discount	-48,965.30	
Production	5,826,034.70	99.166548%
Underwriter's Discount	-117,500.00	-2.000000%
Purchase Price Accrued Interest	5,708,534.70	97.166548%
Net Proceeds	5,708,534.70	

#### Cobblestone Community Development District (Pasco County, Florida) Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

Bond Component	Maturity Date	CUSIP	Amount	Rate	Yield	Price	Premium (-Discount)
Series 2022-2 Term B	ond due 2027:						
	05/01/2024		40,000	3.400%	3.450%	99.766	-93.60
	05/01/2025		40,000	3.400%	3.450%	99.766	-93.60
	05/01/2026		40,000	3.400%	3.450%	99.766	-93.60
	05/01/2027	19088P AE9	40,000	3.400%	3.450%	99.766	-93.60
			160,000				-374.40
Series 2022-2 Term B	ond due 2032:						
	05/01/2028		45,000	3.800%	3.860%	99.500	-225.00
	05/01/2029		45,000	3.800%	3.860%	99.500	-225.00
	05/01/2030		45,000	3.800%	3.860%	99.500	-225.00
	05/01/2031		50,000	3.800%	3.860%	99.500	-250.00
	05/01/2032	19088P AF6	50,000	3.800%	3.860%	99.500	-250.00
		_	235,000			_	-1,175.00
Series 2022-2 Term B	and due 2042:						
Series 2022 2 Term B	05/01/2033		50,000	4.200%	4.240%	99.459	-270.50
	05/01/2034		55,000	4.200%	4.240%	99.459	-297.55
	05/01/2035		55,000	4.200%	4.240%	99.459	-297.55
	05/01/2036		60,000	4.200%	4.240%	99.459	-324.60
	05/01/2037		60,000	4.200%	4.240%	99.459	-324.60
	05/01/2038		65,000	4.200%	4.240%	99.459	-351.65
	05/01/2039		65,000	4.200%	4.240%	99.459	-351.65
	05/01/2040		70,000	4.200%	4.240%	99.459	-378.70
	05/01/2041		75,000	4.200%	4.240%	99.459	-405.75
	05/01/2042	19088P AG4	75,000	4.200%	4.240%	99.459	-405.75
	03/01/2042	170001 7104	630,000	4.20070	4.240 //		-3,408.30
Series 2022-2 Term B	and due 2052.						
Series 2022-2 Teriii B	05/01/2043		80,000	4.300%	4.380%	98.645	-1,084.00
	05/01/2044		85,000	4.300%	4.380%	98.645	-1,151.75
	05/01/2045		85,000	4.300%	4.380%	98.645	-1,151.75
	05/01/2046		90,000	4.300%	4.380%	98.645	-1,131.73
	05/01/2046		95,000	4.300%	4.380%	98.645 98.645	-1,219.30 -1,287.25
	05/01/2047		100,000	4.300%	4.380%	98.645	-1,287.23
	05/01/2049		105,000	4.300%	4.380%	98.645	-1,422.75
	05/01/2049		110,000	4.300%	4.380%	98.645 98.645	
	05/01/2051		115,000	4.300%	4.380%	98.645 98.645	-1,490.50 -1,558.25
	05/01/2051		115,000	4.300%	4.380%	98.645 98.645	-1,558.25 -1,558.25
	05/01/2053	19088P AH2	120,000	4.300%		98.645 98.645	
	03/01/2033	19000F AH2 _	1,100,000	4.300%	4.380%	90.043	-1,626.00 -14,905.00
			2,125,000				-19,862.70

Cobblestone Community Development District
(Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2
PRICING DATE: March 10, 2022
FINAL PRICING NUMBERS

Dated Date Delivery Date	04/01/2022 04/01/2022	
First Coupon	11/01/2022	
Par Amount	2,125,000.00	
Original Issue Discount	-19,862.70	
Production	2,105,137.30	99.065285%
Underwriter's Discount	-42,500.00	-2.000000%
Purchase Price Accrued Interest	2,062,637.30	97.065285%
Net Proceeds	2,062,637.30	

#### SOURCES AND USES OF FUNDS

Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

> Dated Date 04/01/2022 Delivery Date 04/01/2022

Sources:	Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1	Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2	Total
Bond Proceeds:			
Par Amount	3,750,000.00	2,125,000.00	5,875,000.00
Original Issue Discount	-29,102.60	-19,862.70	-48,965.30
	3,720,897.40	2,105,137.30	5,826,034.70
	Special	Special	
	Assessment	Assessment	
	Revenue Bonds	Revenue Bonds	
	(Assessment	(Assessment	
**	Area One),	Area Two),	m . 1
Uses:	Series 2022-1	Series 2022-2	Total
Project Fund Deposits:			
Project Fund	3,394,095.34	1,780,848.95	5,174,944.29
Other Fund Deposits:			
Debt Service Reserve Fund @ 50% of MADS	113,342.50	63,788.75	177,131.25
Capitalized Interest Fund thru 11/1/2023		139,539.17	139,539.17
	113,342.50	203,327.92	316,670.42
Delivery Date Expenses:			
Cost of Issuance	138,459.56	78,460.43	216,919.99
Underwriter's Discount	75,000.00	42,500.00	117,500.00
	213,459.56	120,960.43	334,419.99
	3,720,897.40	2,105,137.30	5,826,034.70

Note: Callable: May 1, 2032 @ par

#### BOND DEBT SERVICE

#### Cobblestone Community Development District (Pasco County, Florida) Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
05/01/2022						2,125,000	2,125,000
11/01/2022			51,409.17	51,409.17	51,409.17	2,125,000	2,125,000
05/01/2023			44,065.00	44,065.00	51,107.17	2,125,000	2,125,000
11/01/2023			44,065.00	44,065.00	88,130.00	2,125,000	2,125,000
05/01/2024	40,000	3.400%	44,065.00	84,065.00	00,130.00	2,085,000	2,085,000
11/01/2024	40,000	3.400 /6	43,385.00	43,385.00	127,450.00	2,085,000	2,085,000
05/01/2025	40,000	3.400%	43,385.00	83,385.00	127,430.00	2,045,000	2,045,000
11/01/2025	40,000	3.400 /0	42,705.00	42,705.00	126,090.00	2,045,000	2,045,000
05/01/2026	40,000	3.400%	42,705.00	82,705.00	120,090.00	2,005,000	2,045,000
11/01/2026	40,000	3.400 /0	42,025.00	42,025.00	124,730.00	2,005,000	2,005,000
05/01/2027	40,000	3.400%	42,025.00	82,025.00	124,730.00	1,965,000	1,965,000
11/01/2027	40,000	3.400 /0	41,345.00	41,345.00	123,370.00	1,965,000	1,965,000
05/01/2028	45,000	3.800%	41,345.00	86,345.00	123,370.00	1,900,000	1,903,000
11/01/2028	43,000	3.800%	40,490.00	40,490.00	126,835.00	1,920,000	1,920,000
	45,000	2 90007	,	,	120,633.00		
05/01/2029 11/01/2029	45,000	3.800%	40,490.00	85,490.00 39,635.00	125 125 00	1,875,000	1,875,000
	45,000	2 90007	39,635.00		125,125.00	1,875,000	1,875,000
05/01/2030	45,000	3.800%	39,635.00	84,635.00	122 415 00	1,830,000	1,830,000
11/01/2030	50,000	2 0000	38,780.00	38,780.00	123,415.00	1,830,000	1,830,000
05/01/2031	50,000	3.800%	38,780.00	88,780.00	126 (10 00	1,780,000	1,780,000
11/01/2031	50,000	2 0000	37,830.00	37,830.00	126,610.00	1,780,000	1,780,000
05/01/2032	50,000	3.800%	37,830.00	87,830.00	124 710 00	1,730,000	1,730,000
11/01/2032	50,000	4.2000	36,880.00	36,880.00	124,710.00	1,730,000	1,730,000
05/01/2033	50,000	4.200%	36,880.00	86,880.00	122 710 00	1,680,000	1,680,000
11/01/2033	ooo		35,830.00	35,830.00	122,710.00	1,680,000	1,680,000
05/01/2034	55,000	4.200%	35,830.00	90,830.00	407 707 00	1,625,000	1,625,000
11/01/2034			34,675.00	34,675.00	125,505.00	1,625,000	1,625,000
05/01/2035	55,000	4.200%	34,675.00	89,675.00		1,570,000	1,570,000
11/01/2035			33,520.00	33,520.00	123,195.00	1,570,000	1,570,000
05/01/2036	60,000	4.200%	33,520.00	93,520.00		1,510,000	1,510,000
11/01/2036			32,260.00	32,260.00	125,780.00	1,510,000	1,510,000
05/01/2037	60,000	4.200%	32,260.00	92,260.00		1,450,000	1,450,000
11/01/2037			31,000.00	31,000.00	123,260.00	1,450,000	1,450,000
05/01/2038	65,000	4.200%	31,000.00	96,000.00		1,385,000	1,385,000
11/01/2038			29,635.00	29,635.00	125,635.00	1,385,000	1,385,000
05/01/2039	65,000	4.200%	29,635.00	94,635.00		1,320,000	1,320,000
11/01/2039			28,270.00	28,270.00	122,905.00	1,320,000	1,320,000
05/01/2040	70,000	4.200%	28,270.00	98,270.00		1,250,000	1,250,000
11/01/2040			26,800.00	26,800.00	125,070.00	1,250,000	1,250,000
05/01/2041	75,000	4.200%	26,800.00	101,800.00		1,175,000	1,175,000
11/01/2041			25,225.00	25,225.00	127,025.00	1,175,000	1,175,000
05/01/2042	75,000	4.200%	25,225.00	100,225.00		1,100,000	1,100,000
11/01/2042			23,650.00	23,650.00	123,875.00	1,100,000	1,100,000
05/01/2043	80,000	4.300%	23,650.00	103,650.00		1,020,000	1,020,000
11/01/2043			21,930.00	21,930.00	125,580.00	1,020,000	1,020,000
05/01/2044	85,000	4.300%	21,930.00	106,930.00		935,000	935,000
11/01/2044			20,102.50	20,102.50	127,032.50	935,000	935,000
05/01/2045	85,000	4.300%	20,102.50	105,102.50		850,000	850,000
11/01/2045			18,275.00	18,275.00	123,377.50	850,000	850,000
05/01/2046	90,000	4.300%	18,275.00	108,275.00		760,000	760,000
11/01/2046			16,340.00	16,340.00	124,615.00	760,000	760,000
05/01/2047	95,000	4.300%	16,340.00	111,340.00		665,000	665,000
11/01/2047			14,297.50	14,297.50	125,637.50	665,000	665,000

#### BOND DEBT SERVICE

# Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
05/01/2048	100,000	4.300%	14,297.50	114,297.50		565,000	565,000
11/01/2048			12,147.50	12,147.50	126,445.00	565,000	565,000
05/01/2049	105,000	4.300%	12,147.50	117,147.50		460,000	460,000
11/01/2049			9,890.00	9,890.00	127,037.50	460,000	460,000
05/01/2050	110,000	4.300%	9,890.00	119,890.00		350,000	350,000
11/01/2050			7,525.00	7,525.00	127,415.00	350,000	350,000
05/01/2051	115,000	4.300%	7,525.00	122,525.00		235,000	235,000
11/01/2051			5,052.50	5,052.50	127,577.50	235,000	235,000
05/01/2052	115,000	4.300%	5,052.50	120,052.50		120,000	120,000
11/01/2052			2,580.00	2,580.00	122,632.50	120,000	120,000
05/01/2053	120,000	4.300%	2,580.00	122,580.00			
11/01/2053					122,580.00		
	2,125,000		1,767,764.17	3,892,764.17	3,892,764.17		

#### BOND DEBT SERVICE

#### Cobblestone Community Development District (Pasco County, Florida) Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
11/01/2022			51,409.17	51,409.17	2,125,000	2,125,000
11/01/2023			88,130.00	88,130.00	2,125,000	2,125,000
11/01/2024	40,000	3.400%	87,450.00	127,450.00	2,085,000	2,085,000
11/01/2025	40,000	3.400%	86,090.00	126,090.00	2,045,000	2,045,000
11/01/2026	40,000	3.400%	84,730.00	124,730.00	2,005,000	2,005,000
11/01/2027	40,000	3.400%	83,370.00	123,370.00	1,965,000	1,965,000
11/01/2028	45,000	3.800%	81,835.00	126,835.00	1,920,000	1,920,000
11/01/2029	45,000	3.800%	80,125.00	125,125.00	1,875,000	1,875,000
11/01/2030	45,000	3.800%	78,415.00	123,415.00	1,830,000	1,830,000
11/01/2031	50,000	3.800%	76,610.00	126,610.00	1,780,000	1,780,000
11/01/2032	50,000	3.800%	74,710.00	124,710.00	1,730,000	1,730,000
11/01/2033	50,000	4.200%	72,710.00	122,710.00	1,680,000	1,680,000
11/01/2034	55,000	4.200%	70,505.00	125,505.00	1,625,000	1,625,000
11/01/2035	55,000	4.200%	68,195.00	123,195.00	1,570,000	1,570,000
11/01/2036	60,000	4.200%	65,780.00	125,780.00	1,510,000	1,510,000
11/01/2037	60,000	4.200%	63,260.00	123,260.00	1,450,000	1,450,000
11/01/2038	65,000	4.200%	60,635.00	125,635.00	1,385,000	1,385,000
11/01/2039	65,000	4.200%	57,905.00	122,905.00	1,320,000	1,320,000
11/01/2040	70,000	4.200%	55,070.00	125,070.00	1,250,000	1,250,000
11/01/2041	75,000	4.200%	52,025.00	127,025.00	1,175,000	1,175,000
11/01/2042	75,000	4.200%	48,875.00	123,875.00	1,100,000	1,100,000
11/01/2043	80,000	4.300%	45,580.00	125,580.00	1,020,000	1,020,000
11/01/2044	85,000	4.300%	42,032.50	127,032.50	935,000	935,000
11/01/2045	85,000	4.300%	38,377.50	123,377.50	850,000	850,000
11/01/2046	90,000	4.300%	34,615.00	124,615.00	760,000	760,000
11/01/2047	95,000	4.300%	30,637.50	125,637.50	665,000	665,000
11/01/2048	100,000	4.300%	26,445.00	126,445.00	565,000	565,000
11/01/2049	105,000	4.300%	22,037.50	127,037.50	460,000	460,000
11/01/2050	110,000	4.300%	17,415.00	127,415.00	350,000	350,000
11/01/2051	115,000	4.300%	12,577.50	127,577.50	235,000	235,000
11/01/2052	115,000	4.300%	7,632.50	122,632.50	120,000	120,000
11/01/2053	120,000	4.300%	2,580.00	122,580.00		
	2,125,000		1,767,764.17	3,892,764.17		

#### BOND DEBT SERVICE BREAKDOWN

Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

	Special	Special	
	Assessment	Assessment	
	Revenue Bonds	Revenue Bonds	
	(Assessment Area	(Assessment Area	
Period	One), Series	Two), Series	
Ending	2022-1	2022-2	Total
11/01/2022	90,002.50	51,409.17	141,411.67
11/01/2023	223,100.00	88,130.00	311,230.00
11/01/2024	225,635.00	127,450.00	353,085.00
11/01/2025	223,085.00	126,090.00	349,175.00
11/01/2026	225,450.00	124,730.00	350,180.00
11/01/2027	222,730.00	123,370.00	346,100.00
11/01/2028	224,755.00	126,835.00	351,590.00
11/01/2029	226,430.00	125,125.00	351,555.00
11/01/2030	223,010.00	123,415.00	346,425.00
11/01/2031	224,495.00	126,610.00	351,105.00
11/01/2032	225,790.00	124,710.00	350,500.00
11/01/2033	226,685.00	122,710.00	349,395.00
11/01/2034	222,275.00	125,505.00	347,780.00
11/01/2035	222,760.00	123,195.00	345,955.00
11/01/2036	223,035.00	125,780.00	348,815.00
11/01/2037	223,100.00	123,260.00	346,360.00
11/01/2038	222,955.00	125,635.00	348,590.00
11/01/2039	222,600.00	122,905.00	345,505.00
11/01/2040	222,035.00	125,070.00	347,105.00
11/01/2041	226,155.00	127,025.00	353,180.00
11/01/2042	224,960.00	123,875.00	348,835.00
11/01/2043	223,477.50	125,580.00	349,057.50
11/01/2044	221,705.00	127,032.50	348,737.50
11/01/2045	224,610.00	123,377.50	347,987.50
11/01/2046	222,192.50	124,615.00	346,807.50
11/01/2047	224,452.50	125,637.50	350,090.00
11/01/2048	226,282.50	126,445.00	352,727.50
11/01/2049	222,790.00	127,037.50	349,827.50
11/01/2050	223,975.00	127,415.00	351,390.00
11/01/2051	224,730.00	127,577.50	352,307.50
11/01/2052		122,632.50	122,632.50
11/01/2053		122,580.00	122,580.00
	6,585,257.50	3,892,764.17	10,478,021.67

#### NET DEBT SERVICE

# Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

Period Ending	Total Debt Service	Debt Service Reserve Fund @ 50% of MADS	Capitalized Interest Fund thru 11/1/2023	Net Debt Service
11/01/2022	141,411.67		51,409.17	90,002.50
05/01/2023	191,210.00		44,065.00	147,145.00
11/01/2023	120,020.00		44,065.00	75,955.00
05/01/2024	235,020.00			235,020.00
11/01/2024	118,065.00			118,065.00
05/01/2025	233,065.00			233,065.00
11/01/2025	116,110.00			116,110.00
05/01/2026	236,110.00			236,110.00
11/01/2026	114,070.00			114,070.00
05/01/2027	234,070.00			234,070.00
11/01/2027	112,030.00			112,030.00
05/01/2028	242,030.00			242,030.00
11/01/2028	109,560.00			109,560.00
05/01/2029	244,560.00			244,560.00
11/01/2029	106,995.00			106,995.00
05/01/2030	241,995.00			241,995.00
11/01/2030	104,430.00			104,430.00
05/01/2031	249,430.00			249,430.00
11/01/2031	101,675.00			101,675.00
05/01/2032	251,675.00			251,675.00
11/01/2032	98,825.00			98,825.00
05/01/2033	253,825.00			253,825.00
11/01/2033	95,570.00			95,570.00
05/01/2034	255,570.00			255,570.00
11/01/2034	92,210.00			92,210.00
05/01/2035	257,210.00			257,210.00
11/01/2035	88,745.00			88,745.00
05/01/2036	263,745.00			263,745.00
11/01/2036	85,070.00			85,070.00
05/01/2037	265,070.00			265,070.00
11/01/2037	81,290.00			81,290.00
05/01/2038	271,290.00			271,290.00
11/01/2038	77,300.00			77,300.00
05/01/2039	272,300.00			272,300.00
11/01/2039	73,205.00			73,205.00
05/01/2040	278,205.00			278,205.00
11/01/2040	68,900.00			68,900.00
05/01/2041	288,900.00			288,900.00
11/01/2041	64,280.00			64,280.00
05/01/2042	289,280.00			289,280.00
11/01/2042	59,555.00			59,555.00
05/01/2043	294,555.00			294,555.00
11/01/2043	54,502.50			54,502.50
05/01/2044	299,502.50			299,502.50
11/01/2044	49,235.00			49,235.00
05/01/2045	304,235.00			304,235.00
11/01/2045	43,752.50			43,752.50
05/01/2046	308,752.50			308,752.50
11/01/2046	38,055.00			38,055.00
05/01/2047	318,055.00			318,055.00

#### FORM 8038 STATISTICS

Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

> Dated Date 04/01/2022 Delivery Date 04/01/2022

Bond Component	Date	Principal	Coupon	Price	Issue Price	Redemption at Maturity
Series 2022-1 Term B	Sond due 2027:					
	05/01/2023	70,000.00	3.400%	99.766	69,836.20	70,000.00
	05/01/2024	75,000.00	3.400%	99.766	74,824.50	75,000.00
	05/01/2025	75,000.00	3.400%	99.766	74,824.50	75,000.00
	05/01/2026	80,000.00	3.400%	99.766	79,812.80	80,000.00
	05/01/2027	80,000.00	3.400%	99.766	79,812.80	80,000.00
Series 2022-1 Term B	Sond due 2032:					
	05/01/2028	85,000.00	3.800%	99.500	84,575.00	85,000.00
	05/01/2029	90,000.00	3.800%	99.500	89,550.00	90,000.00
	05/01/2030	90,000.00	3.800%	99.500	89,550.00	90,000.00
	05/01/2031	95,000.00	3.800%	99.500	94,525.00	95,000.00
	05/01/2032	100,000.00	3.800%	99.500	99,500.00	100,000.00
Series 2022-1 Term B	ond due 2042:					
	05/01/2033	105,000.00	4.200%	99.459	104,431.95	105,000.00
	05/01/2034	105,000.00	4.200%	99.459	104,431.95	105,000.00
	05/01/2035	110,000.00	4.200%	99.459	109,404.90	110,000.00
	05/01/2036	115,000.00	4.200%	99.459	114,377.85	115,000.00
	05/01/2037	120,000.00	4.200%	99.459	119,350.80	120,000.00
	05/01/2038	125,000.00	4.200%	99.459	124,323.75	125,000.00
	05/01/2039	130,000.00	4.200%	99.459	129,296.70	130,000.00
	05/01/2040	135,000.00	4.200%	99.459	134,269.65	135,000.00
	05/01/2041	145,000.00	4.200%	99.459	144,215.55	145,000.00
	05/01/2042	150,000.00	4.200%	99.459	149,188.50	150,000.00
Series 2022-1 Term B	Sond due 2051:					
	05/01/2043	155,000.00	4.300%	98.850	153,217.50	155,000.00
	05/01/2044	160,000.00	4.300%	98.850	158,160.00	160,000.00
	05/01/2045	170,000.00	4.300%	98.850	168,045.00	170,000.00
	05/01/2046	175,000.00	4.300%	98.850	172,987.50	175,000.00
	05/01/2047	185,000.00	4.300%	98.850	182,872.50	185,000.00
	05/01/2048	195,000.00	4.300%	98.850	192,757.50	195,000.00
	05/01/2049	200,000.00	4.300%	98.850	197,700.00	200,000.00
	05/01/2050	210,000.00	4.300%	98.850	207,585.00	210,000.00
	05/01/2051	220,000.00	4.300%	98.850	217,470.00	220,000.00
Series 2022-2 Term B	Sond due 2027:					
	05/01/2024	40,000.00	3.400%	99.766	39,906.40	40,000.00
	05/01/2025	40,000.00	3.400%	99.766	39,906.40	40,000.00
	05/01/2026	40,000.00	3.400%	99.766	39,906.40	40,000.00
	05/01/2027	40,000.00	3.400%	99.766	39,906.40	40,000.00
Series 2022-2 Term B	Sond due 2032:					
	05/01/2028	45,000.00	3.800%	99.500	44,775.00	45,000.00
	05/01/2029	45,000.00	3.800%	99.500	44,775.00	45,000.00
	05/01/2030	45,000.00	3.800%	99.500	44,775.00	45,000.00

#### FORM 8038 STATISTICS

# Cobblestone Community Development District (Pasco County, Florida)

Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 PRICING DATE: March 10, 2022 FINAL PRICING NUMBERS

Sond Component	Date	Principal	l Coupon	Price	Issue Price	Redemption at Maturity
eries 2022-2 Term Bo	ond due 2032:					
	05/01/2031	50,000.00	3.800%	99.500	49,750.00	50,000.00
	05/01/2032	50,000.00	3.800%	99.500	49,750.00	50,000.00
eries 2022-2 Term Bo	ond due 2042:					
	05/01/2033	50,000.00		99.459	49,729.50	50,000.00
	05/01/2034	55,000.00	4.200%	99.459	54,702.45	55,000.00
	05/01/2035	55,000.00	4.200%	99.459	54,702.45	55,000.00
	05/01/2036	60,000.00	4.200%	99.459	59,675.40	60,000.00
	05/01/2037	60,000.00	4.200%	99.459	59,675.40	60,000.00
	05/01/2038	65,000.00	4.200%	99.459	64,648.35	65,000.00
	05/01/2039	65,000.00	4.200%	99.459	64,648.35	65,000.00
	05/01/2040	70,000.00	4.200%	99.459	69,621.30	70,000.00
	05/01/2041	75,000.00	4.200%	99.459	74,594.25	75,000.00
	05/01/2042	75,000.00	4.200%	99.459	74,594.25	75,000.00
eries 2022-2 Term Bo	ond due 2053:					
	05/01/2043	80,000.00	4.300%	98.645	78,916.00	80,000.00
	05/01/2044	85,000.00	4.300%	98.645	83,848.25	85,000.00
	05/01/2045	85,000.00	4.300%	98.645	83,848.25	85,000.00
	05/01/2046	90,000.00	4.300%	98.645	88,780.50	90,000.00
	05/01/2047	95,000.00	4.300%	98.645	93,712.75	95,000.00
	05/01/2048	100,000.00	4.300%	98.645	98,645.00	100,000.00
	05/01/2049	105,000.00	4.300%	98.645	103,577.25	105,000.00
	05/01/2050	110,000.00	4.300%	98.645	108,509.50	110,000.00
	05/01/2051	115,000.00	4.300%	98.645	113,441.75	115,000.00
	05/01/2052	115,000.00		98.645	113,441.75	115,000.00
	05/01/2053	120,000.00		98.645	118,374.00	120,000.00
		5,875,000.00	)		5,826,034.70	5,875,000.00
				Stated	Weighted	
	Maturity	Interest	Issue	Redemption	Average	
	Date	Rate		_	C	Viold
	Date	Kale	Price	at Maturity	Maturity	Yield
Final Maturity Entire Issue	05/01/2053	4.300%	118,374.00 5,826,034.70	120,000.00 5,875,000.00	18.4849	4.2848%
Proceeds used for	accrued interest					0.00
	bond issuance costs	(including underv	vriters' discount)			334,419.99
	credit enhancement	(ciaanig anaci v	cib Gibcouilt)			0.00

Prepared by and return to: Erin R. McCormick, Esq. Erin McCormick Law, PA 3314 Henderson Boulevard, Suite 103 Tampa, Florida 33602

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

# COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AND CONTRACT RIGHTS RELATING TO THE COBBLESTONE PROJECT

This COLLATERAL ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AND CONTRACT RIGHTS RELATING TO THE COBBLESTONE PROJECT (herein, the "Assignment") is made this \_\_\_\_ day of \_\_\_\_\_\_\_, 2022, by M/I HOMES OF TAMPA, LLC, a Florida limited liability company (the "Landowner" or "Assignor") in favor of the COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes, and located in Pasco County, Florida (together with its successors and assigns, the "District" or "Assignee").

#### **RECITALS**

WHEREAS, the District proposes to issue its Cobblestone Community Development District Bonds, Series 2022-1 and Series 2022-2 (collectively, the "Series 2022 Bonds") to finance a portion of certain public infrastructure which will provide special benefit to certain lands (the "Lands") in the development commonly referred to as Cobblestone (the "Development"), which Lands are located within Phase 1 of the geographical boundaries of the District; and

WHEREAS, the security for the repayment of the Series 2022 Bonds is the special assessments levied against the Lands (the "Series 2022 Assessments"); and

WHEREAS, the purchasers of the Series 2022 Bonds anticipate that the Lands will be developed in accordance with the Supplemental Report of the District Engineer, dated February 15, 2022 ("Supplemental Engineer's Report") and First Supplemental Assessment Methodology Report, dated March 11, 2022 (the "Supplemental Assessment Report") (the Engineer's Report and Supplemental Assessment Report are on file at the District's offices, until such time as the Lands have been developed, platted and sold to homebuilders (the "Development Completion"); and

WHEREAS, the Supplemental Engineer's Report describes the Capital Improvement Plan or "CIP" for the planning, design, acquisition, construction and installation of various infrastructure improvements, facilities, and services (the "Improvements") within the District and the anticipated costs thereof; and

- **WHEREAS**, the failure to achieve Development Completion may increase the likelihood that the purchasers of the Series 2022 Bonds will not receive the full benefit of their investment in the Series 2022 Bonds; and
- **WHEREAS**, during the period in which the Lands are being developed and the Development has yet to reach Development Completion, there is an increased likelihood that adverse changes to local or national economic conditions may result in a default in the payment of the Series 2022 Assessments securing the Series 2022 Bonds; and
- WHEREAS, in the event of default in the payment of the Series 2022 Assessments securing the Series 2022 Bonds, the District has certain remedies with respect to the lien of the Series 2022 Assessments as more particularly set forth herein; and
- WHEREAS, if the Series 2022 Assessments are directly billed, a remedy available to the District would be an action in foreclosure and if the Series 2022 Assessments are collected pursuant to Florida's uniform method of collection, a remedy for non-payment of the Series 2022 Assessments is the sale of tax certificates (collectively, the "Remedial Rights"); and
- WHEREAS, in the event the District exercises its Remedial Rights, the District will require the assignment of certain Development & Contract Rights (defined in Section 2 below), to complete development of the CIP to be constructed to the extent that such Development & Contract Rights have not been previously assigned, transferred, or otherwise conveyed to: (1) Pasco County; (2) the District; or (3) any other governmental entity or association as may be required by applicable permits, government approvals, plats, entitlements, or regulations associated with the CIP (a "Partial Transfer"); and
- WHEREAS, in the event of a transfer, conveyance or sale of any portion of the Lands that is not a Partial Transfer, the successors-in-interest to the real property so conveyed by Landowner shall be subject to this Assignment, which shall be recorded in the Official Records of Pasco County, Florida.
- **NOW, THEREFORE,** in consideration of the above recitals which the parties hereby agree are true and correct and are hereby incorporated by reference and other good and valuable consideration, the sufficiency of which is acknowledged, Assignor and Assignee agree as follows:
- 1. <u>Incorporation of Recitals</u>. The recitals set forth above are incorporated herein, as if restated in their entirety.
- 2. <u>Collateral Assignment</u>. Assignor hereby collaterally assigns to Assignee to the extent assignable and to the extent that they are solely owned or controlled by Assignor at execution of this Agreement or acquired in the future, all of Assignor's development rights and contract rights relating to the Development (herein the "Development & Contract Rights"), in, to, or by virtue of certain contracts, agreements, and other documents which now or hereafter affect the Lands and the Improvements (collectively the "Contract Documents"), as security for Assignor's payment and performance and discharge of its obligation to pay the Series 2022 Assessments levied against the portion of the Lands owned by Landowner as of the date hereof as more particularly described in <u>Exhibit A</u> attached hereto. This Assignment is made on an

exclusive basis, except as otherwise set forth in this Assignment. The Development & Contract Rights shall include all of the following, but shall specifically exclude any such portion of the Development & Contract Rights which relate solely to any portion of the Lands which has been conveyed or dedicated or is in the future conveyed or dedicated as a Partial Transfer:

- (a) Zoning approvals, density approvals and entitlements, concurrency capacity certificates and development agreement rights.
- (b) Engineering and construction plans and specifications for grading, roadways, site drainage, stormwater drainage, signage, water distribution, waste water collection, and other improvements.
  - (c) Preliminary and final site plans.
- (d) Architectural plans and specifications for buildings (other than homes) and other improvements to the Lands within the District.
- (e) Permits, government approvals, resolutions, variances, licenses, impact fees and franchises granted by governmental authorities, or any of their respective agencies, and construction of improvements thereon including, but not limited to, the following:
  - (i) Any and all approvals, extensions, amendments, rezoning and development orders, including for the Cobblestone development, rendered by governmental authorities, including Pasco County.
  - (ii) Any and all service agreements relating to utilities, including, but not limited to, water and/or wastewater.
  - (iii) Permits, including, but not limited to, those described in the Supplemental Engineer's Report.
- (f) Contracts with engineers, architects, land planners, landscape architects, consultants, contractors, and suppliers for or relating to the construction of the CIP and the lots within the Lands, or the construction of improvements thereon.
- (g) Contracts and agreements with private utility providers to provide utility services for the CIP and the lots within the Lands.
- (h) Any declaration of covenants of a homeowner's association governing the Lands, as recorded in the Official Records of Pasco County, Florida, and as the same may be supplemented, amended and restated from time to time, including, without limitation, all of the right, title, interest, powers, privileges, benefits and options of the "Developer" or "Declarant" thereunder.
- (i) All future creations, changes, extensions, revisions, modifications, substitutions, and replacements of any of the foregoing.

This Assignment is not intended to impair or interfere with the development of the CIP or the Development, and shall only be inchoate until becoming an effective and absolute assignment and assumption of the Development & Contract Rights upon failure of the Assignor to pay the Series 2022 Assessments levied against the Lands owned by the Assignor; provided, however, that such assignment shall only be effective and absolute to the extent that this Assignment has not been terminated earlier pursuant to the provisions of this Assignment.

#### 3. Warranties by Assignor. Assignor represents and warrants to Assignee that:

- (a) Other than in connection with the sale of lots located within the Lands, Assignor has made no assignment of the Development & Contract Rights to any person other than Assignee.
- (b) During the Term (as defined in Section 8 below) of this Agreement, any transfer, conveyance or sale of the Lands, shall subject any and all affiliated entities or successors-in-interest of the Landowner to this Assignment, except to the extent of a Partial Transfer.
- (c) No action has been brought or threatened which would in any way interfere with the right of Assignor to execute this Assignment and perform all of Assignor's obligations herein contained.

### 4. <u>Covenants</u>. Assignor covenants with Assignee that during the Term:

- (a) Assignor will use reasonable, good faith efforts to: (i) fulfill, perform, and observe each and every material condition and covenant of Assignor relating to the Development & Contract Rights and (ii) give notice to Assignee of any claim of default relating to the Development & Contract Rights given to or by Assignor, together with a complete copy of any such claim.
- (b) If and when the Assignment becomes absolute, the Development & Contract Rights will include all of Assignor's right to modify the Development & Contract Rights, to terminate the Development & Contract Rights, and to waive or release the performance or observance of any obligation or condition of the Development & Contract Rights; unless such modification, termination, waiver or release affects any of the Development & Contract Rights which pertain solely to lands outside of the District and not relating to development of the Project, or solely to any portion of the lands or Project that were subject to a Partial Transfer.
- (c) Assignor agrees to perform any and all actions necessary and use good faith efforts relating to any and all future creations, changes, extensions, revisions, modifications, substitutions, and replacements of the Development & Contract Rights, none of which actions or rights shall be limited by this Assignment except to the extent and as set forth in this Assignment.
- 5. <u>Event(s) of Default</u>. A breach of the Assignor's warranties contained in Section 3 hereof or breach of covenants contained in Section 4 hereof will, after the giving of notice and an opportunity to cure (which cure period shall be at least sixty (60) days unless Assignee, in its

reasonable discretion, agrees to a longer cure period), constitute an Event of Default under this Assignment.

- 6. Remedies Upon Event of Default. Upon an Event of Default, or upon the District's exercise of any of its Remedial Rights and the transfer of title to property within the Lands owned by Assignor pursuant to a judgment of foreclosure entered by a court of competent jurisdiction in favor of District (or its designee) or a deed in lieu of foreclosure to the District (or its designee) or the acquisition of title to such property through the sale of tax certificates, Assignee may, as Assignee's sole and exclusive remedies, take any or all of the following actions, at Assignee's option:
- (a) Perform any and all obligations of Assignor relating to the Development & Contract Rights and exercise any and all rights of Assignor therein as fully as Assignor could.
- (b) Initiate, appear in, or defend any action arising out of or affecting the Development & Contract Rights.
- (c) Further assign any and all of the Development Rights to a third party acquiring title to the property so acquired or any portion thereof on the District or bondholders' behalf.
- 7. <u>Authorization</u>. Upon the occurrence and during the continuation of an Event of Default, Assignor does hereby authorize and shall direct any party to any agreement relating to the Development & Contract Rights to tender performance thereunder to Assignee upon written notice and request from Assignee. Any such performance in favor of Assignee shall constitute a full release and discharge to the extent of such performance as fully as though made directly to Assignor, but not a release of Assignor from any remaining obligations under this Agreement.
- 8. <u>Term and Termination</u>. In the event that this Assignment does not become an effective and absolute assignment and assumption of the Development & Contract Rights, this Assignment will automatically terminate upon the earliest to occur of the following: (a) payment of the Series 2022 Assessments in full; (b) Development Completion; or (c) upon occurrence of a Partial Transfer, but only to the extent that such Development & Contract Rights pertain solely to the Partial Transfer (herein, the "Term").
- 9. <u>Security Agreement.</u> Subject to the terms of this Assignment, this Assignment shall be a security agreement between the Assignor, as the debtor, the Assignee, as the secured party, covering the Development & Contract Rights and Contract Documents that constitute personal property governed by the Florida Uniform Commercial Code (the "Code"), and the Developer grants to the District a security interest in such Development and Contract Rights and Contract Documents. Notwithstanding the foregoing, the District shall not be entitled to exercise any right as a secured party, including, without limitation, the filing of any and all financing statements, until the occurrence of an Event of Default hereunder.
- 10. <u>Amendments.</u> This Assignment shall constitute the entire agreement between the parties regarding the subject matter hereof and may be modified in writing only by the mutual agreement of the parties.

- 11. Third Party Beneficiaries. The Trustee for the Bonds, on behalf of the bondholders, shall be a direct third-party beneficiary of the terms and conditions of this Assignment but only entitled to cause the District to enforce the Assignor's obligations hereunder. This Assignment is solely for the benefit of the parties set forth in this Section, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any other third party.
- 12. **Enforcement.** In the event that either party is required to enforce this Assignment by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- 13. <u>Authorization.</u> The execution of this Assignment has been duly authorized by the appropriate body or official of the Assignor and the Assignee; both the Assignor and the Assignee have complied with all the requirements of law with respect to execution of this Assignment; and both the Assignor and the Assignee have full power and authority to comply with the terms and provisions of this instrument.
- 14. <u>Notices.</u> All notices, requests, consents and other communications under this Assignment ("Notices") shall be inwriting and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight courier delivery service, to the parties, as follows:

If to the Assignee:	Cobblestone Community Development District 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607 Attn: District Manager
With a copy to:	Erin McCormick Law, PA 3314 Henderson Boulevard Suite 103 Tampa, Florida 33609
If to the Assignor:	M/I Homes of Tampa, LLC
With a copy to:	Attn:
	Attn:

Except as otherwise provided in this Assignment, any Notice shall be deemed received only upon actual delivery at the address set forth above. Any party or other person to whom

Notices are to be sent or copied may notify the other parties and the addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- 15. <u>Arms' Length Transaction</u>. This Assignment has been negotiated fully between the Assignor and the Assignee as an arms' length transaction. Both parties participated fully in the preparation of this Assignment and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Assignment, the language will not be interpreted or construed against either party.
- 16. <u>Applicable Law and Venue</u>. This Assignment shall be constructed, interpreted and controlled according to the laws of the State of Florida. Venue will be in Pasco County, Florida.
- 17. **Public Records**. The Assignor understands and agrees that all documents of any kind provided to the Assignee in connection with this Assignment may be public records in accordance with Florida law.
- 18. **Severability**. The invalidity or unenforceability of any one or more provisions of this Assignment shall not affect the validity or enforceability of the remaining portions of this Assignment not held to be invalid or unenforceable.
- 19. <u>Limitations on Governmental Liability.</u> Nothing in this Assignment shall be deemed as a waiver of immunity or limits of liability of the Assignee beyond any statutory limited waiver of immunity or limits of liability pursuant to Section 768.28, *Florida Statutes*, or other statute, and nothing in this Assignment shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.
- 20. <u>Miscellaneous</u>. Unless the context requires otherwise, whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders. The terms "person" and "party" shall include individuals, firms, associations, joint ventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, and all other groups and combinations. Titles of paragraphs contained herein are inserted only as a matter of convenience and for reference and in no way define, limit, extend, or describe the scope of this Assignment or the intent of any provisions hereunder.
- 21. <u>Counterparts</u>. This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute one and the same instrument.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

**IN WITNESS WHEREOF**, Assignor and Assignee have caused this Assignment to be executed and delivered on the day and year first written above.

ATTEST:	ASSIGNOR:		
	M/I HOMES OF TAMPA, LLC, a Florida limited liability company		
Witness			
	By:		
	Date:, 2022		
Witness			
STATE OF FLORIDA )			
COUNTY OF PASCO )			
The foregoing instrument was ackr 2022, by	nowledged before me this day of, as of M/I Homes of Tampor and on behalf of said company. He □ is personal as identification.		
NOTARY STAMP:			
	Signature of Notary Public		
	Printed Name of Notary Public		

ATTEST:	ASSIGNEE:
	COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
Witness	Betty Valenti, Chair
	Date:, 2022
Witness	
STATE OF FLORIDA ) COUNTY OF PASCO )	
2022, by Betty Valenti, as Chair of the	owledged before me this day of Board of Supervisors of Cobblestone Community the District. She □ is personally known to me or □ tion.
NOTARY STAMP:	
	Signature of Notary Public
	Printed Name of Notary Public

# **EXHIBIT "A"**

<u>Description of Phase 1 Land within the Cobblestone Community Development District (the "Lands")</u>

# AGREEMENT BETWEEN COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT AND M/I HOMES OF TAMPA, LLC, REGARDING THE ACQUISITION, CONSTRUCTION AND FUNDING OF CERTAIN WORK PRODUCT AND INFRASTRUCTURE

THIS ACQU	JISTION, CONS	STRUCTION AND FUNDING AGREEMENT (the "Agreement	") is made and
entered into as of this	day of	, 2022 by and between:	

**COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes (hereinafter the "**District**"), located in Pasco County, Florida, whose address is: 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607; and

**M/I HOMES OF TAMPA, LLC,** a Florida limited liability company, whose address is: 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 ("**Developer**").

#### **RECITALS**

WHEREAS, Developer is the owner and developer of certain lands in Pasco County, Florida, located within and adjacent to the boundaries of the District (hereinafter the "**Development**"); and

WHEREAS, the District is a community development district located in Pasco County, Florida, established by ordinance adopted by the Board of County Commissioners of Pasco County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida* Statutes, as amended (the "Act"), and is validly existing under the Constitution and the laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, including by not limited to roads, sewer and wastewater management, water supply, water management and control, electric undergrounding, recreational facilities, and other infrastructure within or without the boundaries of the District; and

WHEREAS, the District intends to undertake the planning, design, acquisition, construction and installation of certain public infrastructure improvements comprising a portion of its "Capital Improvement Plan" or "CIP"; and

WHEREAS, the District's adopted *Master Report of Engineer* dated December 20, 2021, attached hereto as Exhibit A (the "Engineer's Report"), attached to this Agreement as Exhibit A, identifies and describes the CIP; and

WHEREAS, the District intends to finance a portion of the CIP through the use of proceeds from the anticipated sale of future community development district bonds (the "Bonds"); and

WHEREAS, the District has not had sufficient monies on hand in order to allow the District to contract for: (i) the preparation of surveys, testing, reports, drawings, plans, permits, specifications, and related documents necessary to complete the CIP ("Work Product"); or (ii) construction and/or installation of the improvements comprising the CIP ("Improvements"); and

**WHEREAS**, the District acknowledges the Developer's need to commence development of the lands benefitted by the CIP (the "**Lands**") in an expeditious and timely manner; and

**WHEREAS**, in order to avoid a delay in the commencement of the development of the Work Product and the Improvements, the Developer has advanced, funded, commenced, and completed, and/or will complete certain of the Work Product and Improvements; and

**WHEREAS**, the Developer and the District are entering into this Agreement to set forth the process by which the District may acquire the Work Product, the Improvements, and any related real property interests ("**Real Property**"), and in order to ensure the timely provision of the infrastructure and development.

**NOW, THEREFORE**, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District and Developer agree as follows:

- 1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.
- 2. WORK PRODUCT AND IMPROVEMENTS. The parties agree to cooperate and use good faith and best efforts to undertake and complete the acquisition process contemplated by this Agreement on such date or dates as the parties may jointly agree upon (each an "Acquisition Date"). Subject to any applicable legal requirements (e.g., but not limited to, those laws governing the use of proceeds from tax exempt bonds), and the requirements of this Agreement, the District agrees to acquire completed Work Product and Improvements that are part of the CIP.
  - a. Request for Conveyance and Supporting Documentation When Work Product and/or Improvements are ready for conveyance by the Developer to the District, the Developer shall notify the District in writing, describing the nature of the Work Product and/or Improvement and estimated cost. Additionally, Developer agrees to provide, at or prior to the Acquisition Date, the following: (i) documentation of actual costs paid, (ii) instruments of conveyance such as bills of sale or such other instruments as may be requested by the District, and (iii) any other releases, warranties, indemnifications or documentation as may be reasonably requested by the District.
  - b. Costs Subject to any applicable legal requirements (e.g., but not limited to, those laws governing the use of proceeds from tax exempt bonds), the availability of proceeds from the Bonds, and the requirements of this Agreement, the District shall pay the lesser of (i) the actual cost creation/construction of the Work Product and/or Improvements, and (ii) the fair market value of the Work Product and/or Improvements. The Developer shall provide copies of any and all invoices, bills, receipts, or other evidence of costs incurred by the Developer for any Work Product and/or Improvements. The District Engineer shall review all evidence of cost and shall certify to the District's Board of Supervisors ("Board") whether the cost being paid is the lesser of (i) the actual cost of creation/construction of the Work Product and/or Improvements, and (ii) the fair market value of the Work Product and/or Improvements. The District Engineer's opinion as to cost shall be set forth in an Engineer's Certificate which shall accompany the requisition for the funds from the District's Trustee for the Bonds ("Trustee").
  - c. Conveyances on "As Is" Basis. Unless otherwise agreed, all conveyances of Work Product and/or Improvements shall be on an "as is" basis. That said, the Developer agrees to assign, transfer and convey to the District any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.
  - d. Right to Rely on Work Product and Releases The Developer agrees to release to the District all right, title, and interest which the Developer may have in and to any Work Product conveyed hereunder, as well as all common law, statutory, and other reserved rights, including all warranties, copyrights in the Work Product and extensions and renewals thereof under United States law and throughout the world, and all publication rights and all subsidiary rights and other rights in and to the Work Product in all forms, mediums, and media, now known or hereinafter devised. To the extent determined necessary by the District, the Developer shall reasonably obtain all releases from any professional providing services in connection with the Work Product to enable the District to use and rely upon the Work Product. The District agrees to allow the Developer access to and use of the Work Product without the payment of any fee by the Developer. However, to the extent the Developer's access to and use of the Work Product causes the District to incur any cost or expense,

such as copying costs, the Developer agrees to pay such cost or expense.

- e. Transfers to Third Party Governments; Payment for Transferred Property - If any item acquired is to be conveyed to a third party governmental body, then the Developer agrees to cooperate and provide such certifications, documents, bonds, warranties, and/or forms of security as may be required by that governmental body, if any. Further, the District and the Developer agree that it can be difficult to timely effect the turnover of infrastructure from the Developer to the District and then to a third party governmental entity, and, accordingly, the District and the Developer recognize and agree that the parties shall make reasonable efforts to transfer such Work Product and/or Improvements to the District pursuant to the terms of this Agreement. Regardless, and subject to the terms of this Agreement, the District has the obligation to acquire all such Work Product and/or Improvements described in the Engineer's Report that is intended to be turned over to a third party governmental entity, and, in the event that the Developer transfers any such Work Product and/or Improvements to a third party governmental entity prior to the District's acquisition of the Work Product and/or Improvements, the District shall be obligated to pay for such Work Product and/or Improvements, subject to the terms of this Agreement, and subject to ensuring that such acquisition and payment would not affect the tax-exempt status of the Bonds.
- f. **Permits** The Developer agrees to cooperate fully in the transfer of any permits to the District or a governmental entity with maintenance obligations for any Improvements conveyed pursuant to this Agreement.
- g. Engineer's Certification The District shall accept any completed Work Product and/or Improvements where the District Engineer (or other consulting engineer reasonably acceptable to the District), in his/her professional opinion, is able to certify that, in addition to any other requirements of law: (i) the Work Product and/or Improvements are part of the CIP; (ii) the price for such Work Product and/or Improvements did not exceed the lesser of the cost of the Work Product and/or Improvements or the fair market value of the Work Product and/or Improvements; (iii) as to Work Product, the Work Product is capable of being used for the purposes intended by the District, and, as to any Improvements, the Improvements were installed in accordance with their specifications, and are capable of performing the functions for which they were intended; and (iv) as to any Improvements, all known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.
- 3. CONVEYANCES OF REAL PROPERTY. The Developer agrees that it will convey to the District at or prior to the Acquisition Date as determined solely by the District, by a special warranty deed or other instrument acceptable to the Board together with a metes and bounds or other description, the Real Property upon which any Improvements are constructed or which are necessary for the operation and maintenance of, and access to, the Improvements.
- a. Cost. The parties agree that all Real Property shall be provided to the District at no cost, unless (i) the costs for the Real Property are expressly included as part of the CIP, as described in the Engineer's Report, and (ii) the purchase price for the Real Property is less than or equal to the appraised value of the Real Property, based on an appraisal obtained by the District for this purpose. The parties agree that the purchase price shall not include amounts attributable to the value of improvements on the Real Property and other improvements serving the Real Property that have been, or will be, funded by the District.
- **b.** *Fee Title and Other Interests* The District may determine in its reasonable discretion that fee title for Real Property is not necessary and in such cases shall accept such other interest in the lands upon which the Improvements are constructed as the District deems acceptable.

- c. **Developer Reservation** Any conveyance of Real Property hereunder by special warranty deed or other instrument shall be subject to a reservation by Developer of its right and privilege to use the area conveyed to construct any Improvements and any future improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of the Development) not inconsistent with the District's use, occupation or enjoyment thereof.
- d. *Fees, Taxes, Title Insurance* The Developer shall pay the cost for recording fees and documentary stamps required, if any, for the conveyance of the lands upon which the Improvements are constructed. The Developer shall be responsible for all taxes and assessments levied on the lands upon which the Improvements are constructed until such time as the Developer conveys all said lands to the District. At the time of conveyance, the Developer shall provide, at its expense, an owner'stitle insurance policy or other evidence of title in a form satisfactory to the District.
- e. Boundary Adjustments Developer and the District agree that reasonable future boundary adjustments may be made as deemed necessary by both parties in order to accurately describe lands conveyed to the District and lands which remain in Developer's ownership. However, the party requesting such adjustment shall pay any transaction costs resulting from the adjustment, including but not limited to taxes, title insurance, recording fees or other costs. Developer agrees that if a courtor other governmental entity determines that a re-platting of the lands within the District is necessary, Developer shall pay all costs and expenses associated with such actions.

#### 4. TAXES, ASSESSMENTS, AND COSTS.

- a. Taxes and Assessments on Property Being Acquired. The District is an exempt governmental unit acquiring property pursuant to this Agreement for use exclusively for public purposes. Accordingly, in accordance with Florida law, the Developer agrees to place in escrow with the County tax collector an amount equal to the current ad valorem taxes and non-ad valorem assessments (with the exception of those ad valorem taxes and non-ad valorem assessments levied by the District) prorated to the date of transfer of title, based upon the expected assessment and millage rates giving effect to the greatest discount available for early payment.
  - i. If and only to the extent the property acquired by the District is subject to ad valorem taxes or non-ad valorem assessments including those levied by the District occurring prior to such conveyance, the Developer agrees to reimburse the District for payment, or pay on its behalf, any and all ad valorem taxes and non-ad valorem assessments imposed during the calendar year in which each parcel of property is conveyed.
  - ii. Nothing in this Agreement shall prevent the District from asserting any rights to challenge any taxes or assessments imposed, if any, on any property of the District.
- b. Notice. The parties agree to provide notice to the other within thirty (30) calendar days of receipt of any notice of potential or actual taxes, assessments, or costs, as a result of any transaction pursuant to this Agreement, or notice of any other taxes, assessments, or costs imposed on the property acquired by the District as described in subsection a. above. The Developer covenants to make any payments due hereunder in a timely manner in accord with Florida law. In the event that the Developer fails to make timely payment of any such taxes, assessments, or costs, the Developer acknowledges the District's right to make such payment. If the District makes such payment, the Developer agrees to reimburse the District within thirty (30) calendar days of receiving notice of such payment, and to include in such reimbursement any fees, costs, penalties, or other expenses which accrued to the District as a result of making such a payment, including interest at the maximum rate allowed by law from the date of the payment made by the District.
- c. Tax liability not created. Nothing herein is intended to create or shall create any new or additional tax liability on behalf of the Developer or the District. Furthermore, the parties reserve all respective rights to challenge, pay under protest, contest or litigate the imposition of any tax, assessment, or cost in good faith they believe is

unlawfully or inequitably imposed and agree to cooperate in good faith in the challenge of any such imposition.

- ACQUISITIONS AND BOND PROCEEDS. The District may in the future, and in its sole discretion, elect to 5. issue Bonds relating to the CIP and that may be used to finance portions of work acquired hereunder, as well as reimburse funds advanced by the Developer ("Advanced Funds"). In the event that the District issues the Bonds and has bond proceeds available to pay for any portion of the CIP acquired by the District, or any Advanced Funds, and subject to the terms of the applicable documents relating to the Bonds, then the District shall promptly make payment for any such acquired Work Product, Improvements or Real Property, or reimbursable Advanced Funds, pursuant to the terms of this Agreement; provided, however, that no such obligation shall exist where the Developer is in default on the payment of any debt service assessments due on any property owned by the Developer within the District, or is in default under any agreements between the Developer and the District, or, further, in the event the District's bond counsel determines that any such acquisitions or payments for Advanced Funds are not properly compensable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to make payment for such acquisitions, or Advanced Funds. Interest shall not accrue on any amounts owed for any prior acquisitions, or Advanced Funds. In the event the District does not or cannot issue sufficient bonds within five (5) years from the date of this Agreement to pay for all acquisitions hereunder, and Advanced Funds, and, thus does not make payment to the Developer for any unfunded acquisitions, or any unreimbursed Advanced Funds, then the parties agree that the District shall have no payment or reimbursement obligation whatsoever for those unfunded acquisitions, or unreimbursed Advanced Funds. The Developer acknowledges that the District may convey some or all of the Work Product and/or Improvements in the Engineer's Report to a general purpose unit of local government (e.g., the County) and consents to the District's conveyance of such Work Product and/or Improvements prior to any payment being made by the District.
- 6. CONTRIBUTION OF INFRASTRUCTURE. In connection with the issuance of the Bonds, the District may levy debt service special assessments to secure the repayment of Bonds. As described in more detail in the *Master Special Assessment Allocation Report*, dated December 20, 2021, as supplemented from time to time (together, the "Assessment Report"), the Developer may request that such debt service special assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of this Agreement, the Developer agrees to provide a contribution of infrastructure or work product, comprising a portion of the applicable project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment hereunder.

### 7. **IMPACT FEE CREDITS.** [RESERVED]

- **8. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.
- **9. AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- **10. AUTHORITY TO CONTRACT.** The execution of this Agreement has been duly authorized by the appropriate body or official of both parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 11. **ASSIGNMENT.** Neither the District nor the Developer may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. That said, the parties agree that this Agreement may be assigned to a landowner of lands within the District, or a portion thereof, in connection with that subsequent landowner's development of such assessment area.
- 12. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of

counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.

- 13. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief and specific performance. Any default under an applicable trust indenture for the Bonds caused by the Developer and/or its affiliates shall be a default hereunder, and the District shall have no obligation to fund the CIP in the event of such a default. Notwithstanding the foregoing, the Developer shall not be liable for any consequential, special, indirect or punitive damages due to a default hereunder. Prior to commencing any action for a default hereunder, the party seeking to commence such action shall first provide written notice to the defaulting party of the default and an opportunity to cure such default within thirty (30) days.
- 14. ATTORNEYS' FEES AND COSTS. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- 15. PUBLIC RECORDS. The Developer understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the activities contemplated under this Agreement are public records and are treated as such in accordance with Florida law.
- 16. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for theDeveloper may deliver Notice on behalf of the District and the Developer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.
- 17. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Developer, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns.
- 18. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Pasco County, Florida.
- 19. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- 20. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of

immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.

- 21. EXECUTION IN COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.
- **22. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

[Signature Pages to Follow]

**IN WITNESS WHEREOF**, the parties execute this Agreement to be effective the day and year first written above.

Attest:	COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT
<u></u>	By:
Secretary	Its: Chairman, Board of Supervisors

**IN WITNESS WHEREOF**, the parties execute this Agreement to be effective the day and year first written above.

WITNESSES:	M/I HOMES OF TAMPA, LLC, a Florida limited liability company.
Print Name	By:
Print Name	

Exhibit A: *Master Report of Engineer*, dated December 20, 2021

### Exhibit A

Waterset Central Community Development Report of District Engineer, Master Capital Improvement Plan, dated January 11, 2018

# AGREEMENT BETWEEN COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT AND M/I HOMES OF TAMPA, LLC REGARDING THE COMPLETION OF CERTAIN IMPROVEMENTS

This Agreement is made and entered into this 1st day of April, 2022, by and between:

**Cobblestone Community Development District,** a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida (the "**District**"); and

M/I Homes of Tampa, LLC, a Florida limited liability company, the owner of the lands within the boundaries of the District (the "Developer").

### **RECITALS**

WHEREAS, the Cobblestone Community Development District ("District") was established by Ordinance No. 21-39 of the Pasco County, Florida Board of County Commissioners, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including, but not limited to, surface water management systems, roadways, landscaping, parks and other infrastructure; and

**WHEREAS**, the Developer is the landowner and developer of certain lands in Pasco County, Florida, located within the boundaries of the District (the "**Development**"); and,

WHEREAS, the District adopted a capital improvement plan for the planning, design, acquisition, construction, and installation of various infrastructure improvements and facilities within the boundaries of the District (the "Phase 1 Project") as described in the Supplemental Report of the District Engineer, 2022 Project, dated February 15, 2022 (the "Supplemental Engineer's Report"), attached to this Agreement as Exhibit A; and,

WHEREAS, the District has imposed special assessments on certain property within the District (the "Series 2022-1 and Series 2022-2 Assessment Area"), as described in the *First Supplemental Assessment Methodology Report*, dated March 11, 2022 (the "Supplemental Assessment Report") to secure financing for the construction of the infrastructure improvements described in the Supplemental District Engineer Report, and has validated up to \$43,750,000 in Cobblestone Community Development District Bonds to fund the planning, design, permitting, construction and/or acquisition of improvements, including the Phase 1 Project; and,

WHEREAS, the District intends to finance a portion of the Phase 1 Project through the use of proceeds from the sale of \$3,750,000.00 in aggregate principal amount of Cobblestone Community Development District Bonds, Series 2022-1 and \$2,125,000.00 in aggregate principal amount of Cobblestone Community Development District Bonds, Series 2022-2 (collectively referred to herein as the "2022 Bonds"); and,

WHEREAS, in order to ensure that the Phase 1 Project is completed, the Developer and the District hereby agree that the Developer will provide any additional funds that may be

needed in the future for the completion of the Phase 1 Project including, but not limited to, all administrative, legal, warranty, engineering, permitting or other related soft costs.

**NOW THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Developer agree as follows:

- 1. Incorporation of Recitals. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.
- 2. Completion of Phase 1 Project. The Developer and District agree and acknowledge that the District's proposed 2022 Bonds will provide only a portion of the funds necessary to complete the Phase 1 Project. Because the cost of the Phase 1 Project is such that the construction funds available from the 2022 Bond proceeds are insufficient to complete the Phase 1 Project, the Developer agrees to complete, cause to be completed, provide funds or cause funds to be provided to the District in an amount sufficient to allow the District to complete or cause to be completed, those portions of the Phase 1 Project which remain unfunded, including, but not limited to all administrative, legal, warranty, engineering, permitting or other related work product and soft costs, except in the event the District issues additional Bonds to fund the Phase 1 Project.

### 3. Other Conditions and Acknowledgments

- (a) The District and the Developer agree and acknowledge that the exact location, size, configuration and composition of the Phase 1 Project may change from that described in the Supplemental Engineer's Report, depending upon final design of the development, permitting or other regulatory requirements over time, or other factors. Material changes to the Phase 1 Project shall be made by a written amendment to this Agreement and the Supplemental Engineer Report, and shall include an estimate of the cost of the changes. Material changes to the Phase 1 Project shall require the prior written consent of the Trustee acting at the direction of the Bondholders owning a majority of the aggregate principal amount of the 2022 Bonds then outstanding.
- (b) The District and the Developer agree and acknowledge that any and all portions of the Phase 1 Project which are constructed, or caused to be constructed, by the Developer for the benefit of the District, shall be conveyed to the District or such other appropriate unit of local government as is designated in the Phase 1 Project or required by governmental regulation or development approval. All conveyances to another governmental entity shall be in accordance with and in the same manner as provided in any agreement between the District and the appropriate unit of local government. All conveyances to the District shall be in accordance with an agreement or agreements governing conveyances between the Developer and the District.
- (c) Notwithstanding anything to the contrary contained in this Agreement, the payment or performance by the Developer of its completion obligations hereunder is expressly subject to, dependent and conditioned upon (a) the issuance of \$5,875,000.00 in aggregate principal amount of Series 2022 Bonds and use of the proceeds thereof to fund a portion of the

Phase 1 Project, and (b) the scope, configuration, size and/or composition of the Phase 1 Project not materially changing without the consent of the Developer. Such consent is not necessary and the Developer must meet its completion obligations when the scope, configuration, size and/or composition of the Phase 1 Project are materially changed in response to a requirement imposed by a regulatory agency.

- 4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not special, consequential or punitive) and/or specific performance, but subject to the recourse limitations in the documents applicable to the District and the Series 2022 Bonds.
- **5. Enforcement.** In the event that either party is required to enforce this Assignment by court proceedings or otherwise, then the parties agree that the substantially prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings.
- **6. Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer. No amendment to this Agreement shall be made without the prior written consent of the Trustee for the 2022 Bonds acting on behalf and at the direction of the holders of the 2022 Bonds owning a majority of the aggregate principal amount of all 2022 Bonds outstanding.
- 7. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer, the District and the Developer have complied with all the requirements of law, and the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.
- **8. Notices.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**A. If to the District:** Cobblestone Community Development

District

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607 Attn: District Manager

With a copy to: Erin McCormick Law, PA

3314 Henderson Boulevard

Suite 103

Tampa, Florida 33609

Attn: Erin R. McCormick, Esq.

**B.** If to the Developer: M/I Homes of Tampa, LLC

4343 Anchor Plaza Parkway, Suite 200

	Tampa, Florida 33634 Attn:	
With a copy to:	-	
	Attn:	

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer may deliver Notice on behalf of the District and the Developer. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

- 9. Arm's Length Transaction. This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.
- 10. Third Party Beneficiaries. This Agreement is solely for the benefit of the District and the Developer, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Developer any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Developer and their respective representatives, successors, and assigns. Notwithstanding the foregoing, the Trustee for the Series 2022 Bonds, on behalf of the holders of the Series 2022 Bonds, shall be a direct third party beneficiary of the terms and conditions of this Agreement and shall be entitled to cause the District to enforce the Developer's obligations hereunder. The Trustee has not assumed any obligation under this Agreement.
- 11. Assignment. This Agreement may not be assigned without the consent of the District and the Trustee for the 2022 Bonds acting at the direction and on behalf of the holders of the 2022 Bonds owning a majority of the aggregate amount of all 2022 Bonds outstanding.

- 12. Applicable Law and Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue will be in Pasco County, Florida.
  - 13. Effective Date. This Agreement shall be effective on the date set forth above.
- 14. Public Records. The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and may be treated as such in accordance with Florida law.
- 15. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
- 16. Limitations on Governmental Liability. Nothing in this Assignment shall be deemed as a waiver of immunity or limits of liability of the Assignee beyond any statutory limited waiver of immunity or limits of liability pursuant to Section 768.28, *Florida Statutes*, or other statute, and nothing in this Assignment shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity or by other operation of law.
- 17. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.
- 18. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

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<b>Cobblestone Community Development Distri</b>	
By: Betty Valenti Its: Chairman	
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IN WITNESS WHEREOF, the parties execute this agreement the day and year first

IN WITNESS WHEREOF, the parties execute this agreement the day and year first written above.

WITNESSES:	M/I HOMES OF TAMPA, LLC, a Florida limited liability company.
Print Name	By: Its:
Print Name	

Supplemental Report of Engineer, Phase 1 Project, dated February 24, 2022

Exhibit A:

### **EXHIBIT A**

**Supplemental Report of District Engineer** 

Prepared by and Return To: Erin McCormick Law, PA 3314 Henderson Boulevard Suite 103 Tampa, Florida 33609

### **DECLARATION OF CONSENT**

[Cobblestone Community Development District Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 and Cobblestone Community Development District Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2]

M/I Homes of Tampa, LLC, a Florida limited liability company, together with its successors and assigns (together, "Landowner") represents that it is the owner of all the land described in Exhibit "A" attached hereto and made a part hereof ("Property"), and further declares, acknowledges and agrees as follows:

- 1. The Cobblestone Community Development District is, and has been at all times on and after December 9, 2021, a legally created, duly organized, and validly existing community development district under the provisions of Florida Statutes, Chapter 190, as amended (the "Act"). Without limiting the generality of the foregoing, the Landowner acknowledges that: (a) the petition filed with the Board of County Commissioners for Pasco County, Florida (the "County"), relating to the creation of the District contained all matters required by the Act to be contained therein, and was filed in the manner and by the persons required by the Act; (b) Ordinance No. 21-39, adopted by the Board of County Commissioners of the County, effective as of December 9, 2021, was duly and properly adopted in compliance with all applicable requirements of law; and (c) the members of the Board of Supervisors of the District and officers of the District were duly and properly designated pursuant to the Act to serve in their capacities, and had the authority and right to authorize, approve, and undertake all actions of the District approved and undertaken from December 9, 2021, to and including the effective date of this Declaration.
- 2. The Landowner understands and acknowledges that the District has adopted Resolution Nos. 2022-23, 2022-24, 2022-27 and 2022-(collectively, the "Assessment Resolution") that levied special assessment imposed debt service liens on the Property "Assessments"). Such Assessments are legal, valid and binding first liens upon the Property, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other state liens, titles and claims, until paid. The Landowner acknowledges and agrees that all proceedings undertaken by the District with respect to the levy and imposition of the Assessments have been in accordance with applicable Florida law, and that the District has taken all action necessary to levy and impose the Assessments. The Landowner acknowledges and agrees that its representative was present at the meetings of the Board of Supervisors of the District at which the Assessment Resolution was adopted, and Landowner, for itself and its successors-in-title and assigns, hereby waives any further notice which could be asserted as being applicable under provisions of Florida law in connections with such meetings, and the levy and imposition of the Assessments.
- 3. The Developer, for itself and its successors-in-title and assigns, hereby waives the right granted in Section 170.09 Florida Statutes, to prepay the Assessments within thirty (30) days after the improvements are completed, without interest, in consideration of, among other things, rights granted by the District to prepay Assessments in full at any time, but with interest, under the circumstances set forth

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in the resolutions of the District levying such Assessments.

- The Developer hereby expressly acknowledges, represents and agrees that (i) the Assessments, the Assessment Resolution, and the terms of the financing documents related to the District's issuance of its \$3,750,000 Special Assessment Revenue Bonds, Series 2022-1 (Assessment Area One), and its \$2,125,000 Special Assessment Revenue Bonds, Series 2022-2 (Assessment Area Two), or securing payment thereof ("Financing Documents"), are, to the extent of the Landowner's obligations thereunder and with respect thereto, valid and binding obligations enforceable in accordance with their terms; (ii) the Landowner has no claims or offsets whatsoever against, or defenses or counterclaims whatsoever to, payments of Assessments (including but not limited to any "true-up" payments due under the Assessment Resolution) and/or amounts due under the Financing Documents, and the Landowner hereby waives any such claims, offsets, defenses or counterclaims; and (iii) the Landowner waives and relinquishes any and all rights, remedies, and other actions now or hereafter contemplated to contest, challenge, or otherwise dispute or object to the Assessment Resolution, the Assessments (including but not limited to any "true-up" payments due under the Assessment Resolution), the Financing Documents, and all proceedings undertaken by the District in connection therewith; (iv) the Landowner expressly waives and relinquishes any argument, claim or defense that foreclosure proceedings cannot be commenced until one (1) year after the date of the Developer's default and agrees that immediate use of remedies in Chapter 170, Florida Statutes, is an appropriate and available remedy, notwithstanding the provisions of Section 190.026, Florida Statutes; and (v) to the extent Landowner fails to timely pay any special assessments collected by mailed notice of the District, such unpaid special assessments and future special assessments may be placed on the tax roll by the District for collection by the Tax Collector pursuant to Section 197.3632, Florida Statutes, in any subsequent year.
- 5. This Declaration shall represent a lien of record for purposes of Florida law, including but not limited to Chapter 197, *Florida Statutes*, and Sections 197.552 and 197.573, *Florida Statutes*, among others. Other information regarding the Assessments is available from Inframark, LLC (the "**District Manager**"), 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

THE DECLARATIONS, ACKNOWLEDGMENTS, AND AGREEMENTS CONTAINED HEREIN SHALL RUN WITH THE LAND DESCRIBED IN EXHIBIT "A" HERETO AND SHALL BE BINDING ON PROPERTIES AND ON ALL PERSONS (INCLUDING BUT NOT LIMITED TO INDIVIDUALS, AS WELL AS CORPORATIONS, ASSOCIATIONS, TRUSTS, AND OTHER LEGAL ENTITIES) TAKING TITLE TO ALL OR ANY PART OF THE PROPERTY, AND THEIR SUCCESSORS IN INTEREST, WHETHER OR NOT THE PROPERTY IS PLATTED AT SUCH TIME. BY TAKING SUCH TITLE SUCH PERSONS SHALL BE DEEMED TO HAVE CONSENTED AND AGREED TO THE PROVISIONS OF THIS DECLARATION TO THE SAME EXTENT AS IF THEY HAD EXECUTED IT AND BY TAKING SUCH TITLE SUCH PERSONS SHALL BE ESTOPPED FROM CONTESTING, IN COURT OR OTHERWISE, THE VALIDITY, LEGALITY, AND ENFORCEABILITY OF THIS DECLARATION OR OF ANY OF THE ORDINANCES, RESOLUTIONS, AGREEMENTS, DOCUMENTS, AND OTHER MATTERS DEALT WITH HEREIN.

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Dated effective as of this 1st day of April, 2022.

WITNESSES:	M/I HOMES OF TAMPA, LLC, a Florida limited liability company	
Print Name:	Name: Title:	
Print Name:		
STATE OF FLORIDA ) ) COUNTY OF PASCO )		
The foregoing instrument was ack by, as, as, as, as, arc rAMPA, LLC, a Florida limited liability contains to me or □ produced	cnowledged before me this day of, 2022 of M/I HOMES OF the description of mpany for and on behalf of said company. He □ is personally as identification.	
NOTARY STAMP:		
	Signature of Notary Public	
	Printed Name of Notary Public	

Prepared by and return to:

Erin R. McCormick, Esq. Erin McCormick Law, PA 3314 Henderson Boulevard, Suite 103 Tampa, Florida 33609

# AGREEMENT BETWEEN COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT, AND M/I HOMES OF TAMPA, LLC REGARDING THE TRUE-UP PAYMENT OF THE SERIES 2022-1 AND 2022-2 ASSESSMENTS

This Agreement is made and entered into as of the 1st day of April, 2022 by and between:

Cobblestone Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Pasco County, Florida (hereinafter "District"), and

M/I Homes of Tampa, LLC, a Florida limited liability company, and the primary owner and developer of certain lands within the District (hereinafter "Landowner" or "Developer").

### Recitals

WHEREAS, the District was established by Ordinance No. 21-39, enacted by the Board of County Commissioners of Pasco County, Florida for the purpose of planning, financing, constructing, acquiring, operating and/or maintaining certain infrastructure, including, but not limited to, surface water management systems, roadways, utilities, recreational facilities and other infrastructure; and

WHEREAS, the District is issuing its Cobblestone Community Development District Bonds, Series 2022-1 and Series 2022-2 (collectively, the "Series 2022 Bonds"), pursuant to a Master Trust Indenture, dated March 1, 2022, as supplemented with respect to the Series 2022-1 Bonds by the First Supplemental Trust Indenture dated March 1, 2022 (the "First Supplement", and together with the Master Indenture, the "Series 2022-1 Indenture"), and as supplemented with respect to the Series 2022-2 Bonds by a Second Supplemental Trust Indenture dated as of March 1, 2022 (the "Second Supplement" and, together with the Master Indenture, the "Series 2022-2 Indenture", and collectively with the Series 2022-1 Indenture, the "Indenture"), each by and between the District and U.S. Bank Trust Company, National Association, as Trustee; and

WHEREAS, the Series 2022-1 Bonds are secured by a lien of special assessments levied on certain Phase 1 lands within the District (the "Series 2022-1 Assessments"), and the Series 2022-2 Bonds are secured by a lien of special assessments on certain Phase 1 lands within the District (the "Series 2022-2 Assessments, and together with the Series 2022-1 Assessments, referred to as the "Series 2022 Assessments"); and

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**WHEREAS**, the Landowner is currently the owner of all of the lands within the District which are subject to the Series 2022 Assessments, as more particularly described in **Exhibit A** attached hereto; and

WHEREAS, the Supplemental Report of the District Engineer, dated February 15, 2022 ("Supplemental Engineer's Report"), identifies and describes a capital improvement plan established in Report of Engineer, Master Capital Improvement Plan, dated December 20, 2021 (the "CIP"), a portion of which is being acquired and/or constructed with the proceeds of the Series 2022 Bonds (the "Phase 1 Project"). The total estimated costs of the CIP identified in the Supplemental Engineer's Report is \$17,711,406. The Series 2022 Bonds will fund an estimated \$5,174,944.29 of the CIP, constituting the Phase 1 Project; and

WHEREAS, the District's Series 2022 Assessments securing the Series 2022 Bonds were imposed on all of the Phase 1 lands within the District, as more specifically described in Resolution Nos. 2022-23, 2022-24 and 2022-27, as supplemented by Resolution No. 2022-\_\_\_ (collectively, the "Assessment Resolution"), which Assessment Resolution is incorporated herein by reference; and

WHEREAS, Landowner agrees that the Series 2022 Assessments which were imposed on lands within the District subject to the lien of the Series 2022 Assessments (the "Lands") have been validly imposed and constitute valid, legal and binding liens upon the Lands; and

WHEREAS, Landowner intends to sell portions of the Lands, from time to time, which benefit or will benefit from the timely construction and/or acquisition of the Phase 1 Project; and

**WHEREAS**, Landowner waives any rights it may have under Section 170.09, Florida Statutes, to prepay the Series 2022 Assessments within thirty (30) days after completion of the Phase 1 Project; and

**WHEREAS**, Landowner waives any defect in notice or publication or in the proceedings to levy, impose and collect the Series 2022 Assessments on the Lands; and

WHEREAS, the First Supplemental Special Assessment Allocation Report, Special Assessment Bonds, Series 2022, dated March 11, 2022, (the "Supplemental Assessment Report") provides that as the Lands within the District are developed, the allocation of the amounts assessed to and constituting a lien upon the Lands will be calculated based upon certain density assumptions relating to the number of each product type to be constructed on the Lands, which assumptions were provided by Landowner; and

WHEREAS, Landowner intends to sell the Lands based on then-existing market conditions, and the actual densities developed may be at some density more or less than the densities assumed in the District's Supplemental Assessment Report; and

WHEREAS, the District's Supplemental Assessment Report anticipates a mechanism by which the Landowner will make certain payments to the District in order to satisfy, in whole or in part, the assessments allocated and the liens imposed pursuant to the Assessment Resolution, the amount of such payments being determined generally by a calculation of the remaining debt per

acre on undeveloped lands as described in the District's Supplemental Assessment Report (which payments shall collectively be referenced as the "True-Up Payment"); and

- WHEREAS, Landowner and the District desire to enter into an agreement to confirm Landowner's intentions and obligations to make the True-Up Payment related to the Series 2022 Assessments.
- **NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:
- **SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.
- **SECTION 2.** <u>VALIDITY OF ASSESSMENTS</u>. Landowner acknowledges that the Assessment Resolution has been duly adopted by the District. Landowner further agrees that the lien of the Series 2022 Assessments imposed by the District is a legal, valid and binding lien on the Lands. Landowner hereby waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay the Series 2022 Assessments.
- **SECTION 3.** <u>WAIVER OF RIGHT TO PREPAY</u>. Landowner waives any rights it may have under Section 170.09, Florida Statutes, to prepay the Series 2022 Assessments without interest within thirty (30) days after the Date of Completion (defined in the Indenture) of the Phase 1 Project.

### SECTION 4. SPECIAL ASSESSMENT REALLOCATION OR TRUE-UP.

- A. Assumptions as to Series 2022 Assessments. As of the date of the execution of this Agreement, Landowner has informed the District that Landowner anticipates developing or providing for the development of a total of 305.50 equivalent assessment units ("EAUs") within the Phase 1 Lands, as described in the Supplemental Assessment Report.
- B. Process for Reallocation and True-Up of Assessments. The Series 2022 Assessments have been allocated, and all of the Phase 1 Lands are platted. In connection with development of acreage, the Series 2022 Assessments imposed on the acreage platted has been allocated based upon the precise number of units of each product type, as set forth in the Supplemental Assessment Report, within the area being platted. In furtherance thereof, Landowner covenants to provide to the District, or cause to be provided, copies of any subsequent re-plat or plat prior to recordation of the same. The District shall allocate the Series 2022 Assessments to the product types being re-platted, and the remaining Lands in accordance with the District's Supplemental Assessment Report and cause any reallocation (a "Reallocation") or true-up (a "True-Up") required as described and provided for in the Supplemental Assessment Report and Assessment Resolution to be recorded in the District's Improvement Lien Book.
- i. It is an express condition of the lien established by the Assessment Resolution that prior to recordation, any and all plats containing any portion of the Lands shall be presented to the District for review and allocation of the Series 2022 Assessments to the product types being platted, and the remaining property in accordance with the Supplemental Assessment

Report. No further action by the Board of Supervisors shall be required. The District's review of the plats shall be limited solely to the Reallocation or True-Up of Series 2022 Assessments and enforcement of the District's lien of the Series 2022 Assessments. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District.

- ii. All of the Phase 1 Lands have been platted. If the Landowner, or a third party, is prepared to submit to Pasco County a plat for any portion of the Lands within Phase 1 (each a "True-Up Date"), the District shall determine if the outstanding principal amount of the Series 2022 Assessments will be fully assigned to the total number of units to be developed within the Lands, taking into account the submitted plat or re-plat. If not, a True-Up Payment, consisting of a principal reduction payment in the amount equal to the principal amount that is not capable of being assigned to the total number of developed units, plus any applicable interest charges and collection fees shall become due and payable within thirty (30) days thereafter in accordance with the District's Supplemental Assessment Report, in addition to the regular assessment installment payable for Lands owned by the Landowner for that tax year, provided, however, in no event shall such plat be recorded until the applicable True-Up Payment has been paid. As evidence of a True-Up Payment due and payable, the District, after sixty (60) days' notice to the Landowner that the True-Up Payment is due, may record a Notice of Lien of Unpaid Assessments over the Lands owned by the Landowner or any successor in interest to the Landowner (other than a residential homebuilder not affiliated with the Landowner or a retail home buyer), in the official records of Pasco County, Florida, until such time as the True-Up Payment has been paid to the District. The District will ensure collection of such amounts in a timely manner in order to meet its debt service obligations, and in all cases, Landowner agrees that such payments shall be made in order to ensure the District's timely payment of the debt service obligations as to the Series 2022 Bonds. The District shall record all True-Up Payments in its Improvement Lien book. In all cases, the True-Up Payment shall be determined in accordance with the Supplemental Assessment Report and any conflict between this Agreement and the Assessment Report shall be governed by the Supplemental Assessment Report.
- iii. The foregoing is based on the District's understanding with Landowner that Landowner will develop at least 305.50 EAU's ("Target EAUs") on the Phase 1 Lands. However, the District agrees that nothing herein prohibits more or less than the Target EAUs from being developed. In no event shall the District collect Series 2022 Assessments pursuant to the Assessment Resolutions in excess of the total debt service related to the Series 2022 Bonds, including all costs of financing and interest. The District, however, may collect Series 2022 Assessments in excess of the annual debt service related to the Series 2022 Bonds, including all costs of financing and interest, which shall be applied to prepay the Series 2022 Bonds. If the strict application of the Reallocation and True-Up process to any assessment reallocation for any plat pursuant to this paragraph would result in assessments collected in excess of the District's total debt service obligation for the Series 2022 Bonds, the District agrees to take appropriate action by resolution to equitably reallocate the assessments.

**SECTION 5.** <u>ENFORCEMENT</u>. This Agreement is intended to be an additional method of enforcement of Landowner's obligation to abide by the requirements of the Supplemental Assessment Report and Assessment Resolutions regarding the Reallocation or True-Up procedure, including the making of any True-Up Payment, as set forth therein. A default by

either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of actual (but not special, consequential or punitive) damages, injunctive relief and specific performance.

**SECTION 6.** RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then each prevailing party, as determined by the applicable court or other dispute resolution provider, shall be entitled to recover from the non-prevailing party all fees and costs incurred, including reasonable attorneys' fees and costs incurred prior to or during any litigation or other dispute resolution and including all fees and costs incurred in appellate proceedings.

**SECTION 7.** <u>NOTICE</u>. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied or hand delivered to the parties, as follows:

Α.	If to the District:	Cobblestone Community Development District 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607 Attn.: District Manager
	With a copy to:	Erin McCormick Law, PA 3314 Henderson Boulevard, Suite 103 Tampa, Florida 33609 Attn.: Erin McCormick, Esq.
В.	If to the Landowner/Developer:	M/I Homes of Tampa, LLC 4343 Anchor Plaza Parkway, Suite 200 Tampa, Florida 33634 Attn.:
	With a copy to:	
		Attn:

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address or telecopy number set forth herein. If mailed as provided above, Notices shall be deemed delivered on the third business day unless actually received earlier. Notices hand delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name, address or telecopy number to which Notices shall

be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

Notwithstanding the foregoing, to the extent Florida law requires notice to enforce the collection of assessments placed on property by the District, then the provision of such notice shall be in lieu of any additional notice required by this Agreement.

### **SECTION 8. ASSIGNMENT**.

- A. Landowner may not assign its duties or obligations under this Agreement except in accordance with the terms of Section 8(C) below. This Agreement shall constitute a covenant running with title to the Lands, binding upon Landowner and its successors-in-title to the Lands and assigns, and any transferee of any portion of the Lands as set forth in Section 8(C) below, but shall not be binding upon transferees permitted by Section 8(B) below.
- B. Landowner shall not transfer any portion of the Lands to any third party without complying with the terms of Section 8(C) below, other than:
  - (i) Platted and fully-developed lots to homebuilders restricted from replatting;
  - (ii) Platted and fully-developed lots to end users; and
  - (iii) Portions of the Lands exempt from assessments, which Lands are transferred to the County, the District, or other governmental agencies or to any homeowners' association associated with the Lands.

Any transfer of any portion of the Lands pursuant to subsections (i), (ii) or (iii) of this Section 8(B) shall constitute an automatic release of such portion of the Lands from the scope and effect of this Agreement.

C. Landowner shall not transfer any portion of the Lands to any third party, except as permitted by Sections 8(B)(i), (ii) or (iii) above, without satisfying the following conditions ("Transfer Conditions"): (i) causing such third party to assume in writing Landowner's obligations under this Agreement with respect to such portion of the Lands intended to be conveyed; (ii) delivering such written assignment and assumption instrument to the District; and (iii) satisfying any True-Up Payment that results from a Reallocation or True-Up analysis that will be performed by the District Manager prior and as a condition to such transfer. Any transfer that is consummated pursuant to this Section 8(C) shall operate as a release of Landowner from its obligations under this Agreement as to such portion of the Lands only arising from and after the date of such transfer and satisfaction of all of the Transfer Conditions including payment of any True-Up Payment due pursuant to subsection (iii) above, and the transferee assuming Landowner's obligations in accordance herewith shall be deemed the "Landowner" from and after such transfer for all purposes as to such portion of the Lands so transferred.

**SECTION 9. ENTIRE AGREEMENT; AMENDMENT**. This Agreement shall constitute the entire agreement between the parties as to the subject matter set forth herein, and may be modified in writing only by the mutual agreement of both parties and the prior written consent of the Trustee for the Series 2022 Bonds acting on behalf and at the direction of the holders of the Series 2022 Bonds representing a majority of the aggregate principal amount of all Series 2022 Bonds then outstanding.

**SECTION 10.** TERMINATION. This Agreement shall continue in effect until it is rescinded in writing by the mutual assent of both parties, and the Trustee for the Series 2022 Bonds acting on behalf and at the direction of the holders of the Series 2022 Bonds representing a majority of the aggregate principal amount of all Series 2022 Bonds then outstanding. This Agreement shall automatically terminate upon payment in full of the Series 2022 Bonds, or upon final allocation of all Series 2022 Assessments to platted lots within the Lands, and all True-Up Payments with respect to the Lands, if required, have been paid.

**SECTION 11.** <u>NEGOTIATION AT ARM'S LENGTH</u>. This Agreement has been negotiated fully between the parties as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.

**SECTION 12. BENEFICIARIES**. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns, subject to Sections 8 and 9 above. Notwithstanding anything herein to the contrary, the parties hereto agree that the Trustee for the Series 2022 Bonds, on behalf of the holders of the Series 2022 Bonds, shall be a direct third party beneficiary of the terms and conditions of this Agreement, and the Landowner acknowledges that the District has covenanted in the First Supplement and the Second Supplement of even date herewith to enforce the provisions of this Agreement according to the provisions set forth in such First Supplement and Second Supplement. The Trustee has not assumed any obligation under this Agreement.

**SECTION 13.** <u>AUTHORIZATION</u>. The execution of this Agreement has been duly authorized by the appropriate body or official of the Landowner and the District; both the Landowner and the District have complied with all the requirements of law with respect to execution of this Agreement; and both the Landowner and the District have full power and authority to comply with the terms and provisions of this instrument.

**SECTION 14.** <u>PUBLIC RECORDS</u>. The Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records in accordance with Florida law.

SECTION 15. <u>LIMITATIONS ON GOVERNMENTAL LIABILITY</u>. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**SECTION 16.** <u>APPLICABLE LAW AND VENUE</u>. This Agreement shall be governed by the laws of the State of Florida. Venue will be in Pasco County, Florida.

**SECTION 17.** <u>SEVERABILITY</u>. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement not held to be invalid or unenforceable.

**SECTION 18.** EXECUTION IN COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

**SECTION 19. EFFECTIVE DATE**. This Agreement shall become effective after execution by the parties hereto on the date reflected above.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the date and year first written above.

Attest:	Cobblestone Community Development District	
Secretary/Asst. Secretary (circle one)	By: Betty Valenti Its: Chair	
WITNESSES:		
Print Name:	- -	
Print Name:	- -	
STATE OF FLORIDA ) COUNTY OF PASCO )		
2022, by Betty Valenti, as Chair of Cobblespecial-purpose government established p	knowledged before me this day of estone Community Development District, a local unit of bursuant to Chapter 190, Florida Statutes, and located in ally known to me or □ produced	
NOTARY STAMP:		
	Signature of Notary Public	
	Printed Name of Notary Public	

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IN WITNESS WHEREOF, the parties execute this Agreement the date and year first written above.

WITNESSES:	M/I Homes of Tampa, LLC, a Florida limited liability company
Print Name:	Name:
	Title:
Print Name:	
STATE OF FLORIDA )	
COUNTY OF	
	nowledged before me this day of, as of M/I
Homes of Tampa, LLC, a Florida limited	liability company for and on behalf of said company.  produced as identification.
NOTARY STAMP:	
	Signature of Notary Public
	Printed Name of Notary Public

Exhibit A: Legal Description of Phase 1 of Cobblestone Community Development District

## Exhibit "A" Phase 1, Cobblestone

This instrument prepared by and return to: Erin R. McCormick, Esq. Erin McCormick Law, PA 3314 Henderson Boulevard Suite 103 Tampa, Florida 33609

## DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

All Cobblestone Community Development District ("**District**") records are on file at the District Manager's office, Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Records are available for public inspection upon request during normal business hours.

- I. <u>Introduction</u>. The District is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The following information describing the District and the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.
- II. What is the District and How is it Governed. The District is an independent special taxing District, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by the Board of County Commissioners of Pasco County, Florida by adoption of Ordinance No. 21-39, effective December 9, 2021. The District currently encompasses approximately 248.617 acres of land located entirely within the jurisdictional boundaries of Pasco County, Florida. The legal description of the lands that encompass the District is attached hereto as Exhibit "A". As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner then being entitled to one vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number. Future landowner elections are held every two years in November. Each landowner shall then be entitled to cast one vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number or one vote per platted lot. Commencing six years after the initial appointment of Supervisors and coinciding with the November general election, when the District attains a minimum of two hundred and fifty (250) qualified. electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Pasco County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida's public records law, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics law.

III. <u>Description of Projects, Bonds and Assessments.</u> The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, stormwater management, utilities (water and sewer), offsite improvements, landscaping/lighting, recreational facilities, and other infrastructure projects and services necessitated by the development of, and serving lands within,

the District. To finance the construction of such projects, the District is authorized to issue bonds that are secured by special assessments levied against properties within the District that are benefitted by the projects.

### Capital Improvement Plan/ Bonds and Special Assessments

On January 21, 2022, the District authorized the construction and/or financing of its Capital Improvement Program ("CIP"). The CIP includes, among other things, public improvements and community facilities for water management and control, water supply facilities, sewer facilities and wastewater management, District roadways and off-site roadway improvements, parks and recreational facilities, landscaping, hardscaping and irrigation, undergrounding of electrical service, and professional, permit and capacity fees. The CIP is estimated to cost approximately \$31,838,503.00 and is described in more detail in the District's *Master Report of the Engineer*, dated December 20, 2021 (the "*Master Engineer's Report*").

The District anticipates financing all or a portion of the CIP by the issuance of one or more series of special assessment revenue bonds (the "Bonds"). To secure the repayment of the Bonds, the District has levied and imposed non-ad valorem debt service special assessment liens (the "Special Assessments") on the platted units within Phase 1 described in the First Supplemental Assessment Methodology Report, Series 2022 Bonds, dated March 11, 2022 (the "First Supplemental Assessment Report"), which are specially benefitted by the Phase 1 Project (the "Phase 1 Lands"). The property within the Phase 1 Lands is described in Exhibit "B," attached hereto. The Special Assessments are further described in the District's Master Assessment Methodology Report, dated December 20, 2021 (the "Master Assessment Report").

### District's Special Assessment Revenue Bonds, Series 2022-1 and 2022-2 and the Series 2022-1 Assessments and Series 2022-2 Assessments

The District has authorized the construction and/or acquisition of its "Phase 1 Project," which is part of the CIP. On April 1, 2022, the District issued its \$3,750,000 Special Assessment Revenue Bonds (Assessment Area One), Series 2022-1 (the "Series 2022-1 Bonds"), and its \$2,125,000 Special Assessment Revenue Bonds (Assessment Area Two), Series 2022-2 (the "Series 2022-2 Bonds") (collectively referred to as the "Series 2022 Bonds", to finance a portion of the Phase 1 Project. The Phase 1 Project is estimated to cost approximately \$17,711,406.00, and will benefit the platted units within the Phase 1 Lands in the District. The Phase 1 Project is described in the *Master Engineer's Report* and the District's *Supplemental Report of the District Engineer*, dated February 15, 2022.

The Series 2022-1 are secured by special assessments levied on all of the platted residential lots within Assessment Area One, as described in **Exhibit "C-1"** hereto (the "**Series 2022-1 Assessments**"), and the Series 2022-2 Bonds are secured by special assessments levied on all of the platted residential lots within Assessment Area Two, as described in **Exhibit "C-2"** hereto (the "**Series 2022-2 Assessments**") (collectively the "**Series 2022 Assessments**"). The Series 2022 Assessments are further described in the District's First Supplemental Assessment Report.

### **Operation and Maintenance Assessments**

In addition to the debt service special assessments described above, the District may also impose, on an annual basis, operations and maintenance assessments ("O&M Assessments"), which are determined and calculated annually by the Board in order to fund the District's annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District, and may vary from year to year based on the amount of the District's budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Office for more information regarding the allocation of O&M Assessments.

#### **Method of Collection**

For any given fiscal year, the District may elect to collect any special assessments for any lot or parcel by any lawful means. The District's non-ad valorem or special assessments may appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments", in which case, the non-ad valorem or special assessments will

be collected by the County Tax Collector in the same manner as County and other ad valorem taxes. Each property owner must pay both County and other ad valorem taxes and District non-ad valorem assessments at the same time. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the Tax Collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner.

A detailed description of all of the District's assessments, fees and charges, as well as copies of the documents referred to herein and other District records may be obtained from the registered agent of the District, as designated to the Florida Department of Economic Opportunity, Special District Accountability Program, in accordance with Section 189.014, *Florida Statutes*, or by contacting the District Office. Please note that the CIP and financing plan of the District as presented herein reflect the District's current intentions, and the District expressly reserves the right, in its discretion, to change those plans at any time. In addition, the District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, Florida Statutes.

**IN WITNESS WHEREOF**, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Cobblestone Community Development District has been executed as of the 1st day of April, 2022, to be recorded in the Official Records of Pasco County, Florida.

### COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

	By:
	Betty Valenti,
	Chair, Board of Supervisors
Witnesses:	
Print Name:	
Print Name:	
Fillit Name.	
STATE OF FLORIDA	
COUNTY OF	
	1 1 11 6 41 1 6 2022 1 7 4
Valenti as Chair of the Poord of Supervisor	owledged before me this day of, 2022, by Betty s of Cobblestone Community Development District, on behalf of the
	who is $\square$ personally known to me, or $\square$ has produced
as ide	
	NOTARY PUBLIC
	Print Name:
	Commission Expires:
	Commission No.

### Exhibit "A" Legal Description of Cobblestone Community Development District

### Description Sketch

COBBLESTONE CDD

**DESCRIPTION:** 

#### PARCEL A

A parcel of land lying in Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the East boundary of the Southeast 1/4 of said Section 22, S.00°05'43"E., a distance of 1329.32 feet to a point on the Easterly right of way line of U.S. Highway 301 (also known as Fort King Road), according to that certain Warranty Deed, recorded in Official Records Book 10006, Page 1413, of the Public Records of Pasco County, Florida, said point also being the POINT OF BEGINNING; thence along said Easterly right of way line of U.S. Highway 301, N.42°39'24"E., a distance of 633.17 feet to a point on the Northerly boundary of lands described in that certain Special Warranty Deed, recorded in Official Records Book 7726, Page 1368, of the Public Records of Pasco County, Florida; thence along said Northerly boundary the following four (4) courses: 1) S.47°20'37"E., a distance of 650.07 feet to a point of curvature; 2) Easterly, 335.11 feet along the arc of a tangent curve to the left having a radius of 450.00 feet and a central angle of 42°40'05" (chord bearing S.68°40'39"E., 327.42 feet) to a point of tangency; 3) N.89°59'18" E., a distance of 74.53 feet to a point of curvature; 4) Northeasterly, 39.27 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.44°59'18"E., 35.36 feet) to a point of cusp on the West right of way line of Crystal Springs Drive, per aforesaid lands described in Official Records Book 7726, Page 1368; thence along said West right of way line of Crystal Springs Drive, the following seven (7) courses: 1) S.00°00'42"E., a distance of 128.48 feet; 2) S.00°09'31"E., a distance of 1115.36 feet to South boundary of aforesaid Section 23; 3) along said South boundary of Section 23, S.89°15'36"W., a distance of 1.77 feet; 4) S.00°20'38"E., a distance of 984.40 feet; 5) S.00°09'55"W., a distance of 295.52 feet; 6) S.00°46'43"E., a distance of 346.16 feet; 7) S.00°20'38"E., a distance of 316.54 feet to the Southeast corner of lands described in that certain Warranty Deed, recorded in Official Records Book 10275, Page 109, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said lands described in Official Records Book 10275, Page 109 the following five (5) courses: 1) N.89°37'23"W., a distance of 1257.16 feet; 2) N.00°00'23"W., a distance of 660.97 feet; 3) N.01°09'01"W., a distance of 19.45 feet; 4) N.89°47'10"W., a distance of 39.76 feet; 5) S.88°56'35"W., a distance of 2433.75 feet to a point on aforesaid Easterly right of way line of U.S. Highway 301; thence along said Easterly right of way line, N.42°39'24"E., a distance of 3550.79 feet to the POINT OF BEGINNING.

Containing 172,448 acres, more or less.

#### TOGETHER WITH

#### PARCEL B

A parcel of land lying in Sections 23 and 26, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 22, run thence along the North boundary of the Southwest 1/4 of said Section 23, N.89°22'28"E., a distance of 1340.67 feet to the Northwest corner of the Northeast 1/4 of said Southwest 1/4; thence along the West boundary of the Northeast 1/4 of said Southwest 1/4, S.00°10'26"E., a distance of 1328.13 feet to the Southwest corner of the Northeast 1/4 of said Southwest 1/4; thence along the South boundary of the Northeast 1/4 of said Southwest 1/4, N.89°19'00"E., a distance of 35.51 feet to the POINT OF BEGINNING; thence continue along said South boundary, N.89°19'00"E., a distance of 1306.78 feet to the Northeast corner of the Southeast 1/4 of said Southwest 1/4; thence along the East boundary of the Southeast 1/4 of said Southwest 1/4; S.00°15'44"E., a distance of 1326,80 feet to the Southeast corner of the Southeast 1/4 of said Southwest 1/4; thence along the South boundary of the Southeast 1/4 of said Southwest 1/4, S.89°15'36"W., a distance of 20.00 feet to the Northerly extension of the East boundary of Tract 5, CRYSTAL SPRINGS COLONY FARMS, according to the map or plat thereof, recorded in Plat Book 2, Page 24 of the Public Records of Pasco County (a portion of said plat being vacated per Official Records Book 10137, Page 2663 of said Public Records); thence along said Northerly extension, S.00°00'52"E., a distance of 30.00 feet to the Northeast corner of said Tract 5; thence along the Easterly extension of the North boundary of said Tract 5, N.89°15'36"E., a distance of 20.00 feet to the West boundary of the Northeast 1/4 of said Section 26; thence along the North boundary, and Westerly extension thereof, of Tract 4 of said plat, N.89°14'01"E., a distance of 498.60 feet to the East boundary of the West 3/4 of Tracts 4 and 13 of said plat; thence along the East boundary of said West 3/4, S.00°01'32"E., a distance of 856.09 feet to the South boundary of the North 233.60 feet of said Tract 13; thence along said South boundary, and Westerly extension thereof, S.89°26'10"W., a distance of 498.74 feet to the West boundary of said Northeast 1/4; thence along the South boundary, and Easterly extension thereof, of the North 233.60 feet of Tracts 11 and 12 of said plat, S.89°44'11"W., a distance of 1306.07 feet to the East right of way line of Crystal Springs Drive per the lands described in Official Records Book 7726, Page 1368; thence along said East right of way line of Crystal Springs Drive, the following three (3) courses: 1) N.00°25'30"W.. a distance of 873.42 feet to aforesaid South boundary of the Southeast 1/4 of the Southwest 1/4 of Section 23; 2) N.00°39'49"W., a distance of 408.97 feet; 3) N.00°16'01"E., a distance of 919.22 feet to the POINT OF BEGINNING.

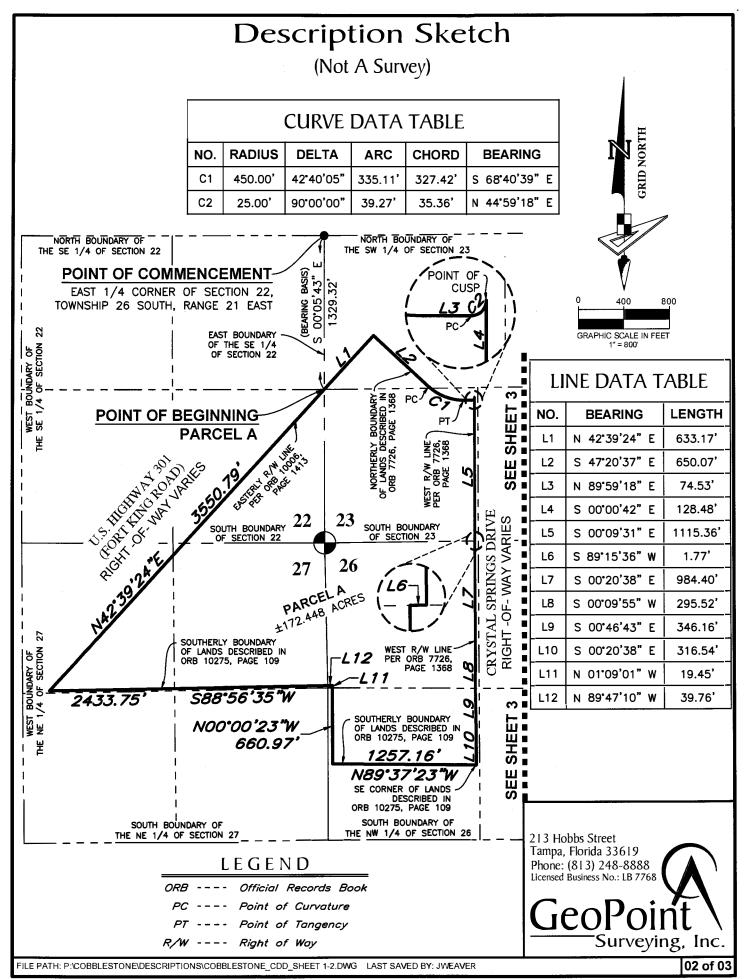
Containing 76.169 acres, more or less.

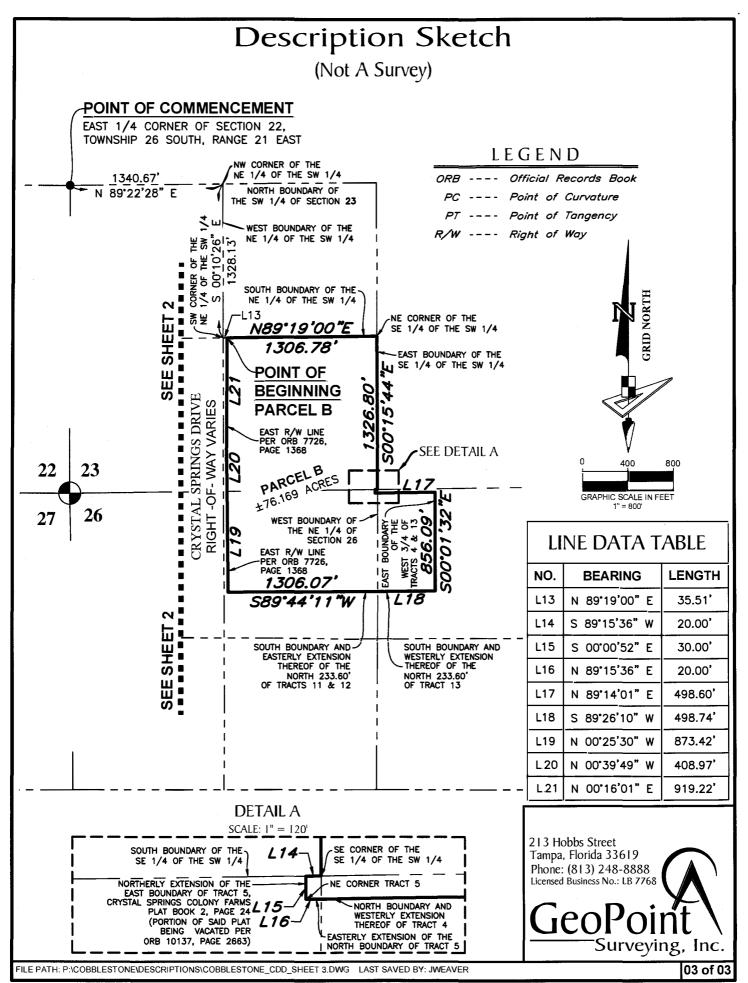
Containing a net acreage of 248.617 acres, more or less.

### SURVEYOR'S NOTES:

- Bearings shown hereon are based on the East boundary of the Southeast 1/4 of Section 22, Township 26 South, Range 21 East, Pasco County, Florida, having a Grid bearing of S.00°05'43"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2. See Sheet 2 and 3 for Sketch.

PROJECT: Cobblestone	Prepared For: M/L.HOMES OF TAMPA,	LLC
PHASE: CDD_DS  DRAWN: JMW   DATE: 06/08/21   CHECKED BY: ASH	WOLA Survey	213 Hobbs Street Tampa, Florida 33619
REVISIONS DATE DESCRIPTION DRAWN BY	6423 E	Phone: (813) 248-8888 Licensed Business No.: LB 7768
	David A. Wishams F FLORIDA PROFESSIONAL CRIDA SURVEYOR & GARPER NO. 1 20423	GeoPoint \ Surveying, Inc.
FILE PATH: P:\COBBLESTONE\DESCRIPTIONS\COBBLESTONE_CDD_SH		01 of 03





### Exhibit "B" Legal Description of Phase 1 Lands

### LEGAL DESCRIPTION OF PROPERTY

That part of Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of Section 23, Township 26 South, Range 21 East, Pasco County, Florida; thence run along the West boundary of said Southwest 1/4 of Section 23, South 00°05'47" East, 1329.34 feet to a point on the Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road) as described in Official Records Book 10006, Page 1413, Public Records of Pasco County, Florida; thence along said Southeasterly right-of-way line, South 42°39'22" West, 1281.39 feet to the POINT OF BEGINNING; thence South 47°20'38" East, 100.00 feet to the beginning of a tangent curve concave Northerly having a radius of 25.00 feet, a chord bearing of North 87°39'22" East, a chord length of 35.36 feet; thence run along the arc of said curve through a central angle of 90°00'00" an arc length of 39.27 feet to a point of non-tangency; thence South 42°30'02" East, 50.18 feet to the beginning of a non-tangent curve concave Easterly having a radius of 25,00 feet, a chord bearing of South 03°52'07" West, a chord length of 31.32 feet; thence run along the arc of said curve through a central angle of 77°34'06" an arc length of 33.85 feet to a point of tangency; thence South 34°56'22" East, 34.20 feet; thence South 47°20'38" East, 99.45 feet; thence South 43°12'01" East, 60.87 feet to the beginning of a tangent curve concave Northerly having a radius of 25.00 feet, a chord bearing of North 89°43'40" East, a chord length of 36.61 feet; thence run along the arc of said curve through a central angle of 94°08'36" an arc length of 41.08 feet to a point of nontangency; thence South 44°08'22" East, 50.08 feet to the beginning of a non-tangent curve concave Easterly having a radius of 25.00 feet, a chord bearing of South 00°16'20" East, a chord length of 34.05 feet; thence run along the arc of said curve through a central angle of 85°51'24" an arc length of 37.46 feet to a point of tangency; thence South 43°12'01" East, 154.09 feet; thence South 47°20'38" East, 38.12 feet to the beginning of a tangent curve concave Northerly having a radius of 25.00 feet, a chord bearing of North 87°39'22" East, a chord length of 35.36 feet; thence run along the arc of said curve through a central angle of 90°00'00" an arc length of 39.27 feet to a point of nontangency; thence South 53°03'16" East, 50.25 feet to the beginning of a non-tangent curve concave Easterly having a radius of 25.00 feet, a chord bearing of South 02°20'38" East, a chord length of 35.36 feet; thence run along the arc of said curve through a central angle of 90°00'00" an arc length of 39.27 feet to a point of tangency; thence South 47°20'38" East, 95.00 feet; thence North 42°39'22" East, 366.92 feet; thence South 08°00'02" East, 58.44 feet; thence South 32°54'14" East, 53.06 feet; thence South 09°27'38" East, 64.42 feet; thence South 37°30'10" East, 86.67 feet; thence South 80°32'17" East, 64.98 feet; thence South 64°19'27" East, 26.82 feet; thence South 43°42'42" East, 144.50 feet; thence South 50°05'49" East, 385.13 feet; thence South 75°04'08" East, 133.57 feet; thence North 74°42'10" East, 47.01 feet; thence North 69°58'39" East, 60.39 feet; thence South 21°26'03" East, 189.35 feet; thence North 87°51'05" East, 81.49 feet; thence South 82°52'31" East, 78.66 feet; thence North 37°56'15" East, 31.08 feet; thence South 50°54'21" East, 56.01 feet; thence South 88°31'53" East, 103.88 feet; thence South 60°31'26" East, 15.56 feet; thence South 07°00'57" East, 78.83 feet; thence South 34°41'40" East, 39.85 feet; thence North 89°59'59" East, 55.14 feet to a point on the West right-of-way line of Crystal Springs Drive; thence along said West right-of-way line, the following four (4) courses; 1) South 00°20'39" East, 88.73 feet 2) South 00°09'54" West, 295.52 feet; 3) South 00°46'44" East, 346.16 feet; 4) South 00°20'39" East, 316.54 feet to the South boundary of Tract 23 of CRYSTAL SPRINGS COLONY FARMS, according to the plat thereof as recorded in Plat Book 2, Page 24, Public Records of Pasco County, Florida; thence run along the South boundary of said Tract 23 and the South boundary of Tract 24 of said CRYSTAL SPRINGS COLONY FARMS, North 89°37'24" West, 1257.38 feet to a point lying 10.00 feet East of the Southwest corner of said Tract 24; thence North 00°00'11" East, 660.45 feet; thence North 01°09'00" West, 19.89 feet to the South Boundary of Tract 9 of said CRYSTAL SPRINGS COLONY FARMS, said point lying 10.00 feet East of the Southwest corner of said Tract 9; thence run North 89°47'04" West along the South boundary of Tract 9 and the Westerly extension thereof, 40.01 feet; thence along the South boundary of Tract 16 of said plat of CRYSTAL SPRINGS COLONY FARMS, and the Easterly extension thereof, and the South boundary of Tract 15 of said plat of CRYSTAL SPRINGS COLONY FARMS, and the Westerly extension thereof, and the South boundary of Tract 14 of said plat of CRYSTAL SPRINGS COLONY FARMS, and the Easterly extension thereof, and the South boundary of Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS, South 88°56'40" West, 2433.37 feet to aforesaid Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence North 42°39'22" East, 2269.25 feet to the POINT OF BEGINNING.

#### EXHIBIT "C-1"

#### **Assessment Area One Property**

Lots 2 through 169, 175 through 183, and 273 through 277, as described in Cobblestone Phase 1, according to the plat thereof recorded in Plat Book 87, Pages 15-32 of the Public Records of Pasco County. Florida.

#### EXHIBIT "C-2"

#### **Assessment Area Two Property**

Lots 170 through 174, and 184 through 272, as described in Cobblestone Phase 1, according to the plat thereof recorded in Plat Book 87, Pages 15-32 of the Public Records of Pasco County, Florida.

This Instrument Prepared by And return to:

Erin R. McCormick, Esq. Erin McCormick Law, PA 3314 Henderson Boulevard, Suite 103 Tampa, Florida 33609

#### COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL ASSESSMENTS/ GOVERNMENT LIEN OF RECORD (SERIES 2022-1 BONDS AND SERIES 2022-2 BONDS)

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Cobblestone Community Development District (the "District"), a special purpose local government established under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, in accordance with Chapters 170, 190, and 197, Florida Statutes, previously adopted Resolution Nos. 2022-23, 2022-24 and 2022-27 (together the "Master Assessment Resolution"). The Master Assessment Resolution levies and imposes a non-ad valorem debt service assessment lien ("Master Assessments"), which Master Assessments are levied on all of the Phase 1 platted units within the property ("Property") described in Exhibit "A," and is intended to secure the District's repayment of debt service on future special assessment revenue bonds (the "Bonds"). Such Bonds are intended to finance all or a portion of the District's Capital Improvement Program ("CIP"), which is described in the Master Assessment Resolution and the District's Master Report of Engineer, dated December 20, 2021 (the "Master Engineer's Report"). The Master Assessments are further described in the District's Master Assessment Methodology Report, dated December 20, 2021 (the "Master Assessment Report").

The District has further adopted Resolution No. 2022-34, and Resolution No. 2022-35 (together with the Master Assessment Resolution, the "Assessment Resolutions"). Resolution No. 2022-34 has levied and imposed as part of the Master Assessment, non-ad valorem, debt service special assessments liens (the "Series 2022-1 Assessments") on the property constituting Assessment Area One, as described in the Assessment Revenue Bonds, Series 2022-1 (the "Series 2022-1 Bonds"). A description of the platted lots within Assessment Area One is attached hereto as Exhibit "B-1". Resolution No. 2022-35 has levied and imposed as part of the Master Assessment, non-ad valorem debt service special assessment liens (the "Series 2022-2 Assessments") on the property constituting Assessment Area Two, as described in the Assessment Revenue Bonds, Series 2022-2 (the "Series 2022-2 Bonds"). A description of the platted lots within Assessment Revenue Bonds, Series 2022-2 (the "Series 2022-2 Bonds"). A description of the platted lots within Assessment Area Two is attached hereto as Exhibit "B-2". The Series 2022-1 Assessments and the Series 2022-2 Assessments are herein collectively referred to as the "Series 2022 Assessments". The Series 2022-1 Bonds and the Series 2022-2 Bonds are herein collectively referred to the "Series 2022 Bonds".

The Series 2022 Bonds are intended to finance a portion of the District's "Phase 1 Project," which is part of the CIP, and which is defined in the Assessment Resolutions and described in the Master Engineer's Report, as supplemented by the Supplemental Report of District Engineer, dated February 15, 2022 (together with the Master Engineer's Report, the "Engineer's Report"). The Series 2022 Assessments are further described in the District's First Supplemental Assessment Methodology Report, Series 2022 Bonds, dated March 11, 2022 (together with the Master Assessment Report, the "Assessment Report,"). A copy of the Engineer's Report, the Assessment Report, the Assessment Resolutions, the Series 2022-1 (Assessment Area One) Assessment Roll, and the Series 2022-2 (Assessment Area Two) Assessment Roll may be obtained from the registered agent of the District as designated to the Florida Department of Economic Opportunity in accordance with Section 189.014, Florida Statutes, or by contacting the District's Manager, c/o Inframark, LLC, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, Phone (813) 873-7300.

The Assessments were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and constitute and will at all relevant times in the future constitute legal, valid, and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district, and municipal taxes, and superior in dignity to all other liens, titles, and claims. Please note that, as part of the Assessments, the Assessment Resolutions require that certain "True-Up Payments" be made in certain circumstances, and landowners should familiarize themselves with those requirements, as they constitute a requirement under the Assessment liens.

This Notice shall remain effective even if the District undergoes merger, boundary amendment, or name change. Further, this Notice shall constitute a lien of record under Florida law, including, but not limited to, Chapter 197, *Florida Statutes*, and Sections 197.552 and 197.573, *Florida Statutes*, among others.

Pursuant to Section 190.048, Florida Statutes, you are hereby notified that: THE COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THE PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

**IN WITNESS WHEREOF**, this Notice has been executed as of the 1<sup>ST</sup> day of April, 2022, and recorded in the Official Records of Pasco County, Florida.

## COBBLESTONE COMMUNITY DEVELOPMENT DISTRICT

Witness	By:
Print Name	
Witness	
Print Name	
STATE OF FLORIDA COUNTY OF	
Valenti, Chair of the Cobblestone Community Dev	dged before me this day of, 2022, by Betty velopment District, who is □ personally known to me, or □ who identification, and did □ or did not □ take the oath.
	Notary Public, State of Florida
	Print Name:Commission No.:
	Expires:
(NOTARY SEAL)	1

## Exhibit "A" Phase 1 Property

#### LEGAL DESCRIPTION OF PROPERTY

That part of Sections 22, 23, 26, and 27, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of Section 23, Township 26 South, Range 21 East, Pasco County, Florida; thence run along the West boundary of said Southwest 1/4 of Section 23, South 00°05'47" East, 1329.34 feet to a point on the Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road) as described in Official Records Book 10006, Page 1413, Public Records of Pasco County, Florida; thence along said Southeasterly right-of-way line, South 42°39'22" West, 1281.39 feet to the POINT OF BEGINNING; thence South 47°20'38" East, 100.00 feet to the beginning of a tangent curve concave Northerly having a radius of 25.00 feet, a chord bearing of North 87°39'22" East, a chord length of 35.36 feet; thence run along the arc of said curve through a central angle of 90°00'00" an arc length of 39.27 feet to a point of non-tangency; thence South 42°30'02" East, 50.18 feet to the beginning of a non-tangent curve concave Easterly having a radius of 25,00 feet, a chord bearing of South 03°52'07" West, a chord length of 31.32 feet; thence run along the arc of said curve through a central angle of 77°34'06" an arc length of 33.85 feet to a point of tangency; thence South 34°56'22" East, 34.20 feet; thence South 47°20'38" East, 99.45 feet; thence South 43°12'01" East, 60.87 feet to the beginning of a tangent curve concave Northerly having a radius of 25.00 feet, a chord bearing of North 89°43'40" East, a chord length of 36.61 feet; thence run along the arc of said curve through a central angle of 94°08'36" an arc length of 41.08 feet to a point of nontangency; thence South 44°08'22" East, 50.08 feet to the beginning of a non-tangent curve concave Easterly having a radius of 25.00 feet, a chord bearing of South 00°16'20" East, a chord length of 34.05 feet; thence run along the arc of said curve through a central angle of 85°51'24" an arc length of 37.46 feet to a point of tangency; thence South 43°12'01" East, 154.09 feet; thence South 47°20'38" East, 38.12 feet to the beginning of a tangent curve concave Northerly having a radius of 25.00 feet, a chord bearing of North 87°39'22" East, a chord length of 35.36 feet; thence run along the arc of said curve through a central angle of 90°00'00" an arc length of 39.27 feet to a point of nontangency; thence South 53°03'16" East, 50.25 feet to the beginning of a non-tangent curve concave Easterly having a radius of 25.00 feet, a chord bearing of South 02°20'38" East, a chord length of 35.36 feet; thence run along the arc of said curve through a central angle of 90°00'00" an arc length of 39.27 feet to a point of tangency; thence South 47°20'38" East, 95.00 feet; thence North 42°39'22" East, 366.92 feet; thence South 08°00'02" East, 58.44 feet; thence South 32°54'14" East, 53.06 feet; thence South 09°27'38" East, 64.42 feet; thence South 37°30'10" East, 86.67 feet; thence South 80°32'17" East, 64.98 feet; thence South 64°19'27" East, 26.82 feet; thence South 43°42'42" East, 144.50 feet; thence South 50°05'49" East, 385.13 feet; thence South 75°04'08" East, 133.57 feet; thence North 74°42'10" East, 47.01 feet; thence North 69°58'39" East, 60.39 feet; thence South 21°26'03" East, 189.35 feet; thence North 87°51'05" East, 81.49 feet; thence South 82°52'31" East, 78.66 feet; thence North 37°56'15" East, 31.08 feet; thence South 50°54'21" East, 56.01 feet; thence South 88°31'53" East, 103.88 feet; thence South 60°31'26" East, 15.56 feet; thence South 07°00'57" East, 78.83 feet; thence South 34°41'40" East, 39.85 feet; thence North 89°59'59" East, 55.14 feet to a point on the West right-of-way line of Crystal Springs Drive; thence along said West right-of-way line, the following four (4) courses; 1) South 00°20'39" East, 88.73 feet 2) South 00°09'54" West, 295.52 feet; 3) South 00°46'44" East, 346.16 feet; 4) South 00°20'39" East, 316.54 feet to the South boundary of Tract 23 of CRYSTAL SPRINGS COLONY FARMS, according to the plat thereof as recorded in Plat Book 2, Page 24, Public Records of Pasco County, Florida; thence run along the South boundary of said Tract 23 and the South boundary of Tract 24 of said CRYSTAL SPRINGS COLONY FARMS, North 89°37'24" West, 1257.38 feet to a point lying 10.00 feet East of the Southwest corner of said Tract 24; thence North 00°00'11" East, 660.45 feet; thence North 01°09'00" West, 19.89 feet to the South Boundary of Tract 9 of said CRYSTAL SPRINGS COLONY FARMS, said point lying 10.00 feet East of the Southwest corner of said Tract 9; thence run North 89°47'04" West along the South boundary of Tract 9 and the Westerly extension thereof, 40.01 feet; thence along the South boundary of Tract 16 of said plat of CRYSTAL SPRINGS COLONY FARMS, and the Easterly extension thereof, and the South boundary of Tract 15 of said plat of CRYSTAL SPRINGS COLONY FARMS, and the Westerly extension thereof, and the South boundary of Tract 14 of said plat of CRYSTAL SPRINGS COLONY FARMS, and the Easterly extension thereof, and the South boundary of Tract 13 of said plat of CRYSTAL SPRINGS COLONY FARMS, South 88°56'40" West, 2433.37 feet to aforesaid Southeasterly right-of-way line of U.S. HIGHWAY NO. 301 (Ft. King Road); thence North 42°39'22" East, 2269.25 feet to the POINT OF BEGINNING.

## EXHIBIT "B-1" Assessment Area One Property

Lots 2 through 169, 175 through 183, and 273 through 277, as described in Cobblestone Phase 1, according to the plat thereof recorded in Plat Book 87, Pages 15-32 of the Public Records of Pasco County. Florida.

#### EXHIBIT "B-2"

#### **Assessment Area Two Property**

Lots 170 through 174, and 184 through 272, as described in Cobblestone Phase 1, according to the plat thereof recorded in Plat Book 87, Pages 15-32 of the Public Records of Pasco County, Florida.

## STREET/OUTDOOR LIGHTING AGREEMENT (New Lighting)

THIS STREET/OUTDOOR LIGHTING AGREEMENT (together with any and all appendices, addenda, exhibits and schedules attached hereto, this "Agreement"), effective as of the 15th day of March 2022, by and between **Withlacoochee River Electric Cooperative, Inc.**, a non-profit Florida corporation, with a principal place of business at PO Box 278, Dade City, Florida 33526-0278 ("WREC"), and M/I Homes Of Tampa. LLC, whose address is 4343 Anchor Plaza Parkway Suite 200 Tampa, FL 33634 ("Customer").

#### WITNESSETH:

**WHEREAS**, Customer is in possession of the real property located at <u>Cobblestone Phase</u>
<a href="#">1</a> and more particularly described in <u>Exhibit A</u> attached hereto (the "Property"); and

**WHEREAS**, Customer desires WREC to construct, maintain and operate a street lighting system as more particularly described in <u>Exhibit B</u> attached hereto (the "System") on the Property.

**NOW, THEREFORE**, in consideration of the mutual promises contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

#### 1. SCOPE OF SERVICES

- (a) Pursuant to the terms of this Agreement and WREC's current rules and regulations, WREC shall construct, maintain, and operate the System as shown on the maps, drawings and specifications attached hereto in <u>Exhibit B</u> and furnish all of the electric power and energy necessary for the operation of the System on the Property.
- (b) WREC, whenever it shall find it necessary for the purpose of making repairs upon or improvements in any part of its electric transmission or distribution lines or equipment, shall have the right to suspend temporarily service to the System, but in all such cases reasonable notice thereof shall be given to the Customer, if circumstances permit, and the making of repairs and improvements shall be prosecuted as rapidly as may be practicable.
- (c) The Customer shall grant to WREC all permits, franchises, or authority including a free and continuous right-of-way, necessary to construct, operate, and maintain the System in the streets of or upon the Property.
- (d) The Customer shall become a member of WREC, shall pay the membership fee and be bound by the provisions of the Articles of Incorporation and By-laws of WREC and by such rules and regulations as may from time to time be adopted by WREC. In the event there is a conflict between the terms and conditions of this Agreement and WREC's By-laws or any rule or regulation adopted by WREC, the term and conditions of this Agreement shall prevail.

#### 2. TERM; TERMINATION

- (a) This Agreement shall become effective on the date first written above and shall remain in effect until five (5) years following the start of the initial billing period and thereafter until terminated by either party giving to the other twelve (12) months' notice in writing. In addition, WREC shall have the right to terminate this Agreement pursuant to WREC's Service Rules and Regulations and WREC's Articles of Organization and By-laws.
- (b) Upon termination of this Agreement in any manner, WREC shall have the right to remove from the Property any equipment which WREC may have installed to provide service hereunder.

#### 3. SYSTEM MALFUNCTIONS

- (a) It shall be the Customer's responsibility to notify WREC in the event of failure of a lighting unit within the System. WREC assumes no responsibility to inspect any lighting units within the System to determine whether they were properly functioning until after such time that WREC has been notified that a unit has malfunctioned. Moreover, if an alleged outage notification is not logged into WREC's reporting registry, it is presumed that no call was ever placed by the Customer and that no outage report was received by WREC.
- (b) WREC will normally repair a malfunctioning or inoperative streetlight or lighting unit within 60 days of receiving notification that the light has malfunctioned. However, the repair may take up to 180 days, and may take longer than 180 days if the customer causes a delay. Further, WREC may require 365 days or longer to repair or to replace the light in the event of a declared state of emergency or natural disaster.

#### 4. <u>DISCLAIMER; LIMITATION OF LIABILITY; INDEMNIFICATION</u>

- (a) WREC shall use reasonable diligence to provide a constant and uninterrupted supply of electric power and energy hereunder. If the supply of electric power and energy shall fail or be interrupted, or become defective through act of God, governmental authority, action of the elements, public enemy, accident, strikes, labor trouble, required maintenance work, inability to secure right-of-way, or any other cause beyond the reasonable control of WREC, WREC shall not be liable for damages caused thereby.
- (b) The Customer is responsible for all aspects of the design of the System's lighting plan. WREC has not conducted any study regarding the application of a particular lighting unit for the Customer's lighting needs and WREC assumes no responsibility for the adequacy or appropriateness of the System's lighting unit. Furthermore, WREC makes no warranties as to the adequacy, sufficiency or appropriateness of the System's lighting for purposes of safety, security or other illumination. It is the Customer's responsibility to select the size, style and location of the lighting units and to monitor whether the lighting units that they have requested from WREC are adequate for the Customer's particular needs. It also is the Customer's responsibility to request that WREC change any aspect of the lighting unit within the System if the unit is not adequate for the Customer's needs. The Customer must pay for any appropriate charges and fees for any requested changes.

- (c) WREC does not guarantee continuous lighting within the System and will not be liable to any person or entity for damages related to any interruption, deficiency or failure of a light. WREC will use normal industry practices to attempt to furnish reliable electrical energy to the System and will repair the System after notification, but WREC does not and cannot guarantee 100% reliability. WREC reserves the right to interrupt service to the System or a lighting unit within the System at any time for necessary repairs to lines or equipment.
- (d) Customer herewith indemnifies and holds harmless WREC from any and all liability or damage that WREC or any other person or entity may suffer as a result of, or in any way relating to or arising out of, the design or operation of the System, including, but not limited to, the appropriateness of the System or the illumination of any lighting unit within the System to provide safety or security to third parties.

#### 5. TERMS OF PAYMENT

- (a) The initial billing period shall start when the Customer begins using electric power and energy, or ten (10) days after WREC notifies the Customer in writing that the System is available hereunder, whichever shall occur first.
- (b) The Customer shall pay WREC pursuant to WREC's current rules and regulations adopted by WREC for the System and all electricity furnished hereunder. If the Customer shall fail to make any such payment within the time period provided in WREC's current rules and regulations, WREC may discontinue service to the Customer upon giving ten (10) days' written notice to the Customer of its intention so to do, provided, however, that nothing herein contained shall relieve the Customer of its obligation to receive electrical service in accordance with the provisions of this Agreement.
- (c) The Customer agrees that the rates charged for street lighting shall be those rates specified in the WREC's Rate Schedule "AL" attached hereto as Exhibit C, which may be adjusted from time to time in WREC's sole and absolute discretion. Such adjusted rate schedules shall be on file with the Florida Public Service Commission. Customer shall provide WREC with cash, a bond or letter of credit to secure the payment of the total amount of fixture and pole charges that remain owed to WREC in the event this Agreement is terminated within five (5) years of the start of Customer's initial billing period.
- (d) Transfer of fixtures from one location to another on the Property at the request of the Customer shall be at the expense of the Customer. All charges hereunder are subject to Florida State Sales Tax unless Customer is exempt therefrom. Replacement of lamps, glassware and accessory equipment willfully or maliciously broken by persons unknown shall be paid for by the Customer at WREC's replacement cost.

#### 6. <u>ASSIGNMENT</u>

No party may assign this Agreement or any of its rights and obligations hereunder without the prior written consent of the other party; any such attempted assignment shall be null and void.

#### 7. SUCCESSORS

This Agreement binds the heirs, executors, administrators, successors and assigns of the respective parties with respect to all covenants herein, and cannot be changed except by written agreement signed by both parties.

#### 8. SURVIVAL

The provisions of this Agreement which by their nature are intended to survive, shall survive completion, expiration, recession or termination of this Agreement.

#### 9. GOVERNING LAW

The validity of this Agreement, the construction and enforcement of its terms and the interpretation of the rights and duties of the parties hereto shall be governed by the laws of the State of Florida, without regard to its conflict of laws principles.

#### 10. SEVERABILITY

In the event any one or more of the provisions of this Agreement shall for any reason be held to be invalid, illegal or unenforceable, the remaining provisions of this Agreement shall be unimpaired, and the invalid, illegal or unenforceable provision(s) shall be replaced by a mutually acceptable provision(s), which being valid, legal and enforceable, comes closest to the intention of the parties underlying the invalid, illegal or unenforceable provision(s).

#### 11. HEADINGS

The headings in this Agreement are for purposes of reference only and shall not in any way limit or otherwise affect the meaning or interpretation of any of the terms hereof.

#### 12. COUNTERPARTS

This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, and all of which, when taken together, shall constitute one and the same instrument.

#### 13. MODIFICATION, AMENDMENT, SUPPLEMENT OR WAIVER

- (a) No modification, amendment, supplement to or waiver of this Agreement or any of its provisions shall be binding upon the parties hereto unless made in writing and duly signed by the party against whom enforcement thereof is sought.
- (b) A failure or delay of any party to this Agreement to enforce at any time any of the provisions of this Agreement or to exercise any option which is herein provided, or to require at any time performance of any of the provisions hereof, shall in no way be construed to be a waiver of such provisions of this Agreement.

#### 14. <u>ENTIRETY OF AGREEMENT</u>

This Agreement together with all appendices, exhibits, schedules, attachments and addenda attached hereto constitute the entire agreement between the parties and supersedes all previous agreements, promises, representations, understandings and negotiations, whether written or oral, between the parties with respect to the subject matter hereof.

**IN WITNESS WHEREOF**, the parties hereto, through their duly authorized officers, have executed this Agreement as of the day and year first set forth above.

CUSTOMER	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.
Signature	Signature
Printed Name of Customer	Adam Stapleton Engineering Technician Printed Name and Title
Title	-
Date	-

### EXHIBIT A

# **Legal Description** 27-26-21-0060-00000-1190

Assessed in Section 27, Township 26 South, Range 21 East of Pasco County, Florida

### EXHIBIT B

<b>Type</b>	<b>Description</b>	<b>Quantity</b>
230	LED Shoebox 250W HPS EQ Stock# 6677	53
910	Concrete 30' Tenon Pole Stock# 6865	53

### **EXHIBIT C**

<b>Type</b>	<u>Description</u>	<u>Rate</u>
230	LED Shoebox 250W HPS EQ Stock# 6677	\$20.09
910	Concrete 30' Tenon Pole Stock# 6865	\$4.50