

**PRESERVE AT
LEGENDS POINTE
COMMUNITY DEVELOPMENT
DISTRICT**

July 16, 2025

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

**PRESERVE AT LEGENDS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Preserve at Legends Pointe Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W•Boca Raton, Florida 33431

Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

July 9, 2025

ATTENDEES:

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

Board of Supervisors

Preserve at Legends Pointe Community Development District

Dear Board Members:

The Board of Supervisors of the Preserve at Legends Pointe Community Development District will hold a Public Hearing and Regular Meeting on July 16, 2025, at 11:00 a.m. at the Hilton Garden Inn Tampa/Wesley Chapel, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-42, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Fiscal Year 2026 Budget Funding Agreement
5. Consideration of Resolution 2025-43, Confirming a Prior Determination of Benefit and Providing for the Collection and Enforcement of Debt Service Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
6. Consideration of Resolution 2025-44, Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Secretary, Assistant Secretaries, and all District Staff Regarding the Sale and Closing of the Preserve at Legends Pointe Community Development District Capital Improvement Revenue Bonds, Series 2025; Providing a Severability Clause; and Providing an Effective Date
7. Consideration of Disclosure of Public Financing and Maintenance of Improvements to Real Property

8. Consideration of Resolution 2025-45, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
9. Consideration of Resolution 2025-46, Ratifying the Amendment to Resolution 2025-36 to Re-Set the Date of the Public Hearing to Consider and Hear Comment on the Adoption of Rules of Procedure and Amenity Rules and Rates; Providing a Severability Clause; and Providing an Effective Date
10. Consideration of Resolution 2025-47, Electing Officer(s) of the District and Providing for an Effective Date
11. Consideration of Resolution 2025-09, Designating the Location of the Local District Records Office and Providing for an Effective Date
12. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
13. Acceptance of Unaudited Financial Statement as of May 31, 2025
14. Approval of March 19, 2025 Special Meeting and Audit Committee Meeting Minutes
15. Staff Reports
 - A. District Counsel: *Kilinski / Van Wyk PLLC*
 - B. District Engineer (Interim): *Water Resource Associates, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 0 Registered Voters in District as of April 15, 2025
 - NEXT MEETING DATE: TBD

○ QUORUM CHECK

SEAT 1	ANDY GREENWOOD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	TARA SHIPLEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	STEVE BEACHY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	FRED TURTLE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MIKE DADY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

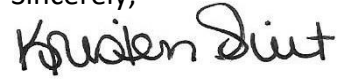
16. Board Members' Comments/Requests

17. Public Comments

18. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,



Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 943 865 3730

**PRESERVE AT LEGENDS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

3A

Serial Number
25-01304P

Business Observer

Published Weekly
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Cate Eschmann who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Public Board Meetings

in the matter of Preserve at Legends Pointe Board of Supervisors Meeting on July 16, 2025

in the Court, was published in said newspaper by print in the

issues of 6/27/2025, 7/4/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Cate Eschmann

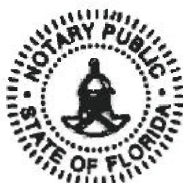
Sworn to and subscribed, and personally appeared by physical presence before me,

14th day of July, 2025 A.D.

by Cate Eschmann who is personally known to me.



Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR
BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Preserve at Legends Pointe Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: July 16, 2025

TIME: 11:00 a.m.

LOCATION: Hilton Garden Inn Tampa/Wesley Chapel
26640 Silver Maple Parkwa
Wesley Chapel, Florida 33544

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager

June 27; July 4, 2025

25-01304P

**PRESERVE AT LEGENDS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

3B

RESOLUTION 2025-42

THE ANNUAL APPROPRIATION RESOLUTION OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the Preserve at Legends Pointe Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Preserve at Legends Pointe Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$511,374 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$511,374
TOTAL ALL FUNDS	\$511,374

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within 60 days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 16th day of July, 2025.

ATTEST:

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit A: Adopted Budget for Fiscal Year 2026

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
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**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Landowner contribution	78,149	-	78,149	78,149	511,374
Total revenues	78,149	-	78,149	78,149	511,374
EXPENDITURES					
Professional & administrative					
Supervisors	500	431	69	500	600
Management/accounting/recording**	32,000	4,000	28,000	32,000	48,000
Legal	25,000	9,077	15,923	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
EMMA software service*	-	-	-	-	2,500
Audit*	-	-	-	-	4,500
Dissemination agent*	1,000	-	1,000	1,000	2,000
Telephone	167	32	135	167	167
Postage	500	117	383	500	500
Printing & binding	417	84	333	417	417
Legal advertising	7,500	265	7,235	7,500	7,500
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Meeting room rental	-	-	-	-	1,800
Contingencies/bank charges	1,500	200	1,300	1,500	1,500
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	78,149	14,206	63,943	78,149	103,074
Field operations					
Landscape maintenance	-	-	-	-	175,000
Landscape mulch	-	-	-	-	75,000
Pressure washing	-	-	-	-	10,000
Pond maintenance	-	-	-	-	7,500
Entry feature maintenance	-	-	-	-	2,000
Pool service	-	-	-	-	12,000
Cabana Janitorial	-	-	-	-	10,000
Utilities					
Pool cable	-	-	-	-	2,500
Electricity- pool & cabana	-	-	-	-	6,000
Electricity- streetlights	-	-	-	-	35,000
Electricity- irrigation	-	-	-	-	4,500
Electricity- entry monument	-	-	-	-	2,500
Repairs & supplies					
Pool & cabana maintenance	-	-	-	-	4,000
Irrigation repairs	-	-	-	-	3,500
Amenity access control repairs	-	-	-	-	3,000
Removal of nuisance & exotic plants	-	-	-	-	5,000
Landscape repairs & replacement	-	-	-	-	7,500
Fence maintenance	-	-	-	-	3,000

General repairs & supplies	-	-	-	-	5,000
Administrative					
Management fee	-	-	-	-	15,000
O&M accounting	-	-	-	-	5,000
Pool permit	-	-	-	-	300
Taxes & Insurance					
Property Insurance	-	-	-	-	15,000
Total field operations	-	-	-	-	408,300
Total expenditures	<u>78,149</u>	<u>14,206</u>	<u>63,943</u>	<u>78,149</u>	<u>511,374</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(14,206)	14,206	-	-
Fund balance - beginning (unaudited)	-	-	(14,206)	-	-
Fund balance - ending (projected)					
Unassigned	-	(14,206)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (14,206)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

*These items will be realized when bonds are issued

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Supervisors	\$ 600
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management/accounting/recording**	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
EMMA software service*	2,500
Audit	4,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Dissemination agent*	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Telephone	167
Postage	500
Telephone and fax machine.	
Printing & binding	417
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	7,500
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,500
Annual fee paid to the Florida Department of Economic Opportunity.	
Meeting room rental	1,800
Contingencies/bank charges	1,500
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Website hosting & maintenance	705
Website ADA compliance	210
Total administrative expenditures	<u>103,074</u>
Field operations	
Landscape maintenance	175,000
Landscape mulch	75,000
Pressure washing	10,000

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

Pond maintenance	7,500
Entry feature maintenance	2,000
Pool service	12,000
Cabana Janitorial	10,000
Utilities	
Pool cable	2,500
Electricity- pool & cabana	6,000
Electricity- streetlights	35,000
Electricity- irrigation	4,500
Electricity- entry monument	2,500
Repairs & supplies	
Pool & cabana maintenance	4,000
Irrigation repairs	3,500
Amenity access control repairs	3,000
Removal of nuisance & exotic plants	5,000
Landscape repairs & replacement	7,500
Fence maintenance	3,000
General repairs & supplies	5,000
Administrative	
Mangement fee	15,000
O&M accounting	5,000
Pool permit	300
Taxes & Insurance	
Property Insurance	15,000
Total field operations	<u>\$408,300</u>
Total expenditures	<u><u>\$511,374</u></u>

**PRESERVE AT LEGENDS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

4

PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026 BUDGET FUNDING AGREEMENT

This agreement ("**Agreement**") is made and entered into this 1st day of October, 2025, by and between:

PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, and located in Pasco County, Florida ("**District**"), and

KB HOME TAMPA LLC, a Delaware limited liability company, and the developer of lands within the boundaries of the District, whose mailing address is 4105 Crescent Park Drive, Riverview, Florida 33578, and its successors and assigns ("**Developer**" and together with the District, "**Parties**").

RECITALS

WHEREAS, the District was established by an ordinance adopted by the County Commission of Pasco County, Florida for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein ("**Property**"), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026 Budget**"); and

WHEREAS, this Fiscal Year 2026 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the **Fiscal Year 2026 Budget**, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, Developer and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

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

1. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2026 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2026 Budget" in the public records of Pasco County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2026 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement

or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

3. **ALTERNATIVE COLLECTION METHODS.**

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. 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 costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. 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.

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

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

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** 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. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

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

11. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

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

KB HOME TAMPA LLC

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Its: _____

Chair/Vice Chair, Board of Supervisors

EXHIBIT A: Property Description
EXHIBIT B: Fiscal Year 2026 Budget

EXHIBIT A:
Property Description

LEGAL DESCRIPTION: (SEE DATA SOURCES 2)

A parcel of land being a portion of Section 2, Township 25 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northeast 1/4 of Section 2, Township 25 South, Range 17 East, Pasco County, Florida; thence N89°55'42"W, along the North line of said Northeast 1/4 of said Section 2 (being the basis of bearings for this legal description) for 1,087.40 feet to a point on the Westerly line of a 295' Florida Power Transmission Line, as recorded in Official Records Book 286, Page 34, of the Public Records of Pasco County, Florida, same being the POINT OF BEGINNING; thence the following two (2) courses along said Westerly line of the 295' Florida Power Transmission Line; (1) thence leaving said North line of the Northeast 1/4 of Section 2, S09°49'48"W, for 2,933.92 feet; (2) thence S14°03'32"W, for 1,017.44 feet; thence leaving said Westerly line of a 295' Florida Power Transmission Line, N75°56'28"W, for 565.08 feet; thence N15°37'44"W, for 1,195.00 feet; thence N00°09'38"W, for 2,591.78 feet to the point of intersection with the North line of the Northwest 1/4 of said Section 2; thence S89°55'35"E, along said North line of the Northwest 1/4 of Section 2, for 70.00 feet to the Northeast corner of said Northwest 1/4 of Section 2; thence S89°55'42"E, along said North line of the Northeast 1/4 of Section 2, for 1,555.41 feet to the POINT OF BEGINNING.

Containing 4,678,521 square feet or 107.404 acres, more or less.

**PRESERVE AT LEGENDS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2025-43

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT CONFIRMING A PRIOR DETERMINATION OF BENEFIT AND PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF DEBT SERVICE SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Preserve at Legends Pointe Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining certain infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"), the Board of Supervisors ("**Board**") of the District has adopted its budget, including its operations and maintenance budget and debt service budget ("**Adopted Budget**") attached hereto as **Exhibit A** and now desires to set forth the method by which debt service special assessments shall be collected and enforced; and

WHEREAS, the District has entered into a funding agreement for the purpose of funding its operations and maintenance budget for Fiscal Year 2026 and accordingly is not at this time levying a special assessment to fund its Fiscal Year 2026 operations and maintenance budget; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached hereto as **Exhibit B**, and to directly collect the Assessment Roll property ("**Direct Collect Property**"), all as set forth in **Exhibit B**; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax

Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board finds and determines that the District's capital improvement plan, which is funded in part by the District's debt service special assessments, continues to confer a special and peculiar benefit to the lands within the District, which benefit equals or exceeds the cost of the assessments as set forth in **Exhibits A and B**. Additionally, the Board finds and determines that the allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, continues to be fair and reasonable.

SECTION 2. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Direct Bill Assessments.** The previously levied debt service special assessments levied on the Direct Collect Property, including the debt service special assessments imposed for the Preserve at Legends Pointe Community Development District Special Assessment Revenue Bonds, Series 2025, will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than October 1, 2025, 25% due no later than January 1, 2026 and 25% due no later than April 1, 2026. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2026, shall immediately become due and payable, shall accrue interest and penalties in the amount of one percent (1%) per month, plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the higher of (i) the rate applicable to the bonds secured by the assessments or (ii) the statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District

reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 3. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified for collection.

SECTION 4. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to conform to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 5. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 16th day of July, 2025.

ATTEST:

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll (Direct Collect)

**PRESERVE AT LEGENDS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2025-44

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Preserve at Legends Pointe Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, located in Pasco County, Florida; and

WHEREAS, the District previously adopted Resolution Nos. 2025-33 and 2025-39, authorizing the issuance of its \$4,560,000 Capital Improvement Revenue Bonds, Series 2025 (“Series 2025 Bonds”) for the purpose of financing a portion of the acquisition and/or construction of certain improvements as described in the *Preserve at Legends Pointe Community Development District Master Engineer’s Report*, dated December 20, 2024; and

WHEREAS, the District closed on the issuance of the Series 2025 Bonds on May 22, 2025; and

WHEREAS, as prerequisites to the issuance of the Series 2025 Bonds, the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and District staff including the District Manager, District Financial Advisor, District Counsel and Bond Counsel (“District Staff”) were required to execute and deliver various documents (“Closing Documents”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2025 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The issuance of the Series 2025 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2025 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2025 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 16th day of July, 2025.

ATTEST:

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**PRESERVE AT LEGENDS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

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This instrument was prepared by and
upon recording should be returned to:

Jennifer Kilinski, Esq.
Kilinski | Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301

(This space reserved for Clerk)

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS
TO REAL PROPERTY UNDERTAKEN BY PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors¹
Preserve at Legends Pointe Community Development District**

Paul Andrew Greenwood
Chairman

Tara Shipley
Vice Chairman

Steve Beachy
Assistant Secretary

Fred Turtle
Assistant Secretary

Mike Dady
Assistant Secretary

District Manager
c/o Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Tel: (877) 276-0889
 (“District Manager’s Office”)

District records are on file at the District Manager’s Office and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of July 16, 2025. For a current list of Board Members, please contact the District Manager’s Office.

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**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN
BY THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT**

INTRODUCTION

On behalf of the Preserve at Legends Pointe Community Development District (the “**District**”), the following information is provided to give you a description of the District’s services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the “**Act**”). 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 law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents, as well as filed in the property records of each county in which the District is located.

WHAT IS THE DISTRICT AND HOW IS IT GOVERNED?

The District was established by Ordinance No. 24-50, enacted by the Board of County Commissioners of Pasco County, Florida, on December 10, 2024, and made effective on December 13, 2024. The District boundaries encompass approximately 107.404 acres generally located north of State Road 52, south of Hudson Avenue, east of Hicks Road, and west of Hays Road in Pasco County, Florida. The development plan for the lands within the District includes two hundred fifty-five (255) single-family residential units to be constructed in three phases. As a local unit of special-purpose government, the District provides an alternate 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 “**Board**” and individually, “**Supervisors**”), the members of which must be residents of the State of Florida 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. Subsequent landowner elections are then held every two (2) years in November. At the landowner elections, and generally stated, each landowner is 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 (6) years after the initial appointment of the members of the Board and when the District attains a minimum of two hundred 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 to vote with the Supervisor of Elections for 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.

The District is subject to Florida law governing open meetings and records. Accordingly, 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 laws, the records of the District are available for public inspection at the District Manager’s Office during normal business hours.

OVERVIEW OF THE DISTRICT'S PROJECTS, BONDS & DEBT ASSESSMENTS

The District is authorized by the Act to, amongst other things, finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct stormwater management facilities, roadway improvements, water and wastewater facilities, landscaping and hardscaping, irrigation systems, recreational facilities, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District. A description of the boundaries of the District is attached hereto as **Exhibit A**.

Pursuant to the Act, the District is authorized to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue bonds, notes and/or other specific financing mechanisms payable from such special assessments. On March 4, 2025, the Sixth Judicial Circuit of Florida, in and for Pasco County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed **\$13,335,000** in Capital Improvement Revenue Bonds, in one or more series, for infrastructure needs of the District (the "**Final Judgment**"). The Sixth Judicial Circuit of Florida, in and for Pasco County, Florida, has entered a Certificate of No Appeal certifying that no notice of appeal has been filed or taken by any party or other person from the Final Judgment.

Capital Improvement Plan/Master Bonds & Assessments

The District has authorized the construction and/or financing of its master capital improvement plan (the "**CIP**"). The CIP includes, among other things, stormwater management facilities, roadway improvements, water and wastewater facilities, landscaping, hardscaping, irrigation systems, off-site improvements, and recreational facilities. The CIP is estimated to cost approximately **\$9,498,500** and is described in more detail in the *Preserve at Legends Pointe Community Development District Master Engineer's Report*, dated December 20, 2024 (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 future capital improvement revenue bonds (the "**Master Bonds**"). To secure the repayment of such Master Bonds, the District has levied and imposed one or more non-ad valorem debt service special assessment liens (the "**Master Assessments**") on certain benefitted lands within the District. The Master Assessments for the original District boundaries are further described in the *Preserve at Legends Pointe Community Development District Master Special Assessment Methodology Report*, dated December 20, 2024 (the "**Master Assessment Report**"). Notice of the master assessment liens imposed consistent with the Master Assessment Report has been recorded in the Official Records of Pasco County. The Master Assessment Report and the reports that supplement it are designed to conform to the requirements of Chapters 170, 190 and 197, *Florida Statutes*, are not intended to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

Allocation of special assessments is a continuous process until the CIP is completed. As a master series of interrelated improvements, the CIP benefits all developable acres within the District. Once platting has begun, the assessments will be allocated to the assigned properties based on the benefits they receive as set forth herein (the "**Assigned Properties**"). The unassigned properties, defined as property that has not been platted and assigned development rights, will continue to be assessed on a per-acre (equal acreage) basis (the "**Unassigned Properties**"). Eventually the development plan will be completed and the assessments securing each series of bonds will be allocated to the benefitted property within the District. If there are changes to the development plan causing a change in the ultimate number of platted units, a true-up of the assessment(s) will be calculated to determine if a debt reduction or true-up payment is required.

Series 2025 Project/Series 2025 Bonds

The District has authorized the construction and/or acquisition of its “**Series 2025 Project.**” On May 22, 2025, the District issued **\$4,560,000** Capital Improvement Revenue Bonds (the “**Series 2025 Bonds**”), for the purpose of financing a portion of the Series 2025 Project. The amortization schedules for the Series 2025 Bonds are available at the District Manager’s Office. The Series 2025 Project is anticipated to cost **\$9,498,5000** and is described in the Master Engineer’s Report. The Series 2025 Project includes improvements related to stormwater management facilities, roadway improvements, water and wastewater facilities, landscaping, hardscaping, irrigation systems, off-site improvements, recreational facilities, professional services, contingency costs, and other miscellaneous improvements, all as more specifically described in the in the Master Engineer’s Report.

The Series 2025 Bonds are secured by non-ad valorem special assessments levied and imposed as part of the Master Assessments (the “**Series 2025 Assessments**”) on all lands within the approximately 107.404 acres comprising the “**Series 2025 Assessment Area**”, as described in **Exhibit A** hereto. The Series 2025 Assessments are further described in the *Preserve at Legends Pointe Community Development District Final First Supplemental Special Assessment Methodology Report*, dated May 8, 2025. It is anticipated that the Series 2025 Assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, *Florida Statutes*, for platted lots and directly collected for unplatted property but the assessments may be collected by any other legal means available to the District. Schedules of the annual assessments on benefiting property levied to defray the debt service obligations of the District are summarized provided below and are available for public inspection at the District Manager’s Office.

The Series 2025 Assessments described above exclude any operations and maintenance assessments that may be determined and calculated annually by the Board against all benefited lands in the District. A detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager’s Office.

The allocation of the Series 2025 Assessments is provided below:

<i>Series 2025 Assessments</i>				
Product Type	No. of Units**	ERU Factor	Gross Annual Series 2025 Bond Assessment per Unit*	Total Series 2025 Par Debt Per Unit
Single Family 40’	128	0.80	\$1,191.28	\$15,902,,35
Single Family 50’	127	1.00	\$1,489.10	\$19,877.94

**Note: The annual debt assessment per unit amounts are subject to a collection fee and early payment discounts when collected on the Pasco County tax bill and are accordingly reflected in these estimated amounts.*

***Note: Please note that the unit count below reflects the allocation at the time of issuance of the Series 2025 Bonds, and may be amended from time to time to reflect changes in development.*

Operation and Maintenance Assessments

In addition to the debt assessment described above, the District also imposes on an annual basis operations and maintenance assessments (the “**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 Manager's Office for more information regarding the allocation of O&M Assessments.

Future Improvements and Assessments

Should the District choose to finance additional portions of its CIP in the future, additional debt assessments may be imposed on property within the District. Such additional assessments will be allocated in a manner consistent with the Master Assessment Reports.

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*. Further information regarding any of the improvements can be obtained from the engineer's reports on file in the District Manager's Office. Further, a detailed description of all costs and allocations that result in the formulation of assessments, fees and charges is available for public inspection at the District Manager's Office.

METHODS OF COLLECTION

For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. The provisions governing the collection of special assessments are more fully set forth in the applicable assessment resolutions, which are on file at the District Manager's Office. That said, and generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled "non-ad valorem assessments," which would then be collected by the Pasco County Tax Collector in the same manner as county ad valorem taxes (the "**Uniform Method**"). Each property owner subject to the collection of special assessments by the Uniform Method must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. 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. The use of the Uniform Method for any given fiscal year does not mean that the Uniform Method will be used to collect assessments in future years, and the District reserves the right in its sole discretion to select a new or different collection method in any given year, regardless of past practices.

Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. In the event that an assessment payment is not timely made, the whole assessment – including any remaining amounts for the fiscal year as well as any future installments of assessments securing debt service – shall immediately become due and payable and shall accrue interest as well as penalties, plus all costs of collection and enforcement, and shall either be enforced pursuant to a foreclosure action, or, at the District's discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Please contact the District Manager's Office for further information regarding collection methods.

This description of the District's operations, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of communities. If you have questions or would like additional information about the District, please write to: Preserve at Legends Pointe Community Development District, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Attn: Kristen Suit, District Manager, or call (877) 276-0889.

IN WITNESS WHEREOF, this *Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Preserve at Legends Pointe Community Development District* has been executed to be effective as of the 16th day of July, 2025, and recorded in the Official Records of Pasco County, Florida.

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Paul Andrew Greenwood, Chairman

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me [] in person or [] by means of remote notarization this ____ day of _____ 2025, by Paul Andrew Greenwood, as Chairman of the Preserve at Legends Pointe Community Development District, who [] is personally known to me or who [] has produced _____ as identification, and did not take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

Exhibit A: District Boundaries

EXHIBIT A
District Boundaries

LEGAL DESCRIPTION:

A parcel of land being a portion of Section 2, Township 25 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE of the Northeast corner of the Northeast 1/4 of Section 2, Township 25 South, Range 17 East, Pasco County, Florida; thence N89°55'42"W, along the North line of said Northeast 1/4 of said Section 2 (being the basis of bearings for this legal description) for 1,087.40 feet to a point on the Westerly line of a 295' Florida Power Transmission Line, as recorded in Official Records Book 286, Page 34, of the Public Records of Pasco County, Florida, same being the POINT OF BEGINNING; thence the following two (2) courses along said Westerly line of the 295' Florida Power Transmission Line; (1) thence leaving said North line of the Northeast 1/4 of Section 2, S09°49'48"W, for 2,933.92 feet; (2) thence S14°03'32"W, for 1,017.44 feet; thence leaving said Westerly line of a 295' Florida Power Transmission Line, N75°56'28"W, for 565.08 feet; thence N15°37'44"W, for 1,195.00 feet; thence N00°09'38"W, for 2,591.78 feet to the point of intersection with the North line of the Northwest 1/4 of said Section 2; thence S89°55'35"E, along said North line of the Northwest 1/4 of Section 2, for 70.00 feet to the Northeast corner of said Northwest 1/4 of Section 2; thence S89°55'42"E, along said North line of the Northeast 1/4 of Section 2, for 1,555.41 feet to the POINT OF BEGINNING.

Containing 4,678,521 square feet or 107.404 acres, more or less.

**PRESERVE AT LEGENDS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

8

RESOLUTION 2025-45

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT LEGENDS
POINTE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES
AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF
THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE
DATE**

WHEREAS, the Preserve at Legends Pointe Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2025/2026 meeting schedule attached as **Exhibit A**.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT:**

1. ADOPTING FISCAL YEAR 2025/2026 ANNUAL MEETING SCHEDULE. The Fiscal Year 2025/2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. EFFECTIVE DATE. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 16th day of July, 2025.

ATTEST:

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT “A”

PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>TBD</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October __, 2025	Regular Meeting	__:__ AM/PM
November __, 2025	Regular Meeting	__:__ AM/PM
December __, 2025	Regular Meeting	__:__ AM/PM
January __, 2026	Regular Meeting	__:__ AM/PM
February __, 2026	Regular Meeting	__:__ AM/PM
March __, 2026	Regular Meeting	__:__ AM/PM
April __, 2026	Regular Meeting	__:__ AM/PM
May __, 2026	Regular Meeting	__:__ AM/PM
June __, 2026	Regular Meeting	__:__ AM/PM
July __, 2026	Regular Meeting	__:__ AM/PM
August __, 2026	Regular Meeting	__:__ AM/PM
September __, 2026	Regular Meeting	__:__ AM/PM

**PRESERVE AT LEGENDS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

9

RESOLUTION 2025-46

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE AMENDMENT TO RESOLUTION 2025-36 TO RE-SET THE DATE OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENT ON THE ADOPTION OF RULES OF PROCEDURE AND AMENITY RULES AND RATES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Preserve at Legends Pointe Community Development District (“District”) was established by an ordinance adopted by the Board of County Commissioners of Pasco County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, on March 19, 2025, at a duly noticed public meeting, the District’s Board of Supervisors (“Board”) adopted Resolution 2025-36, re-setting a public hearing to consider and hear comment on the adoption of Rules of Procedure and Amenity Rules and Rates for 11:00 a.m. on July 16, 2025, at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544; and

WHEREAS, the District Manager desires to change the date and time of the public hearing to ___:___ a/p.m., on _____, 2025, at the _____.

WHEREAS, the District Secretary has caused the notice of the public hearing, with the new date, to be published consistent with the requirements of Chapter 120, *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RATIFICATION OF PUBLIC HEARING DATE RESET. The actions of the Board in resetting the public hearing and the District Secretary in publishing the notice of public hearing are hereby ratified. Resolution 2025-36 is hereby amended to reflect that the public hearing to adopt the District’s Rules of Procedure as declared in Resolution 2025-36 is reset to:

Date: _____
Time: _____
Location: _____

SECTION 2. RESOLUTION 2025-36 OTHERWISE REMAINS IN FULL FORCE AND EFFECT. Except as otherwise provided herein, all of the provisions of Resolution 2025-36 continue in full force and effect.

SECTION 3. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and adoption by the Board.

PASSED AND ADOPTED this 16th day of July, 2025.

ATTEST:

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

**PRESERVE AT LEGENDS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

10

RESOLUTION 2025-47

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICER(S) OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors desires to elect certain Officer(s) of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The following is/are elected as Officer(s) of the District effective July 16, 2025:

Jordan Lansford is elected Assistant Secretary

SECTION 2. The following prior appointments by the Board remain unaffected by this Resolution:

Andrew Greenwood is Chair

Tara Shipley is Vice Chair

Steve Beachy is Assistant Secretary

Fred Turtle is Assistant Secretary

Mike Dady is Assistant Secretary

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 16th day of July, 2025.

ATTEST:

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**PRESERVE AT LEGENDS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

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RESOLUTION 2025-09

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Preserve at Legends Pointe Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Pasco County, Florida; and

WHEREAS, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PRESERVE AT LEGENDS POINTE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District’s local records office shall be located as follows:

LOCATION: _____

SECTION 2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 16th day of July, 2025.

ATTEST:

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**PRESERVE AT LEGENDS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

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**Preserve at Legends Pointe Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of **three** board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), *Florida Statutes*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: July 16, 2025

Print Name: _____

Preserve at Legends Pointe District

District Manager: _____

Date: July 16, 2025

Print Name: Kristen Suit

Preserve at Legends Pointe District

**PRESERVE AT LEGENDS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2025**

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Investments				
Reserve	\$ -	\$160,552	\$ -	\$ 160,552
Capitalized interest	-	113,390	-	113,390
Construction	-	-	3,987,361	3,987,361
Cost of issuance	-	6,750	-	6,750
Due from Landowner	43,841	13,585	1,075	58,501
Total assets	<u>43,841</u>	<u>294,277</u>	<u>3,988,436</u>	<u>4,326,554</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 29,049	\$ 13,585	\$ 1,075	\$ 43,709
Due to Landowner	-	13,585	1,075	14,660
Accrued wages payable	1,200	-	-	1,200
Accrued taxes payable	92	-	-	92
Landowner advance	13,500	-	-	13,500
Total liabilities	<u>43,841</u>	<u>27,170</u>	<u>2,150</u>	<u>73,161</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	30,341	-	-	30,341
Total deferred inflows of resources	<u>30,341</u>	<u>-</u>	<u>-</u>	<u>30,341</u>
Fund balances:				
Restricted for:				
Debt service	-	267,107	-	267,107
Capital projects	-	-	3,986,286	3,986,286
Unassigned	(30,341)	-	-	(30,341)
Total fund balances	<u>(30,341)</u>	<u>267,107</u>	<u>3,986,286</u>	<u>4,223,052</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 43,841</u>	<u>\$294,277</u>	<u>\$3,988,436</u>	<u>\$ 4,326,554</u>

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	\$ -	\$ -	\$ 78,149	0%
Total revenues	-	-	78,149	0%
EXPENDITURES				
Professional & administrative				
Supervisor	-	1,292	500	258%
Management/accounting/recording**	4,000	12,000	32,000	38%
Legal	2,167	12,912	25,000	52%
Engineering	-	-	2,000	0%
Dissemination agent*	167	167	1,000	17%
Telephone	16	83	167	50%
Postage	-	193	500	39%
Printing & binding	42	208	417	50%
Legal advertising	-	1,995	7,500	27%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Meeting room rental	375	741	-	N/A
Contingencies/bank charges	750	750	1,500	50%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	-	210	0%
Total expenditures	7,517	30,341	78,149	39%
Excess/(deficiency) of revenues over/(under) expenditures	(7,517)	(30,341)	-	
Fund balances - beginning	(22,824)	-	-	
Fund balances - ending	<u>\$ (30,341)</u>	<u>\$ (30,341)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued.

**WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2025
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Underwriter's discount	91,200	91,200
Cost of issuance	<u>206,970</u>	<u>206,970</u>
Total expenditures	<u>298,170</u>	<u>298,170</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (298,170)	 (298,170)
 OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	572,639	572,639
Original issue discount	<u>(7,362)</u>	<u>(7,362)</u>
Total other financing sources/(uses)	<u>565,277</u>	<u>565,277</u>
 Net change in fund balances	 267,107	 267,107
Fund balance - beginning	<u>-</u>	<u>-</u>
Fund balance - ending	<u><u>\$ 267,107</u></u>	<u><u>\$ 267,107</u></u>

**PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2025
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES		
Capital outlay	1,075	1,075
Total expenditures	1,075	1,075
OTHER FINANCING SOURCES/(USES)		
Receipt of bond proceeds	3,987,361	3,987,361
Total other financing sources/(uses)	3,987,361	3,987,361
Net increase/(decrease), fund balance	3,986,286	3,986,286
Beginning fund balance	-	-
Ending fund balance	<u>\$ 3,986,286</u>	<u>\$ 3,986,286</u>

**PRESERVE AT LEGENDS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT

**MINUTES OF MEETING
PRESERVE AT LEGENDS POINTE
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Preserve at Legends Pointe Community Development District held a Special Meeting and Audit Committee Meeting on March 19, 2025, at 11:00 a.m. at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544.

Present:

Paul “Andrew” Greenwood	Chair
Tara Shipley	Vice Chair
Stephen “Steve” Beachy	Assistant Secretary
Fred “Jamie” Turtle	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jennifer Kilinski (via telephone)	District Counsel
Patrick Collins	Kilinski Van Wyk PLLC
Cynthia Wilhelm (via telephone)	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:05 a.m. Supervisors Beachy, Turtle and Shipley were present at roll call. Supervisor Greenwood was not present at roll call. Supervisor Dady was absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Master Engineer’s Report

Ms. Suit presented the Master Engineer’s Report dated December 20, 2024, which is unchanged from when it was last presented to the Board. The total number of units is 255, the

total acreage is 107.4 +/- and the total estimated Capital Improvement Plan (CIP) cost of the project is \$9,498,500.

FOURTH ORDER OF BUSINESS**Presentation of First Supplemental Special Assessment Methodology Report**

Ms. Suit presented the First Supplemental Special Assessment Methodology Report, which echoes the information in the Engineer's Report. She reviewed the pertinent information, including the financing program, types of bonds proposed, assessments and the Appendix Tables.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-39, Delegating to the Chairman of the Board of Supervisors of Preserve at Legends Pointe Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Preserve at Legends Pointe Community Development District Capital Improvement Revenue Bonds, Series 2025, as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2025 Bonds") in Order to Finance the Capital Improvement Plan; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the Bond Purchase Contract for the Series 2025 Bonds; Approving a Negotiated Sale of the Series 2025 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture and First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2025 Bonds; Approving the Form of the Series 2025 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and

Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection With the Issuance, Sale and Delivery of the Series 2025 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required in Connection with the Acquisition and Construction of the Capital Improvement Plan; and Providing an Effective Date

Ms. Wilhelm presented Resolution 2025-39, known as the Delegated Award Resolution, which accomplishes the following:

1. Delegates to the Chair the authority to enter into a Bond Purchase Contract so long as the terms are within the parameters set forth in Schedule I.
2. Approves, in substantial form, certain documents needed to market, price and sell the bonds, including the Bond Purchase Contract, Master and First Supplemental Trust Indentures, Preliminary Limited Offering Memorandum and the Continuing Disclosure Agreement.

Ms. Wilhelm reviewed the Schedule I Parameters.

On MOTION by Ms. Shipley and seconded by Mr. Beachy, with all in favor, Resolution 2025-39, Delegating to the Chairman of the Board of Supervisors of Preserve at Legends Pointe Community Development District (the "District") the Authority to Approve the Sale, Issuance and Terms of Sale of Preserve at Legends Pointe Community Development District Capital Improvement Revenue Bonds, Series 2025, as a Single Series of Bonds Under the Master Trust Indenture (the "Series 2025 Bonds") in Order to Finance the Capital Improvement Plan; Establishing the Parameters for the Principal Amounts, Interest Rates, Maturity Dates, Redemption Provisions and Other Details Thereof; Approving the Form of and Authorizing the Chairman to Accept the

Bond Purchase Contract for the Series 2025 Bonds; Approving a Negotiated Sale of the Series 2025 Bonds to the Underwriter; Approving the Forms of the Master Trust Indenture and First Supplemental Trust Indenture and Authorizing the Execution and Delivery Thereof by Certain Officers of the District; Appointing a Trustee, Paying Agent and Bond Registrar for the Series 2025 Bonds; Approving the Form of the Series 2025 Bonds; Approving the Form of and Authorizing the Use of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum Relating to the Series 2025 Bonds; Approving the Form of the Continuing Disclosure Agreement Relating to the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions Required and to Execute and Deliver All Documents, Instruments and Certificates Necessary in Connection With the Issuance, Sale and Delivery of the Series 2025 Bonds; Authorizing the Vice Chairman and Assistant Secretaries to Act in the Stead of the Chairman or the Secretary, as the Case May Be; Specifying the Application of the Proceeds of the Series 2025 Bonds; Authorizing Certain Officers of the District to Take All Actions and Enter Into All Agreements Required in Connection with the Acquisition and Construction of the Capital Improvement Plan; and Providing an Effective Date, was adopted.

Mr. Greenwood arrived at the meeting at 11:10 a.m.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-40, Setting Forth the Specific Terms of the District's Capital Improvement Revenue Bonds, Series 2025 ("Series 2025 Bonds"); Making Certain Additional Findings and Adopting and Confirming an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Addressing the Allocation and Collection of the Series 2025 Assessments Securing the Series 2025 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date

Ms. Suit presented Resolution 2025-40 and read the title. Mr. Collins stated this Resolution finalizes the assessment proceedings that will secure the terms of the bonds and authorizes Staff to take the necessary final steps to facilitate issuance of the bonds.

On MOTION by Mr. Greenwood and seconded by Mr. Turtle, with all in favor, Resolution 2025-40, Setting Forth the Specific Terms of the District's Capital Improvement Revenue Bonds, Series 2025 ("Series 2025 Bonds"); Making Certain Additional Findings and Adopting and Confirming an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Addressing the Allocation and Collection of the Series 2025 Assessments Securing the Series 2025 Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Forms of Ancillary Financing Documents

Mr. Collins presented the following:

- A. Acquisition Agreement
- B. Collateral Assignment
- C. Completion Agreement
- D. Declaration of Consent
- E. Notice of Series 2025 Special Assessments
- F. True-Up Agreement

On MOTION by Ms. Shipley and seconded by Mr. Greenwood, with all in favor, the Ancillary Financing Documents, including the Acquisition Agreement, Collateral Assignment, Completion Agreement, Declaration of Consent, Notice of Series 2025 Special Assessments and True-Up Agreement, all in substantial form, were approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-41, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing

Severability; and Providing an Effective Date

Ms. Suit presented Resolution 2025-41. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor, Resolution 2025-41, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law for July 16, 2025 at 11:00 a.m., at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Consideration of Resolution 2025-36, Ratifying the Amendment to Resolution 2025-15 to Re-Set the Date of the Public Hearing to Consider and Hear Comment on the Adoption of Rules of Procedure and Amenity Rules and Rates; Providing a Severability Clause; and Providing an Effective Date

Ms. Suit presented Resolution 2025-36.

On MOTION by Mr. Greenwood and seconded by Mr. Turtle, with all in favor, Resolution 2025-36, Ratifying the Amendment to Resolution 2025-15 to Re-Set the Date of the Public Hearing to Consider and Hear Comment on the Adoption of Rules of Procedure and Amenity Rules and Rates for July 16, 2025 at 11:00 a.m., at the Hampton Inn & Suites by Hilton – Tampa/Wesley Chapel, 2740 Cypress Ridge Boulevard, Wesley Chapel, Florida 33544; Providing a Severability Clause; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Recess Special Meeting/Commencement of Audit Selection Committee Meeting

On MOTION by Mr. Greenwood and seconded by Ms. Shipley, with all in favor, recessing the Special Meeting and commencing the Audit Selection Committee Meeting, was approved.

ELEVENTH ORDER OF BUSINESS**Review of Responses to Request for
Proposals (RFP) for Annual Audit Services****A. Affidavit of Publication****B. RFP Package****C. Respondent(s)****I. Berger, Toombs, Elam, Gaines & Frank**

Bid: \$4,100 for Fiscal Year 2025, plus an additional fee of \$1,400 per bond issuance.

II. DiBartolomeo, McBee, Hartley & Barnes

Bid: \$2,850 for Fiscal Year 2025, \$2,950 for Fiscal Year 2026, \$3,100 for Fiscal Year 2027, \$3,300 for Fiscal Year 2028 and \$3,600 for Fiscal Year 2029; additional fee with bond issuance to be determined.

III. Grau & Associates

Bid: \$3,200 for Fiscal Year 2025, \$3,300 for Fiscal Year 2026, \$3,400 for Fiscal Year 2027, \$3,500 for Fiscal Year 2028 and \$3,600 for Fiscal Year 2029, plus an additional \$1,500 with bond issuance.

D. Auditor Evaluation Matrix/Ranking

The Board, sitting as the Auditor Selection Committee, and Staff completed the Auditor Evaluation Matrix. Ms. Suit tabulated the totals and ranking, as follows:

#1	Grau & Associates	98 points
#2	Berger, Toombs, Elam, Gaines & Frank	97 points
#3	DiBartolomeo, McBee, Hartley & Barnes	80 points

TWELFTH ORDER OF BUSINESS**Termination of Audit Selection Committee
Meeting/Reconvene Special Meeting**

On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor, terminating the Audit Selection Committee Meeting and reconvening the Special Meeting, was approved.

THIRTEENTH ORDER OF BUSINESS**Consider Recommendation of Audit
Selection Committee**

• **Award of Contract**

On MOTION by Mr. Greenwood and seconded by Ms. Shipley, with all in favor, accepting the Audit Selection Committee scores, ranking and recommendation as the Board's own, ranking Grau & Associates as the #1 ranked respondent to the RFP for Annual Audit Services and awarding the Annual Audit Services contract to Grau & Associates, the #1 ranked respondent to the RFP for Annual Audit Services, was approved.

FOURTEENTH ORDER OF BUSINESS

Consideration of Acquisition of District Improvements

Mr. Collins presented draft documents related to the Acquisition of District Improvements, which includes the acquisition package that will be used to acquire improvements once the bonds are issued.

Discussion ensued regarding the Easement Agreement, installation and maintenance of an off-site sign and the HOA.

On MOTION by Mr. Greenwood and seconded by Ms. Shipley, with all in favor, the documents related to the Acquisition of District Improvements, in substantial form, were approved.

FIFTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-16, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

This item was deferred.

SIXTEENTH ORDER OF BUSINESS

Consideration of Resolution 2025-09, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

SEVENTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial
Statement as of January 31, 2025

On MOTION by Ms. Shipley and seconded by Mr. Greenwood, with all in favor,
the Unaudited Financial Statement as of January 31, 2025, were accepted.

EIGHTEENTH ORDER OF BUSINESS

Approval of February 19, 2025 Public
Hearings and Regular Meeting Minutes

On MOTION by Mr. Greenwood and seconded by Mr. Turtle, with all in favor,
the February 19, 2025 Public Hearings and Regular Meeting Minutes, as
presented, were approved.

NINETEENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kilinski | Van Wyk PLLC

B. District Engineer (Interim): Water Resource Associates, LLC

There were no reports from District Counsel or the District Engineer.

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

- NEXT MEETING DATE: TBD

- QUORUM CHECK

The next meeting will be held on July 16, 2025.

TWENTIETH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

TWENTY-FIRST ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

TWENTY-SECOND ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Greenwood and seconded by Mr. Beachy, with all in favor,
the meeting adjourned at 11:36 a.m.

358

359

360

361 _____
Secretary/Assistant Secretary

Chair/Vice Chair

**PRESERVE AT LEGENDS
POINTE
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**



Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 23, 2025

Daphne Gillyard
Director of Administrative Services
2300 Glades Rd Suite 410W
Boca Raton FL 33431

Dear Daphne Gillyard:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

• Avalon Park West Community Development District	988
• Del Webb River Reserve Community Development District	0
• Harvest Hills Community Development District	0
• Heritage Pines Community Development District	1,943
• KD52 Community Development District No. 1	0
• KD52 Community Development District No. 2	0
• Kenton Community Development District	1
• Magnolia Island Community Development District	0
• Parkview at Long Lake Ranch Community Development District	390
• Pasadena Ridge Community Development District	0
• Preserve at Legends Pointe Community Development District	0
• PTC Community Development District	2
• Riverwood Estates Community Development District	19
• Silverado Community Development District	752
• Summerstone Community Development District	601
• Towns at Woodsdale Community Development District	70
• TSR Community Development District	4,873
• Vidas Way Community Development District	11
• Westwood of Pasco Community Development District	76
• Whispering Pines Community Development District	285
• Woodcreek Community Development District	133

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer