EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

PUBLIC HEARINGS AND REGULAR MEETING AGENDA

September 17, 2018

East Bonita Beach Road 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

August 13, 2018

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

Board of Supervisors
East Bonita Beach Road Community Development District

Dear Board Members:

Multiple Public Hearings and a Regular Meeting of the East Bonita Beach Road Community Development District's Board of Supervisors will be held on Monday, September 17, 2018, at 11:00 a.m., at the offices of D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Acceptance of Resignation of Supervisor Christian Swann [Seat 3], *Term Expires November 2018*

4. Consideration of Appointment to Fill Unexpired Term of Office of SEAT 3

5. Acceptance of Resignation of Supervisor Charles Cook [Seat 1], *Term Expires November 2020*

6. Consideration of Appointment to Fill Unexpired Term of Office of SEAT 1

7. Administration of Oath of Office to Newly Appointed Supervisors *(the following will be provided in a separate package)*
    A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    B. Membership, Obligations and Responsibilities
    C. Financial Disclosure Forms
        i. Form 1: Statement of Financial Interests
        ii. Form 1X: Amendment to Form 1, Statement of Financial Interests

iii. Form 1F: Final Statement of Financial Interests

D. Form 8B – Memorandum of Voting Conflict

8. Consideration of Resolution 2018-11, Electing Officers of the District and Providing for an Effective Date

9. Consideration of Resolution 2018-10, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2018 Bonds (Assessment Area One); Confirming the Maximum Assessment Lien Securing the Series 2018 Bonds (Assessment Area One); Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date

10. Consideration of Other Financing Related Matters

11. Consideration of Requisition #1

12. Consideration of Acquisition Package and Conveyance of Property for Seasons at Bonita, Assessment Area 1

13. Public Hearing to Hear Comments and Objections on the Adoption of the District's Final Budget for Fiscal Year 2018/2019, Pursuant to Florida Law

    A. Affidavit/Proof of Publication

    B. Consideration of Resolution 2018-12, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019; Authorizing Budget Amendments; and Providing an Effective Date

14. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2018/2019, Pursuant to Florida Law

    A. Affidavit/Proof of Publication

    B. Mailed Notice

    C. Consideration of Resolution 2018-13, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2018/2019; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll;

Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

15. Consideration of Resolution 2018-14, Rescinding Resolution 2018-09, Which Resolution Designated a Date, Time, and Location for a Landowners' Meeting of the District, and Provided for an Effective Date; Redesignating a Date, Time, and Location for a Landowners' Meeting of the District, and Providing for an Effective Date

16. Consideration of Resolution 2018-15, Adopting the Annual Meeting Schedule for Fiscal Year 2018/2019

17. Approval of Unaudited Financial Statements as of July 31, 2018

18. Approval of July 2, 2018 Regular Meeting Minutes

19. Other Business

20. Staff Reports
    - A. District Counsel: *Hopping Green & Sams, P.A.*
    - B. District Engineer: *Banks Engineering*
    - C. District Manager: *Wrathell, Hunt & Associates, LLC*
        - i. Consideration of ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit

21. Audience Comments/Supervisors' Requests

22. Adjournment

Should you have any questions, please contact me directly at 239-464-7114.

Sincerely,

Chesley "Chuck" Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

3

NOTICE OF TENDER OF RESIGNATION

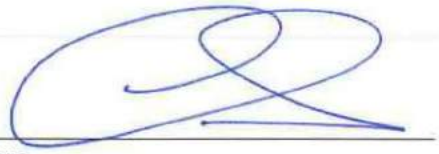
To: Board of Supervisors
East Bonita Beach Road Community Development District
Attn: Chuck Adams, District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: Christian M. Swann

Date: August 20th, 2018

I hereby tender my resignation as a member of the Board of Supervisors of the East Bonita Beach Road *Community Development District*. My tendered resignation will be deemed to be effective as of the date above.

I certify that this Notice of Tender of Resignation has been executed by me and [__] faxed to 561-571-0013 or [✓] scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.



Signature

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
East Bonita Beach Road Community Development District
Attn: Chuck Adams, District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From: CHARLES COOK
Printed Name

Date: 9.10.18

I hereby tender my resignation as a member of the Board of Supervisors of the East Bonita Beach Road *Community Development District*. My tendered resignation will be deemed to be effective upon it's acceptance by the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and [ ] faxed to 561-571-0013 or [X] scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.

Signature

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2018-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the East Bonita Beach Road Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("Board") desires to elect the Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT:

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

Chair	_____
Vice Chair	_____
Secretary	Chuck Adams
Treasurer	Craig Wrathell
Assistant Treasurer	Jeff Pinder
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	Craig Wrathell

PASSED AND ADOPTED this _____ day of _____, 2018.

_____
Chair/Vice Chair, Board of Supervisors

_____
Secretary/Assistant Secretary

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2018-10

A RESOLUTION MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT; SETTING FORTH THE TERMS OF THE SERIES 2018 BONDS (ASSESSMENT AREA ONE); CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2018 BONDS (ASSESSMENT AREA ONE); LEVYING AND ALLOCATING ASSESSMENTS SECURING THE SERIES 2018 BONDS (ASSESSMENT AREA ONE); ADDRESSING COLLECTION OF THE SAME; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SPECIAL ASSESSMENTS; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

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

WHEREAS, the District's Board of Supervisors ("**Board**") duly adopted Resolution No. 2018-03 on November 20, 2017, authorizing, among other things, the issuance in one or more series of not to exceed $15,000,000 aggregate principal amount of its Special Assessment Revenue Bonds ("**Bonds**"); and

WHEREAS, the Board previously adopted, after notice and public hearing, Resolution 2018-04, relating to the imposition, levy, collection, and enforcement of special assessments to secure such Bonds; and

WHEREAS, pursuant to and consistent with the terms of Resolutions 2018-03 and 2018-04, this Resolution shall set forth the terms of bonds to be actually issued by the District and apply the adopted supplemental special assessment methodology to the actual scope of the project to be completed with such series of bonds and the terms of the bond issue; and

WHEREAS, on August 28, 2018, the District entered into a Bond Purchase Contract whereby it agreed to sell its $5,200,000 aggregate principal amount of East Bonita Beach Road Community Development District Special Assessment Revenue Bonds, Series 2018 (Assessment Area One) (the "**Series 2018 Bonds**") for the purpose of financing certain infrastructure improvements within the District; and

WHEREAS, pursuant to and consistent with Resolution 2018-04, the District desires to set forth the particular terms of the sale of the Series 2018 Bonds and confirm the levy of special assessments securing the Series 2018 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

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

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation, Chapters 170, 190, and 197, *Florida Statutes*, and Resolution 2018-04.

SECTION 3. MAKING CERTAIN FINDINGS; APPROVING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT. The Board hereby finds and determines as follows:

(a) On January 9, 2018, the District, after due notice and public hearing, adopted Resolution 2018-04, which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds were issued to fund all or any portion of the District's infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and to certify the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the true-up amounts, and the application of receipt of true-up proceeds.

(b) The *Engineer's Report for the East Bonita Beach Road Community Development District,* dated January 9, 2018 ("**Engineer's Report**") prepared by the District Engineer, Banks Engineering and attached to this Resolution as **Exhibit A**, identifies and describes the presently expected components of the infrastructure improvements to be financed in whole or in part with the Series 2018 Bonds (the "**Series 2018 Project**"), and sets forth the costs of the Series 2018 Project as $3,370,000. The District hereby confirms that the Series 2018 Project serves a proper, essential, and valid public purpose. The use of the Engineer's Report in connection with the sale of the Series 2018 Bonds is hereby ratified.

(c) The *Supplemental Special Assessment Methodology Report* dated August 28, 2018 (the "**Supplemental Assessment Report**"), supplements the *Master Special Assessment Methodology Report* dated January 9, 2018 (the "**Master Assessment Report**"), adopted and approved by Resolution 2018-04 on January 9, 2018, as amended herein and approved by adoption of this Resolution, and each as are attached to this Resolution as **Exhibit B** (collectively, the Supplemental Assessment Report and Master Assessment Report are referred to as the "**Assessment Report**"), to the Series 2018 Project and the actual terms of the Series 2018 Bonds. The Supplemental Assessment Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2018 Bonds.

(d) The Series 2018 Project will specially benefit certain property within the District, a legal description of which is attached hereto as **Exhibit C** (the "**Assessment Area One Lands**").

It is reasonable, proper, just, and right to assess the portion of the costs of the Series 2018 Project financed with the Series 2018 Bonds to the specially benefitted properties within the District as set forth in Resolution 2018-04 and this Resolution.

SECTION 4. SETTING FORTH THE TERMS OF THE SERIES 2018 BONDS; CONFIRMING THE MAXIMUM ASSESSMENT LIEN SECURING THE SERIES 2018 BONDS. As provided in Resolution 2018-04, this Resolution is intended to set forth the terms of the Series 2018 Bonds and the final amount of the lien of the Series 2018 Assessments securing those bonds.

(a) The Series 2018 Bonds, in an aggregate par amount of $5,200,000, shall bear such rates of interest and mature on such dates as shown on **Exhibit D** attached hereto. The sources and uses of funds of the Series 2018 Bonds shall be as set forth in **Exhibit E**. The debt service due on the Series 2018 Bonds is set forth on **Exhibit F** attached hereto.

(b) The lien of the special assessments securing the Series 2018 Bonds on the Assessment Area One Lands (the "**Series 2018 Assessments**"), shall be the principal amount due on the Series 2018 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2018 Bonds are secured solely by the lien against the Assessment Area One Lands.

SECTION 5. LEVYING AND ALLOCATING THE SERIES 2018 ASSESSMENTS SECURING SERIES 2018 BONDS; ADDRESSING COLLECTION OF THE SAME.

(a) The Series 2018 Assessments securing the Series 2018 Bonds shall be levied and allocated in accordance with **Exhibit B**, which allocation shall initially be on an equal acreage basis and further allocated as lands are platted. The Supplemental Assessment Report is consistent with the District's Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the Series 2018 Bonds. The estimated costs of collection of the Series 2018 Assessments for the Series 2018 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the Series 2018 Assessments securing the Series 2018 Bonds includes all property within the Assessment Area One Lands, and as such land is ultimately defined and set forth in any plats, certificates of occupancy or other designations of developable acreage. To the extent that land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting and without the need for public hearing, determine such land to be benefitted by the Series 2018 Project and reallocate the Series 2018 Assessments securing the Series 2018 Bonds in order to impose Series 2018 Assessments on the newly added and benefitted property.

(c) Taking into account any capitalized interest and earnings on certain funds and accounts as set forth in the *Master Trust Indenture* dated September 1, 2018 and the *First Supplemental Trust Indenture* dated September 1, 2018 (collectively, the "**Indenture**"), the

District shall for Fiscal Year 2018/2019, begin annual collection of Series 2018 Assessments for the Series 2018 Bonds debt service payments using the methods available to it by law. Beginning with the first debt service payment on November 1, 2018, there shall be thirty years of installments of principal and interest, as reflected on **Exhibit E**.

(d) An owner of property subject to the Series 2018 Assessments may pay in whole or in part the principal balance of such Series 2018 Assessments at any time if there is also paid an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date.

(e) An owner of property subject to the levy of Series 2018 Assessments may pay the entire balance of the Series 2018 Assessments remaining due, without interest, within thirty (30) days after the related Series 2018 Project has been completed or acquired by the District, and the Board has adopted a resolution accepting such Series 2018 Project pursuant to Chapter 170.09, *Florida Statutes*. This provision is subject to waiver by the owner of property at any time prior to or after the issuance of the Series 2018 Bonds.

(f) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Lee County and Florida law for collection. The District intends, to the extent possible and subject to entering into the appropriate agreements with the Lee County Tax Collector and Lee County Property Appraiser (or other appropriate Lee County, Florida officials) to collect the Series 2018 Assessments on platted lands contained within a plat or certificate of occupancy using the Uniform Method in Chapter 197, *Florida Statutes*. The District intends, to the extent possible, to directly bill, collect and enforce the Series 2018 Assessments on lands not included within an approved plat or certificate of occupancy unless in any year, the District determines it to be in its best interest to collect such assessments using the Uniform Method in Chapter 197, *Florida Statutes*. The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the special assessments and present the same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

SECTION 6. APPROVAL OF TRUE-UP PROCESS AND APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to Resolution 2018-04, there may be required from time to time certain True-Up payments. As parcels of land are included in a plat or certificate of occupancy, the Series 2018 Assessments securing the Series 2018 Bonds shall be allocated as set forth in Resolution 2018-04, this Resolution, and the Assessment Report, including, without limitation, the application of the True-Up process set forth in the Assessment Report.

(b) Based on the final par amount of $5,200,000 of Series 2018 Bonds, the True-Up calculations will be made in accordance with the process set forth in the Assessment Report. The District shall apply all True-Up payments related to the Series 2018 Bonds only to the credit of the Series 2018 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the Indenture, governing the Series 2018 Bonds.

SECTION 7. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Series 2018 Assessments as reflected herein, shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The Series 2018 Assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcels until paid and such lien shall be co-equal with the lien of all state, county, district, municipal, or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2018 Assessments securing the Series 2018 Bonds in the Official Records of Lee County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. CONFLICTS. This Resolution and Resolution 2018-04 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 10. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 11. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[*Signature page follows*]

APPROVED and **ADOPTED**, this 17th day of September, 2018.

ATTEST: **EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT**

_____ _____

Secretary/Assistant Secretary Chairperson, Board of Supervisors

Exhibit A: *Engineer's Report for the East Bonita Beach Road Community Development District* dated January 9, 2018

Exhibit B: *Master Special Assessment Methodology Report* dated January 9, 2018 and *Supplemental Special Assessment Methodology Report* dated August 28, 2018

Exhibit C: Legal description of Assessment Area One Lands

Exhibit D: Maturities and Coupon of Series 2018 Bonds

Exhibit E: Sources and Uses of Funds for Series 2018 Bonds

Exhibit F: Annual Debt Service Payment Due on Series 2018 Bonds

Exhibit A

Engineer's Report for the East Bonita Beach Road Community Development District dated January 9, 2018

ENGINEER'S REPORT
FOR THE
EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS
EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

ENGINEERS:

BANKS ENGINEERING
10511 SIX MILE CYPRESS PKWY, SUITE 101
FORT MYERS, FLORIDA 33966

January 9, 2018

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ENGINEER'S REPORT

1. INTRODUCTION

1.1 Description of East Bonita Beach Road Community Development District

Seasons at Bonita ("**Development**"), to be served by the East Bonita Beach Road Community Development District ("**District**"), is located in Lee County, Florida lying in Section 1 Township 48, Range 26 East in Bonita Springs, east of I-75 and at the eastern end of Bonita Beach Road. The location is shown by Exhibit "1" of the Appendix. The Development is planned to be developed as a Residential Planned Development consisting of (548) single-family residential units allocated among the following product types: (i) 88 - 60' single-family lots (60'); and (ii) 263 - 50' single-family lots, and 197 - 40' lots.

The District's overall capital improvement plan ("**Capital Improvement Plan**," or "**CIP**"), as described herein, consists of the master stormwater management system, wetland/wild life impact mitigation, and certain entry roadways, buffers, and irrigation, all of which functions as a system of improvements benefitting all developable lands within the District. While the CIP consists of a system of improvements, the CIP will be split into two distinct assessment areas and projects, known as "**Assessment Area One**" / "**Assessment Area One Project**" and "**Assessment Area Two**" / "**Assessment Area Two Project.**" Assessment Area One consists of 102.69 acres, as described in **Exhibit 2B**, and Assessment Area Two (together with Assessment Area One, the "**Assessment Areas**") will include the balance of the lands within the District. The Assessment Area One Project refers to that portion of the CIP allocable to Assessment Area One (as described in the District's assessment methodology), and, likewise, the Assessment Area Two Project refers to that portion of the CIP allocable to Assessment Area Two.

The CIP and the Development itself are expected to be constructed in two "**Phases**" over time – including "**Phase 1**" and "**Phase 2,**" which phases generally correspond with the assessment areas. Because the CIP functions as a system of improvements, the Phase 1 construction (just like the Phase 2 construction) include master infrastructure benefitting both Assessment Area One and Assessment Area Two. Thus, the use of the term "**Phases**" herein is <u>not</u> intended to address the exact geographic location of any construction per se, but rather is intended to identify the timing with which certain infrastructure will be constructed or acquired.

Phase 1 construction is expected to begin in January 2018, and Phase 2 construction is expected to commence in November 2019. The Development is planned to be completed in approximately four (4) years.

Assessment Areas One and Two are expected to include two hundred eighty-four (284) and two hundred sixty-four (264) single-family units, respectively. The unit breakdown for the Assessment Areas is provided in Table 2 and also shown on Exhibit "5." Further, D.R. Horton plans to construct an amenity, which is <u>not</u> included as part of the District's CIP. The amenity is planned to be located in Assessment Area One and be developed as part of the Phase 1 construction.

The proposed land uses are included in Table 1 below.

TABLE 1
Land Use Summary:

TYPE OF USE	ASSESSMENT AREA ONE (AC)	ASSESSMENT AREA TWO (AC)	TOTAL (AC)	% OF TOTAL PROJECT
RESIDENTIAL	52.12	45.16	97.28	57.8%
RIGHT-OF-WAY*	11.1	8.5	19.6	11.60%
LAKE	23.7	7.3	31	18.4%
BUFFER/COMMON	6.1	4.8	10.9	6.50%
AMENITY AREA	5.1	0	5.1	3.0%
PRESERVE	4.57	0	4.57	2.70%
TOTAL	**102.69**	**65.76**	**168.45**	**100%**

***Public RLW area is 0.48ac.**

TABLE 2
UNIT COUNTS:

	Assessment Area One	Assessment Area Two	TOTAL
40' LOTS	98	99	197
50' LOTS	181	82	263
60' LOTS	5	83	88
TOTAL	284	264	**548**

1.2 Purpose and Scope of the Report

The purpose of this Engineer's Report (Assessment Area One Project) ("**Report**") is to provide a description of the District, the capital improvements to be constructed and financed by the District, and the estimated cost of the capital improvements. While this Report describes the District's overall CIP, the Report is being created near the time of the start of the construction of the Assessment Area One Project, and this Report is intended to be used in connection with the District's proposed issuance of bonds to finance the Assessment Area One Project. An assessment methodology will be developed by the District's methodology consultant, and such methodology shall identify the specific portion of the CIP allocable to Assessment Area One (i.e., the Assessment Area One Project).

2. DISTRICT BOUNDARIES AND PROPERTIES SERVED

2.1 District Boundaries

Exhibit "1" delineates the boundaries of the District. The District is bounded on the south and west by Bonita Beach Road, the east by the Bonita National project, and the north by public land that is in preservation and owned by the South Florida Water Management District.

2.2 Description of Properties Served

The District is located in Section 1, Township 48 South, Range 26 East, Lee County, Florida and is 168.45 acres in size. The property within the District is zoned for residential development and is depicted on Exhibit "3".

3. EXISTING INFRASTRUCTURE & PROPOSED DEVELOPER-FUNDED INFRASTRUCTURE

3.1 Existing Infrastructure

The District has been previously cleared and partially filled and historically used for row crops, except for a small wetland that contains some native trees. In 2007 site construction commenced, all of the stormwater lakes were excavated, except for the planned lake within the amenity area. The excavated materials were used onsite to fill properties within the District. These lakes collect any runoff from the District and naturally fluctuate with the ground water. The water level is generally less than one foot below natural ground during the wet season and may drop up to 5 feet below existing grade in the dry season.

3.2 Developer Infrastructure – Utilities, Amenities, Etc.

The District is located within the Bonita Springs Utilities water-sewer franchise area. Bonita Springs Utilities will provide water and wastewater services to the District. At this time, Bonita Springs Utilities does not have effluent reuse irrigation water available to the District so onsite lakes will be the source for irrigation.

Potable water for the District is available via an existing 16" watermain along Bonita Beach Road. This existing potable watermain is operated by Bonita Springs Utilities. The location of this watermain is shown on Exhibit "4" of the Appendix. New potable water facilities are planned to be constructed to serve the Development. Upon completion, Bonita Springs Utilities will own and maintain these potable water facilities. The District will not finance any portion of the potable water facilities.

Wastewater for the District is available via an existing 12" forcemain along Bonita Beach Road. This existing forcemain is operated by Bonita Springs Utilities. The location of this forcemain is shown on Exhibit "4" of the Appendix. New wastewater facilities are planned to be constructed to serve the Development. Upon completion, Bonita Springs Utilities will own and maintain these potable water facilities. The District will not finance any portion of the wastewater facilities.

The District is located within the Cocohatchee River Drainage Basin with the receiving body being the Cocohatchee River via overland flow through offsite wetlands that connect to the Cocohatchee Canal, which is shown on Exhibit "6-1". This system ultimately discharges to the Gulf of Mexico.

The District is accessed on the south by Bonita Beach Road that is a public roadway that provides access to the District.

The District is located within the franchise areas of Florida Power & Light and CenturyLink. Cable service is available from Comcast. These utility companies will provide electrical power, telephone and cable television services to the Development located within the District.
An amenity center is planned to be constructed as part of the Development. The amenity will include both active and passive recreation uses along with the mailboxes for the residents. Tennis and pickleball courts are planned along with a clubhouse area that include fitness

equipment. A large pool is planned that includes a cabana restaurant. Upon completion the amenity area will be owned and maintained by the Seasons at Bonita Home Owners Association. The District will not finance any portion of the amenity area.

4. PROPOSED DISTRICT INFRASTRUCTURE

4.1 Summary of the District Infrastructure

Developable lands within the areas of the District will benefit from the proposed CIP. The District's infrastructure generally consists of the following:

- Irrigation
- Stormwater Management
- Buffers
- Public Roadways
- Wetland/Wildlife Impact Mitigation
- Professional Services
- Contingency

4.2 Irrigation

The District's irrigation system will consist of two irrigation pump stations and controls, irrigation mains of varying sizes, and irrigation services to the lots and other areas of the District. The irrigation system is schematically shown on Exhibit "7". The irrigation system withdraws from the onsite lakes that will be owned by the District. Approximately 36,000 linear feet of irrigation main will be constructed to serve the District. The individual sprinkler systems on the residential lots (and the amenity) will not be part of the CIP, and will not be owned nor maintained by the District. The District will either construct or acquire its portion of the irrigation system, and will own and maintain the District irrigation system thereafter.

4.3 Stormwater Management

The District's stormwater management system is planned to consist of stormwater management lakes, drainage pipes, catch basins, water control structures, swales, berms, and other conveyance elements as schematically shown in Exhibit "8". Stormwater runoff from within the District will be collected and conveyed to the stormwater management lakes for water quality treatment and quantity storage. Stormwater runoff from the District will be stored in the lakes during the storm events.

The storm water management system has been designed and will be constructed in accordance with South Florida Water Management District standards for water quality treatment, quantity storage and flood protection. The existing storm water lakes will be reshaped to create littoral planting areas, and the lake banks will be re-graded as necessary to comply with regulatory requirements. Additionally, the lake within the amenity area will need to be excavated and is expected to yield 20,000 cubic yards of material. Ground cover will be provided at all lakes and as necessary to prevent erosion. Ground cover will consist of sod, shrubs and littoral and upland plantings in and around the lakes and berms.

Approximately 13,000 feet of valley gutter and 12,000 feet of drainage pipes and 85 inlets will be constructed as part of the District CIP. These are the conveyance elements that will drain the Development and connect to the stormwater lakes.

The stormwater management improvements for the Development will be constructed or acquired by the District when completed. Also, the Developer will sell to the District the fee title land where the storm water management lakes are located. The District will finance all or a portion of the costs of acquiring the fee title to the lakes, as well as any costs for completing the construction and/or acquisition of the work necessary to complete the stormwater management system. The District will own and maintain the stormwater management.

4.4 Buffers

Buffers will be provided around the perimeter of the District. These buffers will consist of decorative plantings and a buffer wall and are shown on Exhibit "9". The buffers plantings will consist of ground cover, sod, shrubs, flowers, trees and other plant materials adjacent to public properties. This vegetation will help beautify the District and the buffers provide a visual barrier between the District and the adjacent uses. The buffers will also include a perimeter wall that provides enhanced security to the District. The entry features outside of any gated structures will be part of the District CIP. The District cost will be for the wall and the planting materials that are on the outside of the perimeter wall along with the cost of the acquisition of the buffer tracts based on the appraised value.

4.5 Public Roadways

The roadways within the District will consist of two-lane curbed roadways. The roadways will provide access to the various land uses within the District. The roadways for the District will connect to Bonita Beach Road. The roadways will be constructed to City of Bonita Springs requirements within platted rights-of-ways and easements.

While 20,000 feet of roadway is proposed within the District, only the portion of the roadway ("**CDD Roadways**") that is outside the entry gates will be owned by the District. The roadways ("**HOA Roadways**") within the gates will be owned and maintained by the HOA. The CDD Roadways and HOA Roadways are shown on Exhibit "5".

The CDD Roadways will be constructed, or acquired by the District when completed. The District will acquire the completed CDD Roadways for the cost of the construction of the improvements for the CDD Roadways along with the cost of the right of way acquisition based on the appraised value. The District will be responsible for perpetual maintenance of the CDD Roadways. The public will have access to the CDD Roadways. A manned access gate will be owned and operated by the HOA (and not financed by the District) to secure access into the HOA Roadways.

Entry features will be located within and adjacent to the CDD Roadways. The CDD Roadways and entry features will be landscaped to help the CDD Roadways blend into the community. Landscaping may consist of sod, annual flowers, shrubs, trees and ground covers. These facilities are part of the CDD Roadways and District CIP, and will be owned and maintained by the District.

4.6 Wetland/Wildlife Mitigation

The wetland impact mitigation for the Development will consist of the enhancement of the onsite mitigation area generally reflected on Exhibit 10. The mitigation will be completed in accordance with SFWMD, ACOE and City of Bonita Springs requirements. Enhancement of the mitigation areas will occur through construction and planting of aquatic littoral zones in the mitigation areas, removal of exotic plant species and replanting of the preserve areas with native plants.

A vegetated buffer is required around the wetland as part of the wetland and wildlife mitigation. This buffer will be planted with native plants. The cost for the grading and planting of this buffer will be part of the District mitigation work.

The enhancement activities will be part of the District CIP and will be financed by the District along with the cost for acquisition based on the appraised value of the conservation area.

4.7 Professional Services

The professional services for design and construction of all components of the District CIP including the engineering, utilities, soils investigation and testing, landscaping design, environmental consultation, and construction services for inspection of the CIP during construction will be financed by the District. The professional services for the design and construction of the private infrastructure will not be part of the District CIP, nor financed by the District.

4.8 Contingency

These costs include a reasonable contingency in the amount of approximately 10% to cover unexpected cost or unforeseen requirements, and to cover any inflationary cost since construction of some District infrastructure may not occur for several years.

5. OPINION OF PROBABLE CONSTRUCTION COSTS AND BENEFIT

A summary of the opinion of probable costs for the public improvements comprising the CIP to be financed by the District is represented in Table 3. The costs do not include the legal, administrative, financing, operation or maintenance services necessary to finance and operate the District infrastructure.

The public improvements comprising the CIP benefit the District and the estimate of probable cost is less than the benefit the assembled property within the District will receive as a result of the construction of the CIP. The District Assessment Methodology will apportion the cost based on the special benefit received by the residential units planned for the District.

There are no impact fee credits available for any improvements included within the CIP.

It is my professional opinion that these costs are reasonable for the work to be performed and benefit the developable real property in the District. I believe that the District's planned CIP is feasible, and can be constructed within the budget set forth in this Report.

The cost estimates set forth herein are estimates based on current plans and market conditions, which are subject to change. Accordingly, the CIP as used herein refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, roadways, etc.) to support the development and sale of the planned residential units, which (subject to true-up determinations) number and type of units may be changed with the development of the CIP.

TABLE 3

Summary of Opinion of Probable Cost:

Project Description	Phase 1 Construction Cost	Phase 2 Construction Cost	Total CIP Construction Costs
IRRIGATION	$675,000	$450,000	$1,125,000
STORMWATER MANAGEMENT*	$1,525,000	$1,150,000	$2,675,000
BUFFERS	$475,000	$75,000	$550,000
PUBLIC ROADWAYS	$250,000		$250,000
WETLAND/WILDLIFE MITIGATION	$35,000		$35,000
PROFESSIONAL SERVICES	$ 100,000	$50,000	$150,000
CONTINGENCY	$310,000	$175,000	$485,000
TOTALS	$3,370,000	$1,900,000	$5,270,000
MASTER LAND ACQUISITION COSTS:			$4,253,995**
GRAND TOTAL:			$9,523,995

*All of this cost is for new infrastructure work, and does not include any amounts for prior excavation of the stormwater lakes.

** Computed as 42.38 acres (including CDD Roadways, stormwater and buffer areas) x $100,000 per acre, plus 4.57 acres x $3,500 per acre. The land value is based on the appraisal provided by Integra Realty Resources.

6. PERMITS

Overall Project Permits

Permits for construction are required prior to the commencement of construction of infrastructure improvements. The permitting agencies have continuing jurisdiction over the public infrastructure being financed. The following permits have been obtained for the overall CIP:

- Local zoning approval.
- Army Corps of Engineers Dredge and Fill Permit.
- South Florida Water Management District Environmental Resource Permit (ERP).

The following permits have been submitted and reviewed. Approvals are expected in the next 90 days:

- Development Order Approval for Site Infrastructure by the City of Bonita Springs.
- Bonita Springs Utilities Construction Approval for Water and Sewer Facilities.
- Florida Department of Environmental Protection Wastewater and Lee County Environmental Health Water Construction Permits.

The subdivision plat for the Assessment Area One Project has been submitted and is under review by City of Bonita Springs.

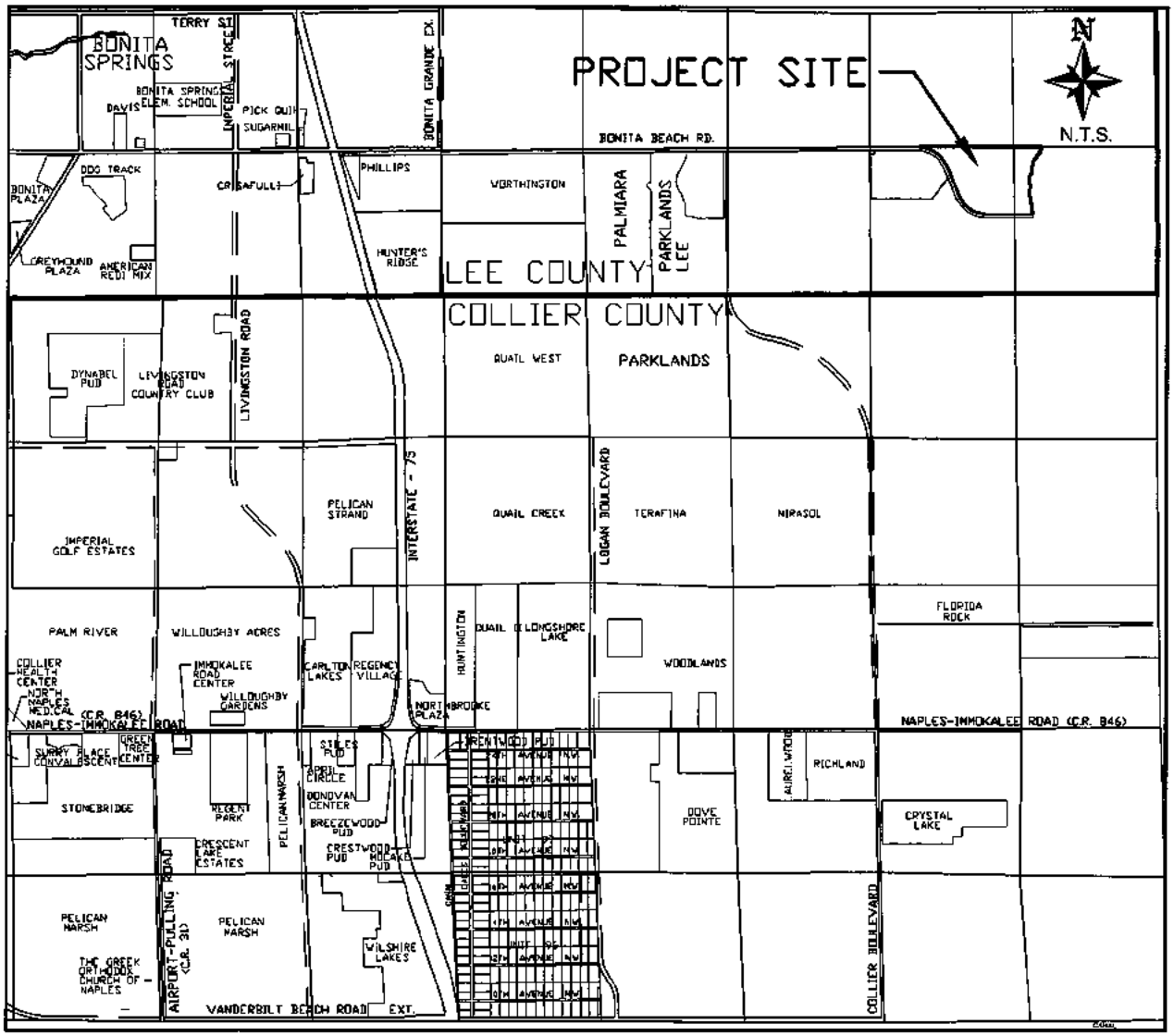
All permits necessary for construction of the CIP are expected to be obtained in due course.

_____

David R. Underhill, Jr. Date
FL License No. 47029
District Engineer

APPENDIX

SITE LOCATION MAP

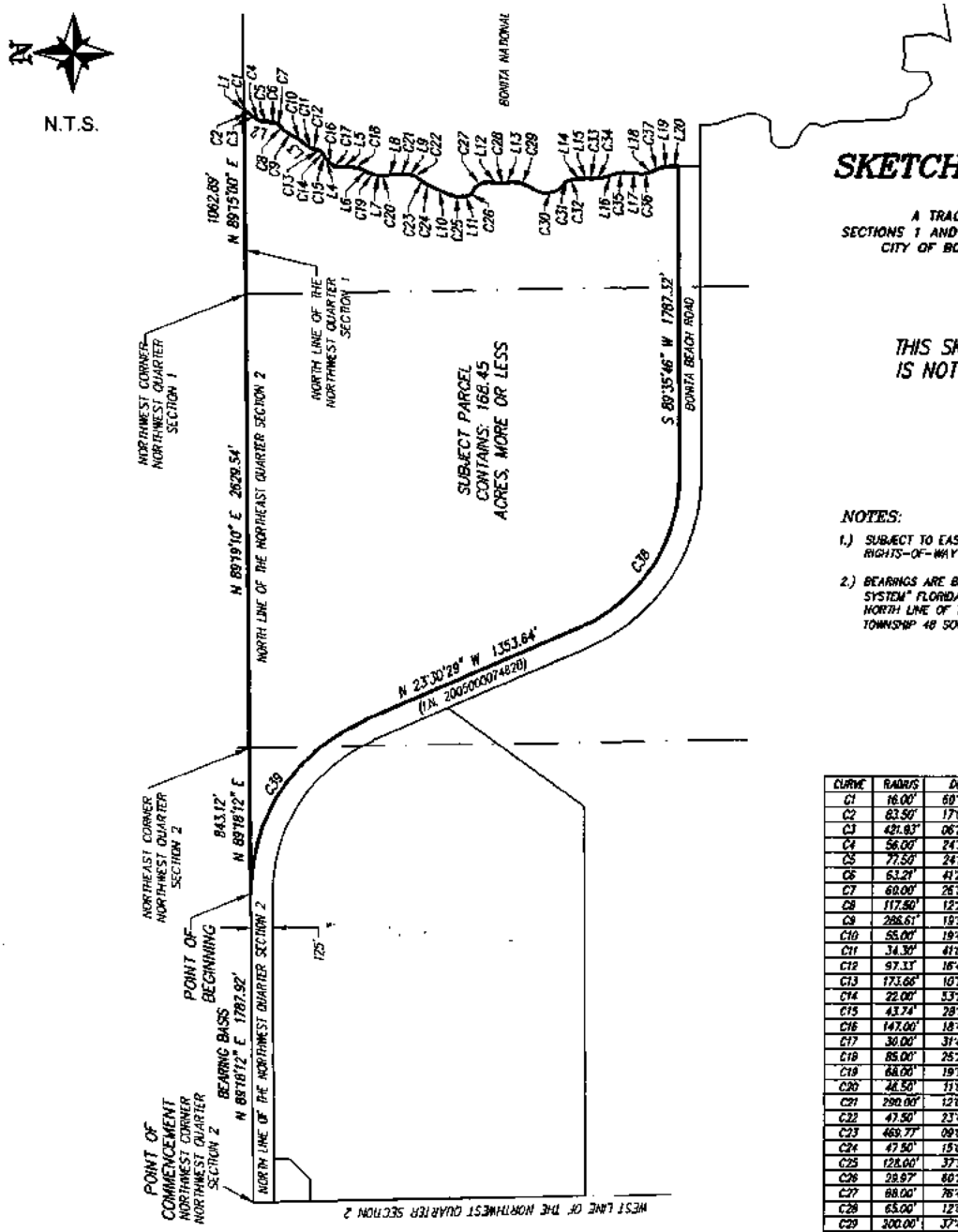


SECTION 1, TOWNSHIP 48 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

EAST BONITA BEACH ROAD C.D.D.

PROJECT LOCATION MAP

EXHIBIT 1



SKETCH OF DESCRIPTION

OF

A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST,
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

EXHIBIT "B"

THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) BEARINGS ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS), WHEREIN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST BEARS N 89°18'12" E.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	16.00'	60°16'10"	16.84'	16.08'	S 29°24'25" W
C2	83.50'	17°08'17"	24.99'	24.90'	S 50°59'21" W
C3	421.83'	06°20'50"	46.74'	46.72'	S 38°28'14" W
C4	56.00'	24°36'12"	24.05'	23.86'	S 22°59'43" W
C5	77.50'	24°36'11"	33.28'	33.02'	S 01°36'28" E
C6	63.21'	41°28'14"	45.76'	44.77'	S 06°49'48" W
C7	60.00'	26°53'54"	28.17'	27.91'	S 41°01'07" W
C8	117.50'	12°21'39"	25.35'	25.30'	S 48°17'15" W
C9	288.61'	19°57'14"	99.82'	99.31'	S 32°07'48" W
C10	55.00'	19°47'29"	19.00'	18.90'	S 32°02'55" W
C11	34.30'	41°00'49"	24.55'	24.03'	S 26°57'38" W
C12	97.33'	16°43'45"	28.42'	28.32'	S 10°49'29" W
C13	173.66'	10°26'14"	31.63'	31.59'	S 23°56'51" W
C14	22.00'	53°27'49"	20.53'	19.79'	S 56°00'49" W
C15	43.74'	28°18'10"	21.61'	21.39'	S 68°35'38" W
C16	147.00'	18°42'18"	47.99'	47.78'	S 41°12'21" W
C17	30.00'	31°47'50"	16.65'	16.44'	S 15°57'17" W
C18	85.00'	25°23'50"	37.68'	37.37'	S 12°45'37" W
C19	68.00'	19°17'07"	22.89'	22.78'	S 15°48'39" W
C20	48.50'	11°01'51"	9.95'	8.94'	S 00°39'10" W
C21	290.00'	12°06'14"	61.28'	61.16'	S 01°11'26" W
C22	47.50'	23°46'45"	19.71'	19.57'	S 19°08'00" W
C23	469.77'	09°07'19"	74.84'	74.76'	S 35°35'13" W
C24	47.50'	15°03'39"	12.48'	12.45'	S 32°37'17" W
C25	128.00'	37°51'48"	84.59'	83.06'	S 06°09'39" W
C26	28.97'	60°21'59"	31.58'	30.14'	S 41°12'00" E
C27	88.00'	76°48'36"	117.97'	109.33'	S 32°58'41" E
C28	65.00'	12°06'17"	13.73'	13.71'	S 00°37'32" E
C29	300.00'	37°46'33"	131.86'	129.49'	S 16°45'09" W
C30	130.00'	94°14'17"	213.84'	190.53'	S 11°29'06" E
C31	25.00'	39°51'12"	17.39'	17.04'	S 38°40'38" E
C32	98.14'	22°30'22"	38.55'	38.30'	S 07°28'36" E
C33	75.00'	23°56'36"	31.34'	31.12'	S 00°25'15" W
C34	87.00'	28°30'04"	43.28'	42.83'	S 01°51'28" E
C35	87.00'	20°01'46"	30.41'	30.26'	S 06°05'37" E
C36	56.00'	35°38'16"	34.83'	34.27'	S 13°53'52" E
C37	110.00'	23°00'29"	44.17'	43.88'	S 20°12'46" E
C38	955.00'	68°53'44"	1115.01'	1050.75'	N 56°57'22" W
C39	1061.00'	67°11'18"	1267.65'	1196.25'	N 57°06'09" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°45'00" E	7.33'
L2	S 10°41'37" W	16.05'
L3	S 41°56'39" W	57.94'
L4	S 51°53'17" W	18.18'
L5	S 00°03'22" W	98.60'
L6	S 25°27'12" W	72.86'
L7	S 06°10'05" W	39.67'
L8	S 04°51'46" E	76.99'
L9	S 07°14'38" W	38.05'
L10	S 25°05'12" W	134.89'

LINE TABLE

LINE	BEARING	DISTANCE
L11	S 12°46'16" E	27.97'
L12	S 05°25'37" W	70.20'
L13	S 06°40'40" E	49.18'
L14	S 01°20'37" E	54.66'
L15	S 11°33'05" E	26.09'
L16	S 16°06'30" E	104.81'
L17	S 03°55'16" W	114.57'
L18	S 31°43'00" E	22.00'
L19	S 08°42'31" E	70.09'
L20	S 00°04'22" W	38.50'

LEGEND:

LB INDICATES LICENSED BUSINESS
I.N. INDICATES INSTRUMENT NUMBER
L1 INDICATES LINE 1 FROM LINE TABLE
C1 INDICATES CURVE 1 FROM CURVE TABLE

EXHIBIT 2

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 936-1302 FAX: (239) 936-2523

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 1995

WWW.BANKSENG.COM

DISTRICT BOUNDARY SKETCH

EAST BONITA BEACH ROAD C.D.D.

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/25/2017	1324DR	COD BNOY	JLW	JLW	DRU	N.T.S.	1

EXHIBT "B"

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST,
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

(AS RECORDED IN INSTRUMENT NUMBER 2005000070029)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST; THENCE N.89°18'12"E., ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1787.92 FEET TO THE **POINT OF BEGINNING.** THENCE CONTINUE N.89°18'12"E., ALONG SAID NORTH LINE A DISTANCE OF 843.12 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N.89°19'10"E., ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 2,629.54 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE N.89°15'00"E., ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1,062.89 FEET; THENCE S.00°45'00"E., A DISTANCE OF 7.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET, A CENTRAL ANGLE OF 60°18'50", A CHORD BEARING OF S.29°24'25"W., AND A CHORD LENGTH OF 16.08 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 16.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 83.50 FEET, A CENTRAL ANGLE OF 17°08'57", A CHORD BEARING OF S.50°59'21"W., AND A CHORD LENGTH OF 24.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 421.93 FEET, A CENTRAL ANGLE OF 06°20'50", A CHORD BEARING OF S.38°28'14"W., AND A CHORD LENGTH OF 46.72 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 46.74 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 24°36'12", A CHORD BEARING OF S.22°59'43"W., AND A CHORD LENGTH OF 23.86 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.05 FEET TO THE END OF SAID CURVE; THENCE S.10°41'37"W., A DISTANCE OF 16.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 77.50 FEET, A CENTRAL ANGLE OF 24°36'11", A CHORD BEARING OF S.01°36'28"E., AND A CHORD LENGTH OF 33.02 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 33.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 63.21 FEET, A CENTRAL ANGLE OF 41°28'44", A CHORD BEARING OF S.06°49'48"W., AND A CHORD LENGTH OF 44.77 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 45.76 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING: A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 26°53'54", A CHORD BEARING OF S.41°0 1'07"W., AND A CHORD LENGTH OF 27.91 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 28.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 117.50 FEET, A CENTRAL ANGLE OF 12°21'39", A CHORD BEARING OF S .48°17'15"W., AND A CHORD LENGTH OF 25.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 25.35 FEET TO THE

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DESCRIPTION FOR DISTRICT BOUNDARY
EAST BONITA BEACH ROAD C.D.D.
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/25/2017	1324DR	COD BNDY	JLW	JLW	DRU	N.T.S.	1

POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 286.61 FEET, A CENTRAL ANGLE OF 19°57'14", A CHORD BEARING OF S.32°07'48"W., AND A CHORD LENGTH OF 99.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 99.82 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 19°47'28", A CHORD BEARING OF S.32°02'55"W., AND A CHORD LENGTH OF 18.90 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 19.00 FEET TO THE END OF SAID CURVE; THENCE S.41°56'39"W., A DISTANCE OF 57.94 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 34.30 FEET, A CENTRAL ANGLE OF 41°00'49", A CHORD BEARING OF S.26°57'38"W., AND A CHORD LENGTH OF 24.03 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 24.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 97.33 FEET, A CENTRAL ANGLE OF 16°43'45", A CHORD BEARING OF S.10°49'28"W., AND A CHORD LENGTH OF 28.32 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 28.42 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 173.66 FEET, A CENTRAL ANGLE OF 10°26'14", A CHORD BEARING OF S.23°56'51"W., AND A CHORD LENGTH OF 31.59 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 53°27'49", A CHORD BEARING OF S.56°00'49"W., AND A CHORD LENGTH OF 19.79 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 20.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 43.74 FEET, A CENTRAL ANGLE OF 28°18'10", A CHORD BEARING OF S.68°35'38"W., AND A CHORD LENGTH OF 21.39 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 21.61 FEET; THENCE S.51°53'17"W., A DISTANCE OF 18.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 147.00 FEET, A CENTRAL ANGLE OF 18°42'18", A CHORD BEARING OF S.41°12'21"W., AND A CHORD LENGTH OF 47.78 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 47.99 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE LEFT HAVING: A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 31°47'50", A CHORD BEARING OF S.15°57'17"W., AND A CHORD LENGTH OF 16.44 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 16.65 FEET TO THE END OF SAID CURVE; THENCE S.00°03'22"W., A DISTANCE OF 99.60 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 25°23'50", A CHORD BEARING OF S.12°45'17"W., AND A CHORD LENGTH OF 37.37 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 37.68 FEET TO THE END OF SAID CURVE; THENCE S.25°27'12"W., A DISTANCE OF 72.66 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 68.00 FEET, A CENTRAL ANGLE OF 19°17'07", A CHORD BEARING OF S.15°48'39"W., AND A CHORD LENGTH OF 22.78 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 22.89 FEET TO THE END OF SAID CURVE; THENCE S.06°10'05"W., A DISTANCE OF 39.67 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 46.50 FEET, A CENTRAL ANGLE OF 11°01'51", A CHORD BEARING OF S.00°39'10"W., AND A CHORD LENGTH OF 8.94 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 8.95 FEET TO THE END OF SAID CURVE; THENCE S.04°51'46"E., A DISTANCE OF 76.99 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 12°06'24", A CHORD BEARING OF S.01°11'26"W., AND A CHORD LENGTH OF 61.16 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 61.28 FEET TO THE END OF SAID CURVE; THENCE S.07°14'38"W., A DISTANCE OF 38.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 23°46'45", A CHORD BEARING OF S.19°08'00"W., AND A CHORD LENGTH OF 19.57 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 19.71 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING: A RADIUS OF 469.77 FEET, A CENTRAL ANGLE OF 09°07'39", A CHORD BEARING OF S.35°35'13"W., AND A CHORD LENGTH OF 74.76 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 74.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 47.50 FEET, A CENTRAL ANGLE OF 15°03'30", A CHORD BEARING OF S.32°37'17"W., AND A CHORD LENGTH OF 12.45 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 12.48 FEET TO THE END OF SAID CURVE; THENCE S.25°05'32"W., A DISTANCE OF 134.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 37°51'48", A CHORD BEARING

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DESCRIPTION FOR DISTRICT BOUNDARY

EAST BONITA BEACH ROAD C.D.D.

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/25/2017	1324DR	COD BNDY	JLW	JLW	DRU	N.T.S.	1

FEET, A CENTRAL ANGLE OF 76°48'36", A CHORD BEARING OF S.32°58'41"E., AND A CHORD LENGTH OF 109.33 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 117.97 FEET TO THE END OF SAID CURVE; THENCE S.05°25'37"W., A DISTANCE OF 70.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 12°06'17", A CHORD BEARING OF S.00°37'32"E., AND A CHORD LENGTH OF 13.71 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 13.73 FEET TO THE END OF SAID CURVE; THENCE S.06°40'40"E., A DISTANCE OF 49.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 37°46'33", A CHORD BEARING OF S.16°45'02"W., AND A CHORD LENGTH OF 129.49 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 131.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 94°14'47", A CHORD BEARING OF S.11°29'05"E., AND A CHORD LENGTH OF 190.53 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 213.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°51'42", A CHORD BEARING OF S.38°40'38"E., AND A CHORD LENGTH OF 17.04 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 17.39 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE TO THE RIGHT HAVING: A RADIUS OF 98.14 FEET, A CENTRAL ANGLE OF 22°30'22", A CHORD BEARING OF S.07°29'36"E., AND A CHORD LENGTH OF 38.30 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 38.55 FEET TO THE END OF SAID CURVE; THENCE S.01°20'37"E., A DISTANCE OF 54.56 FEET; THENCE S.11°33'05"E., A DISTANCE OF 26.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 23°56'39", A CHORD BEARING OF S.00°25'15"W., AND A CHORD LENGTH OF 31.12 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 31.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 28°30'04", A CHORD BEARING OF S.01°51'28"E., AND A CHORD LENGTH OF 42.83 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 43.28 FEET TO THE END OF SAID CURVE; THENCE S.16°06'30"E., A DISTANCE OF 104.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 20°01'46", A CHORD BEARING OF S.06°05'37"E., AND A CHORD LENGTH OF 30.26 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 30.41 FEET TO THE END OF SAID CURVE; THENCE S.03°55'16"W., A DISTANCE OF 114.57 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 56.00 FEET, A CENTRAL ANGLE OF 35°38'16", A CHORD BEARING OF S.13°53'52"E., AND A CHORD LENGTH OF 34.27 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 34.83 FEET TO THE END OF SAID CURVE; THENCE S.31°43'00"E., A DISTANCE OF 22.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 23°00'29", A CHORD BEARING OF S.20°12'46"E., AND A CHORD LENGTH OF 43.88 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 44.17 FEET TO THE END OF SAID CURVE; THENCE S.08°42'31"E., A DISTANCE OF 70.09 FEET; THENCE S.00°04'22"W., A DISTANCE OF 38.50 FEET; THENCE S.89°35'46"W., A DISTANCE OF 1,787.32 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 955.00 FEET, A CENTRAL ANGLE OF 66°53'44", A CHORD BEARING OF N.56°57'22"W., AND A CHORD LENGTH OF 1,052.75 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,115.01 FEET TO THE END OF SAID CURVE; THENCE N.23°30'29"W., A DISTANCE OF 1353.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 1081.00 FEET, A CENTRAL ANGLE OF 67°11'18", A CHORD BEARING OF N.57°06'09"W., AND A CHORD LENGTH OF 1,196.25 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 1,267.65 FEET TO THE **POINT OF BEGINNING**. PARCEL CONTAINS 168.45 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS). WHEREIN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST BEARS N 89°18'12" E.

EXHIBIT 2A
PAGE 3

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DESCRIPTION FOR DISTRICT BOUNDARY

EAST BONITA BEACH ROAD C.D.D.

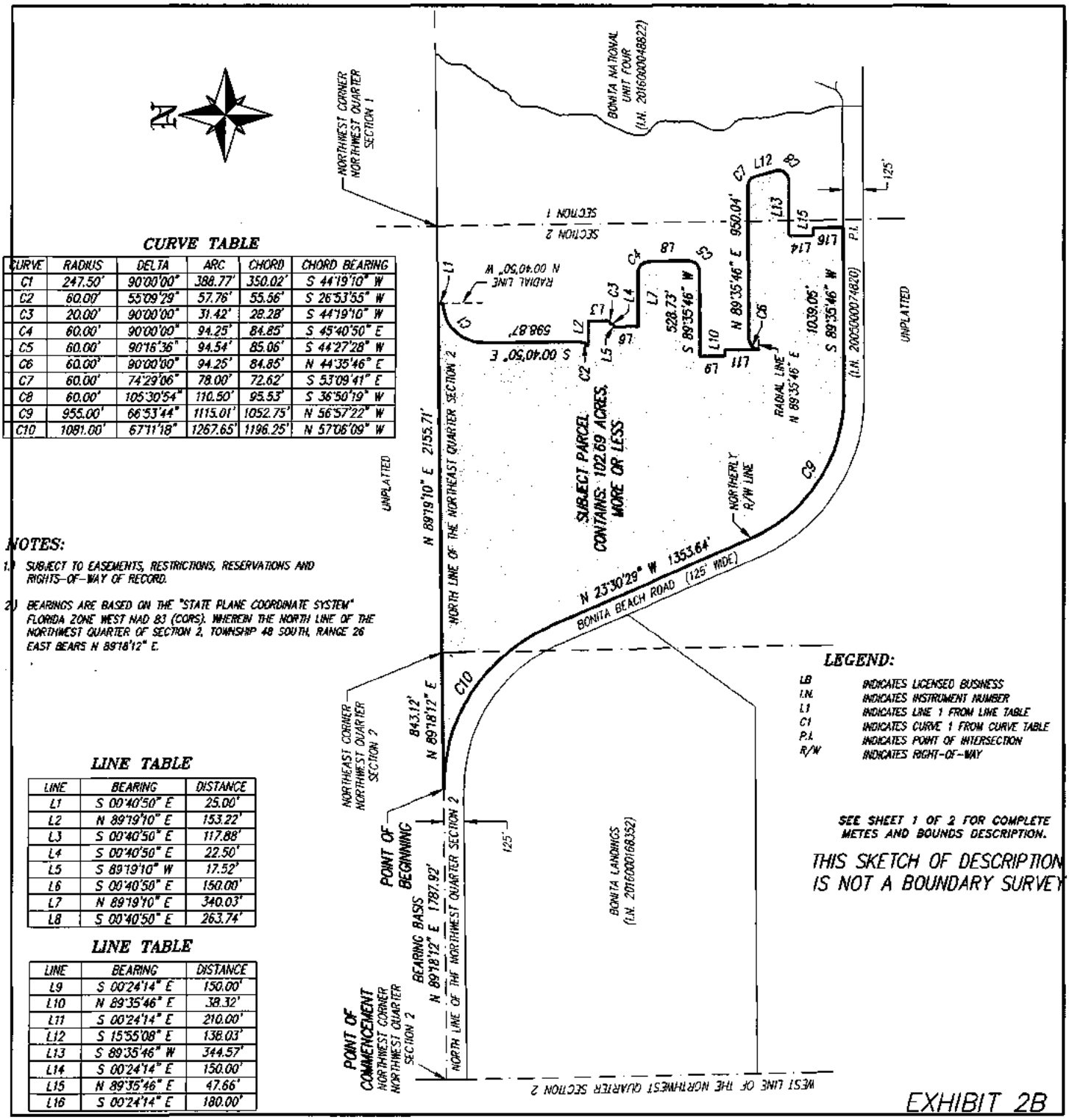
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/25/2017	1324DR	CDD BNDY	JLW	JLW	DRU	N.T.S.	1

SKETCH OF DESCRIPTION

OF

A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST,
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	247.50'	90°00'00"	388.77'	350.02'	S 44°19'10" W
C2	60.00'	55°09'29"	57.76'	55.56'	S 26°53'55" W
C3	20.00'	90°00'00"	31.42'	28.28'	S 44°19'10" W
C4	60.00'	90°00'00"	94.25'	84.85'	S 45°40'50" E
C5	60.00'	90°16'36"	94.54'	85.06'	S 44°27'28" W
C6	60.00'	90°00'00"	94.25'	84.85'	N 44°35'46" E
C7	60.00'	74°29'06"	78.00'	72.62'	S 53°09'41" E
C8	60.00'	105°30'54"	110.50'	95.53'	S 36°50'19" W
C9	955.00'	66°53'44"	1115.01'	1052.75'	N 56°57'22" W
C10	1081.00'	67°11'18"	1267.65'	1196.25'	N 57°06'09" W

NOTES:

1. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
2. BEARINGS ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS). WHEREIN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST BEARS N 89°18'12" E.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°40'50" E	25.00'
L2	N 89°19'10" E	153.22'
L3	S 00°40'50" E	117.88'
L4	S 00°40'50" E	22.50'
L5	S 89°19'10" W	17.52'
L6	S 00°40'50" E	150.00'
L7	N 89°19'10" E	340.03'
L8	S 00°40'50" E	263.74'

LINE TABLE

LINE	BEARING	DISTANCE
L9	S 00°24'14" E	150.00'
L10	N 89°35'46" E	38.32'
L11	S 00°24'14" E	210.00'
L12	S 15°55'08" E	138.03'
L13	S 89°35'46" W	344.57'
L14	S 00°24'14" E	150.00'
L15	N 89°35'46" E	47.66'
L16	S 00°24'14" E	180.00'

LEGEND:

LB	INDICATES LICENSED BUSINESS
I.N.	INDICATES INSTRUMENT NUMBER
L1	INDICATES LINE 1 FROM LINE TABLE
C1	INDICATES CURVE 1 FROM CURVE TABLE
P.I.	INDICATES POINT OF INTERSECTION
R/W	INDICATES RIGHT-OF-WAY

SEE SHEET 1 OF 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

EXHIBIT 2B

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SKETCH FOR ASSESSMENT AREA ONE

EAST BONITA BEACH ROAD C.D.D.

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/25/2017	1324DR	CDD BNDY	JLW	JLW	DRU	N.T.S.	1

DESCRIPTION
OF
A TRACT OR PARCEL OF LAND
LYING IN
SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST,
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF BONITA SPRINGS, LYING IN SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST; THENCE N 89°18'12" E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR 1787.92 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N 89°18'12" E ALONG SAID NORTH LINE FOR 843.12 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N 89°19'10" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 FOR 2,155.71 FEET; THENCE S 00°40'50" E FOR 25.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.50 FEET TO WHICH POINT A RADIAL LINE BEARS N 00°40'50" W; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 388.77 FEET; THENCE S 00°40'50" E FOR 598.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°09'29" FOR 57.76 FEET; THENCE N 89°19'10" E FOR 153.22 FEET; THENCE S 00°40'50" E FOR 117.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 31.42 FEET; THENCE S 00°40'50" E FOR 22.50 FEET; THENCE S 89°19'10" W FOR 17.52 FEET; THENCE S 00°40'50" E FOR 150.00 FEET; THENCE N 89°19'10" E FOR 340.03 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 94.25 FEET; THENCE S 00°40'50" E FOR 263.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°16'36" FOR 94.54 FEET; THENCE S 89°35'46" W FOR 528.73 FEET; THENCE S 00°24'14" E FOR 150.00 FEET; THENCE N 89°35'46" E FOR 38.32 FEET; THENCE S 00°24'14" E FOR 210.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET TO WHICH POINT A RADIAL LINE BEARS N 89°35'46" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 94.25 FEET; THENCE N 89°35'46" E FOR 950.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°29'06" FOR 78.00 FEET; THENCE S 15°55'08" E FOR 138.03 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 105°30'54" FOR 110.50 FEET; THENCE S 89°35'46" W FOR 344.57 FEET; THENCE S 00°24'14" E FOR 150.00 FEET; THENCE N 89°35'46" E FOR 47.66 FEET; THENCE S 00°24'14" E FOR 180.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BONITA BEACH ROAD (125 FEET WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 2005000074820 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE S 89°35'46" W ALONG SAID NORTHERLY LINE FOR 1,039.05 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 955.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 66°53'44" FOR 1,115.01 FEET; THENCE N 23°30'29" W ALONG SAID NORTHERLY LINE FOR 1,353.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,081.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 67°11'18" FOR 1,267.65 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS: 102.69 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS). WHEREIN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST BEARS N 89°18'12" E.

EXHIBIT 2C

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DESCRIPTION FOR ASSESSMENT AREA ONE
EAST BONITA BEACH ROAD C.D.D.
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/25/2017	1324DR	CDD BNDY	JLW	JLW	DRU	N.T.S.	1

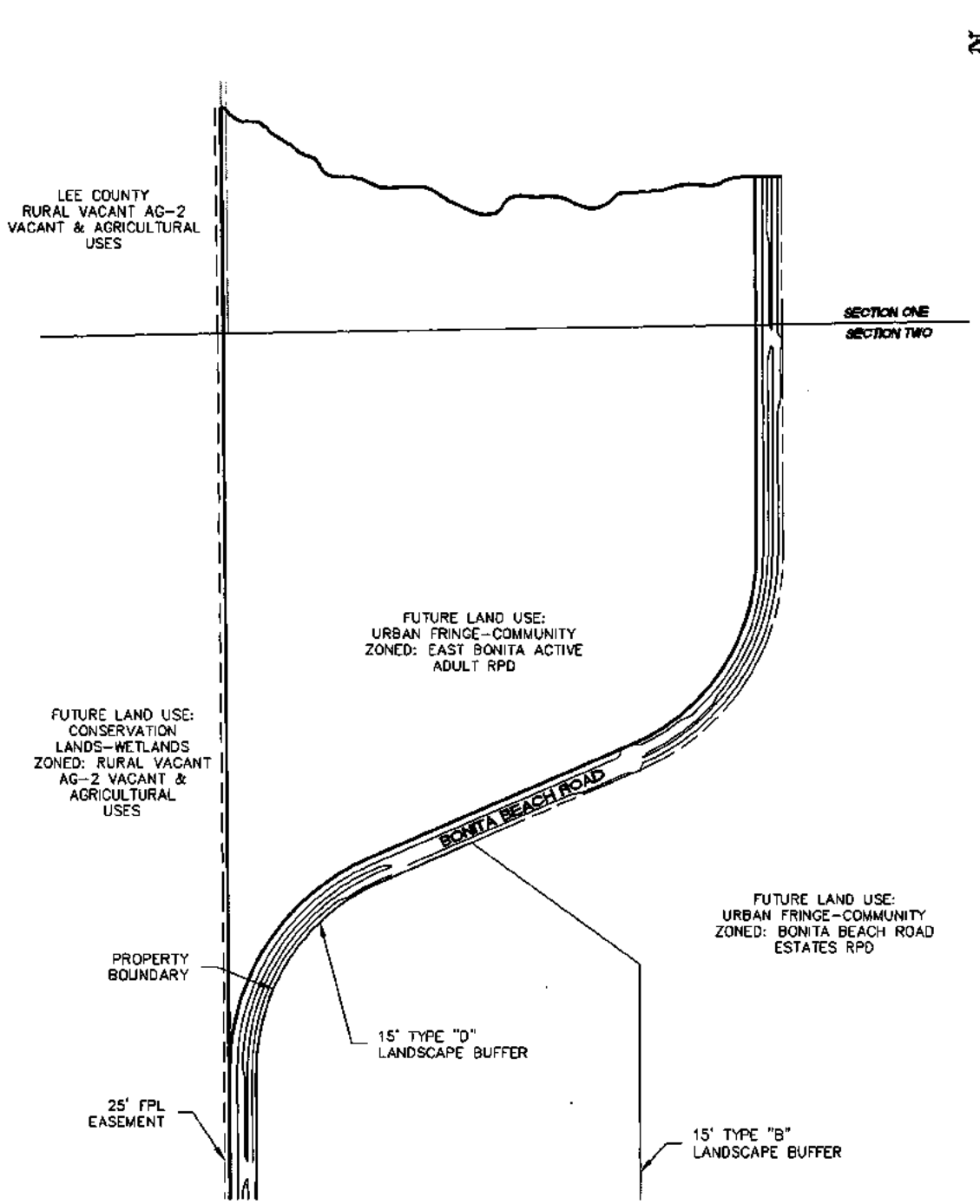

EXHIBIT 3

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DISTRICT ZONING MAP

EAST BONITA BEACH ROAD C.D.D.

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/25/2017	1324DR	ZONING	JLW	JLW	DRU	N.T.S.	1

N.T.S.

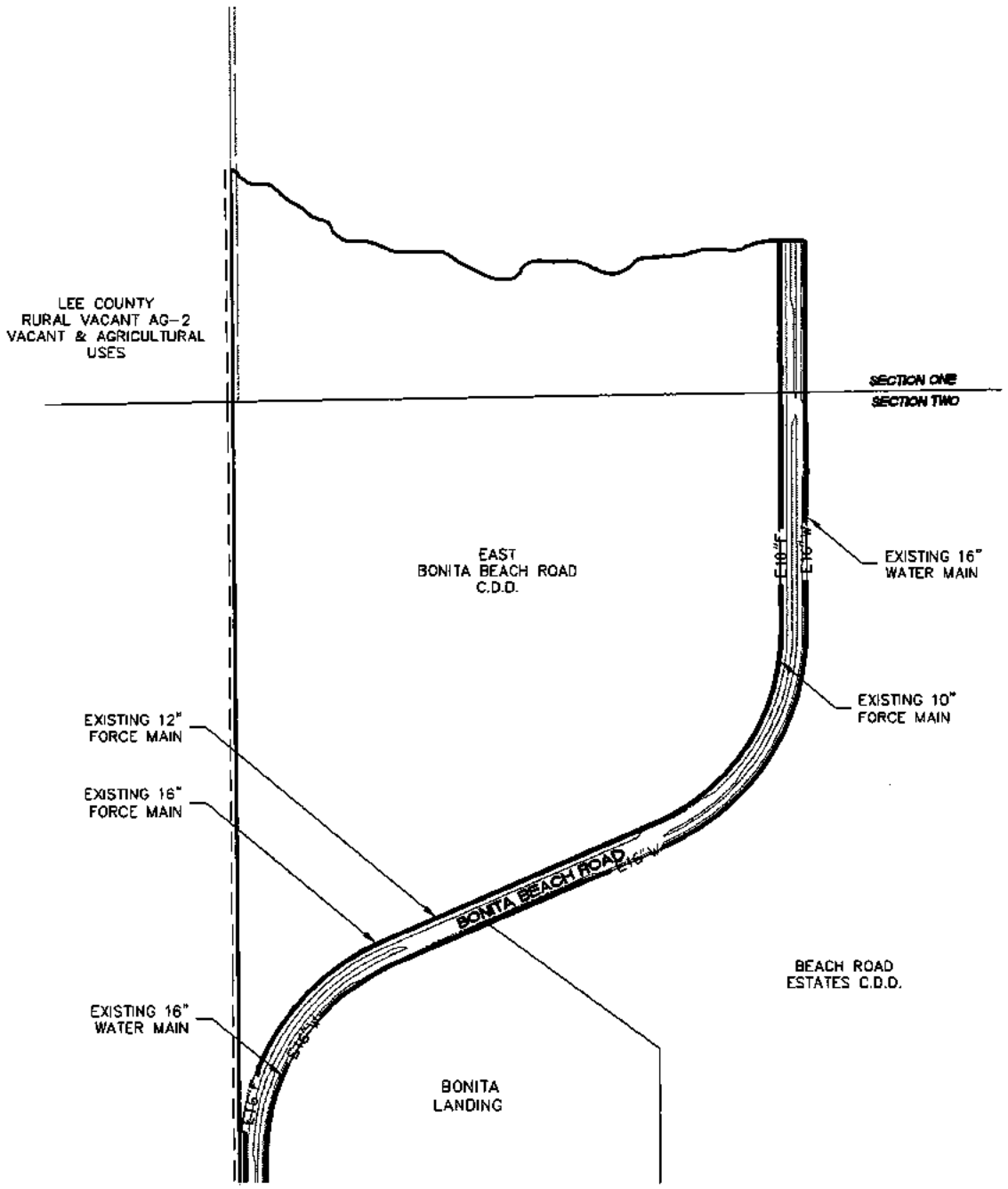

EXHIBIT 4

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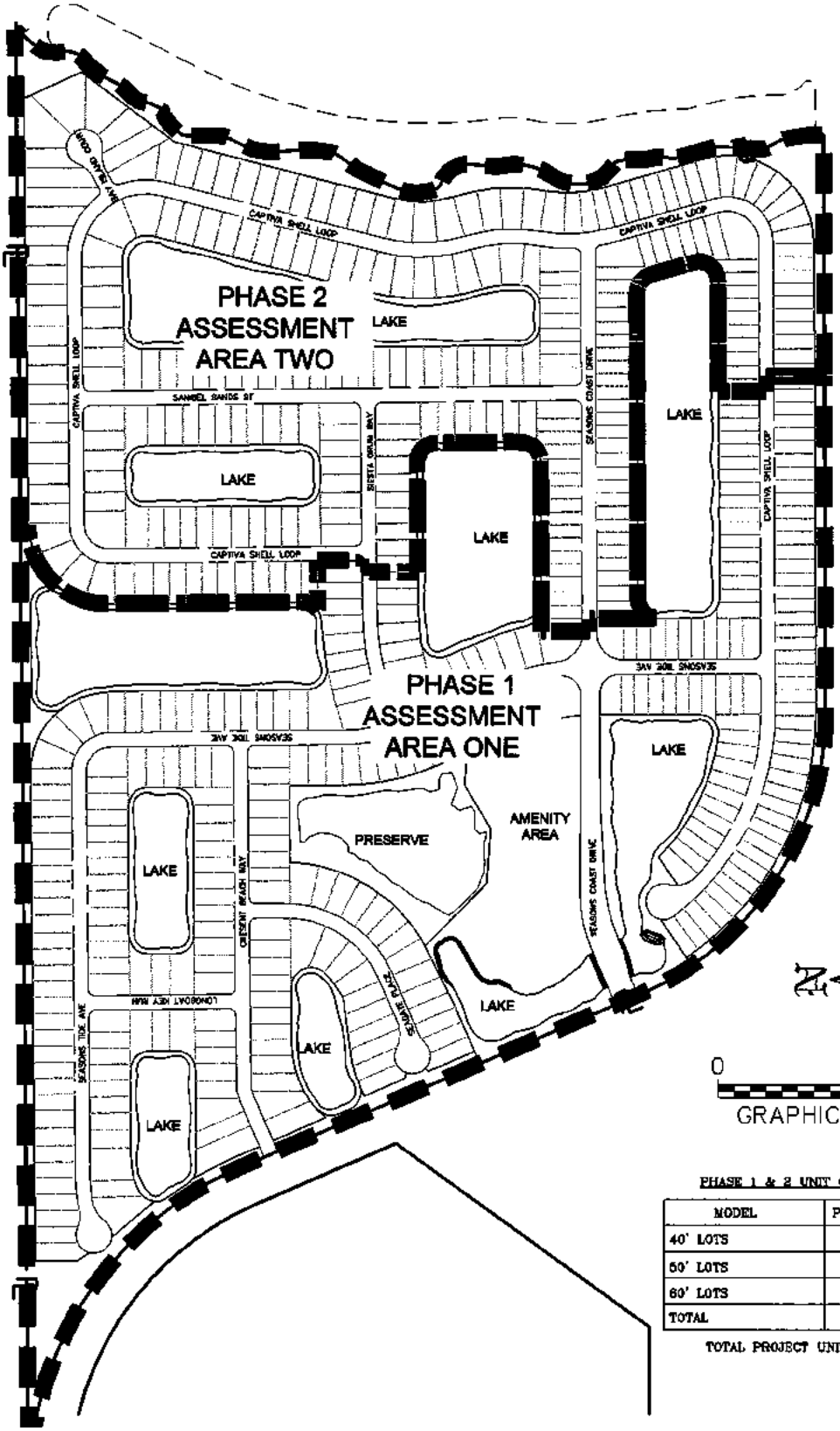
EXISTING UTILITIES MAP

EAST BONITA BEACH ROAD C.D.D.

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/25/2017	1324DR	EX UTIL	JLW	JLW	DRU	N.T.S.	1



PHASE 1 & 2 UNIT COUNT:

MODEL	PHASE 1	PHASE 2	TOTAL
40' LOTS	96	99	197
50' LOTS	161	92	253
60' LOTS	5	33	88
TOTAL	264	264	548

TOTAL PROJECT UNITS = 548 UNITS

EXHIBIT 5

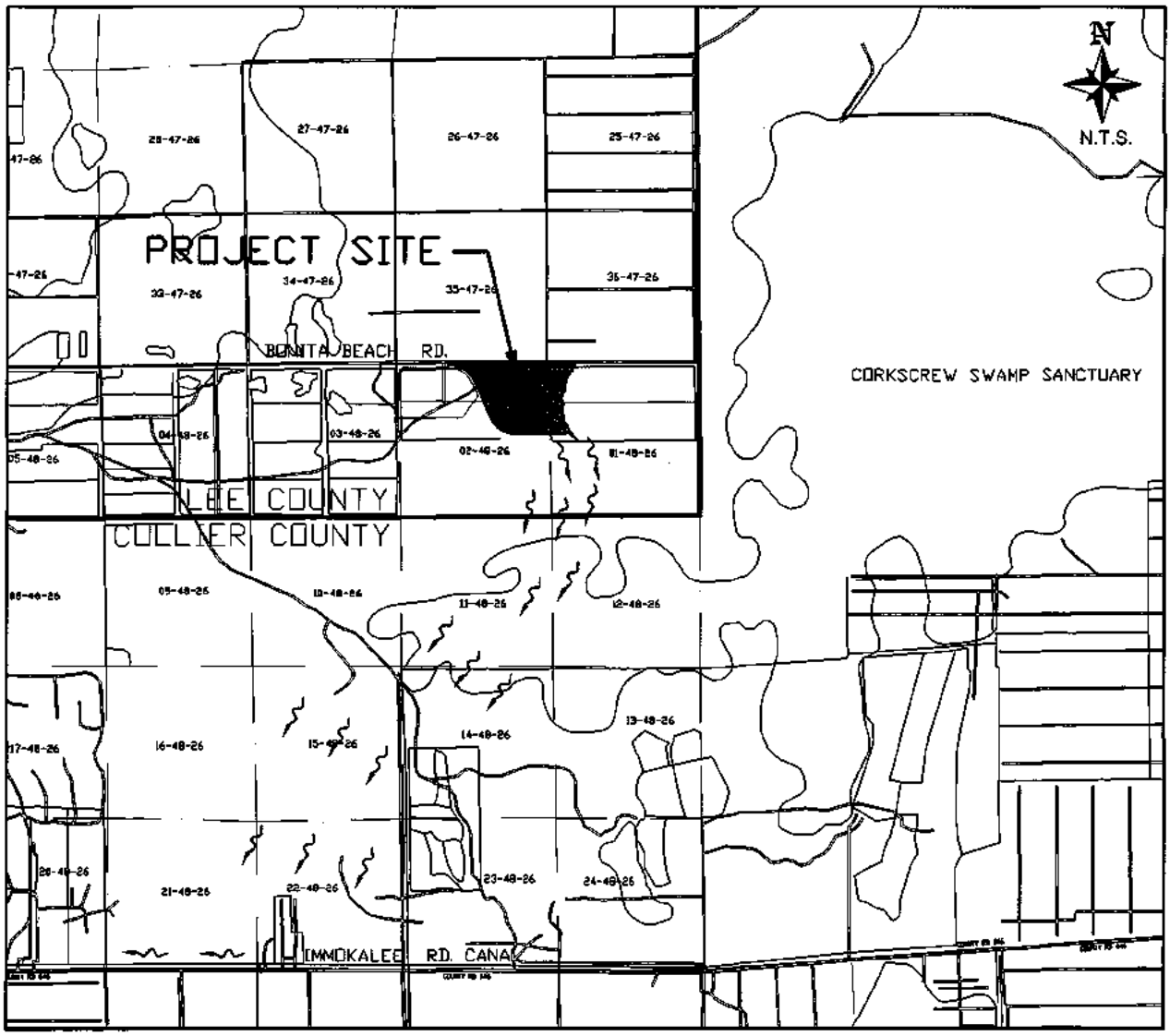
BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6680
WWW.BANKSENG.COM

PHASE PLAN

EAST BONITA BEACH ROAD C.D.D.

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/25/2017	1324DR	PHASE	JLW	JLW	DRU	1"=500'	1



SECTION 1, TOWNSHIP 48 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

EAST BONITA BEACH ROAD C.D.D.

OUTFALL MAP

EXHIBIT 6-1

BANKS ENGINEERING
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FORT MYERS, FLORIDA 33966
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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

REGIONAL OUTFALL MAP
EAST BONITA BEACH ROAD C.D.D.
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/25/2017	13240R	OUTFALL	JLW	JLW	DRU	N.T.S.	1

EXHIBIT 6-2

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
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10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
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DISTRICT OUTFALL MAP

EAST BONIT BEACH ROAD C.D.D.

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/25/2017	1324DR	OUTFALL	JLW	JLW	DRU	1"=1000'	1

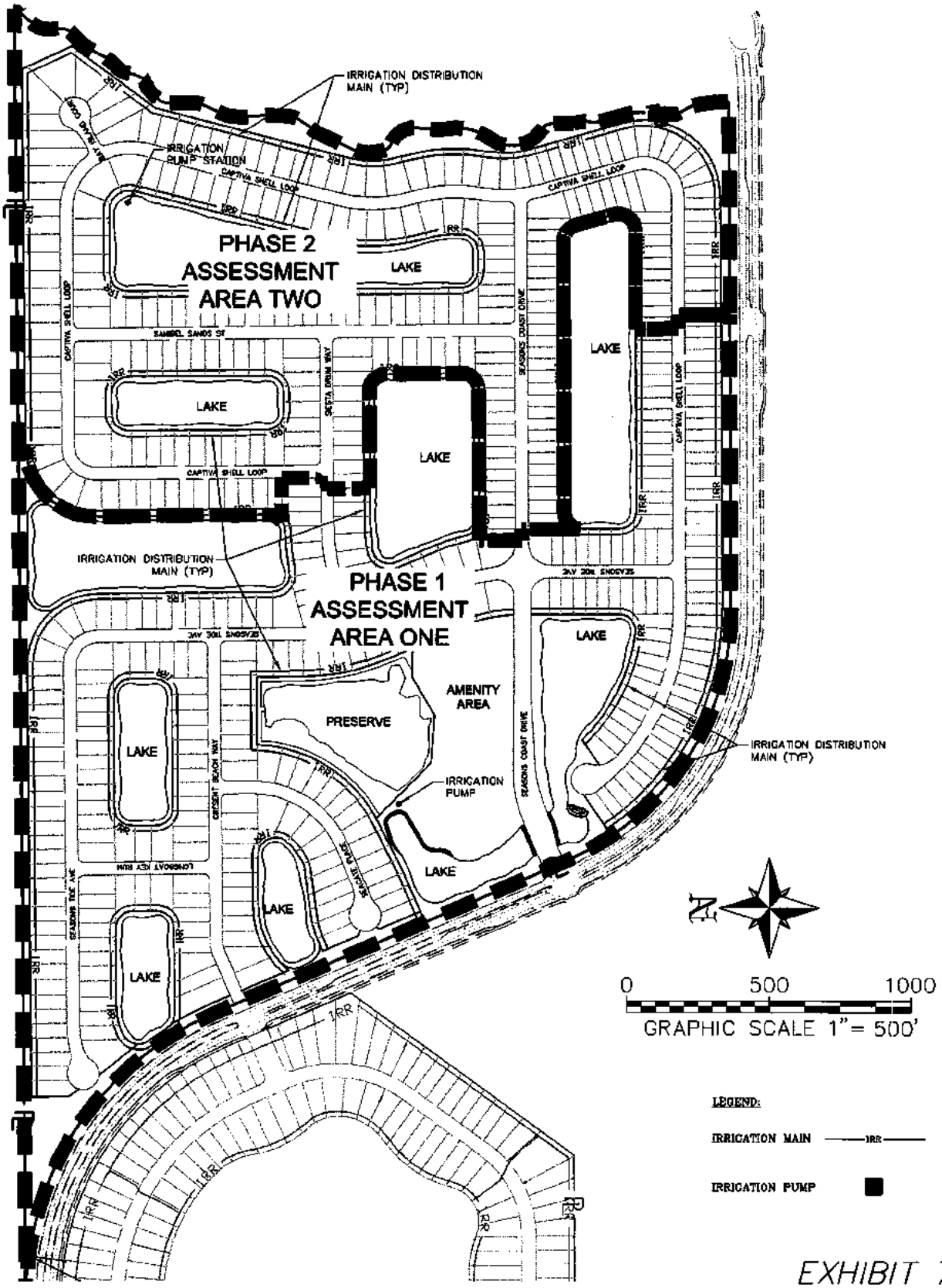

EXHIBIT 7

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 936-0480 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 0449
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

IRRIGATION FACILITIES

EAST BONITA BEACH ROAD C.D.D.

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/25/2017	1324DR	IRRIGATION	JLW	JLW	DRU	1"=500'	1

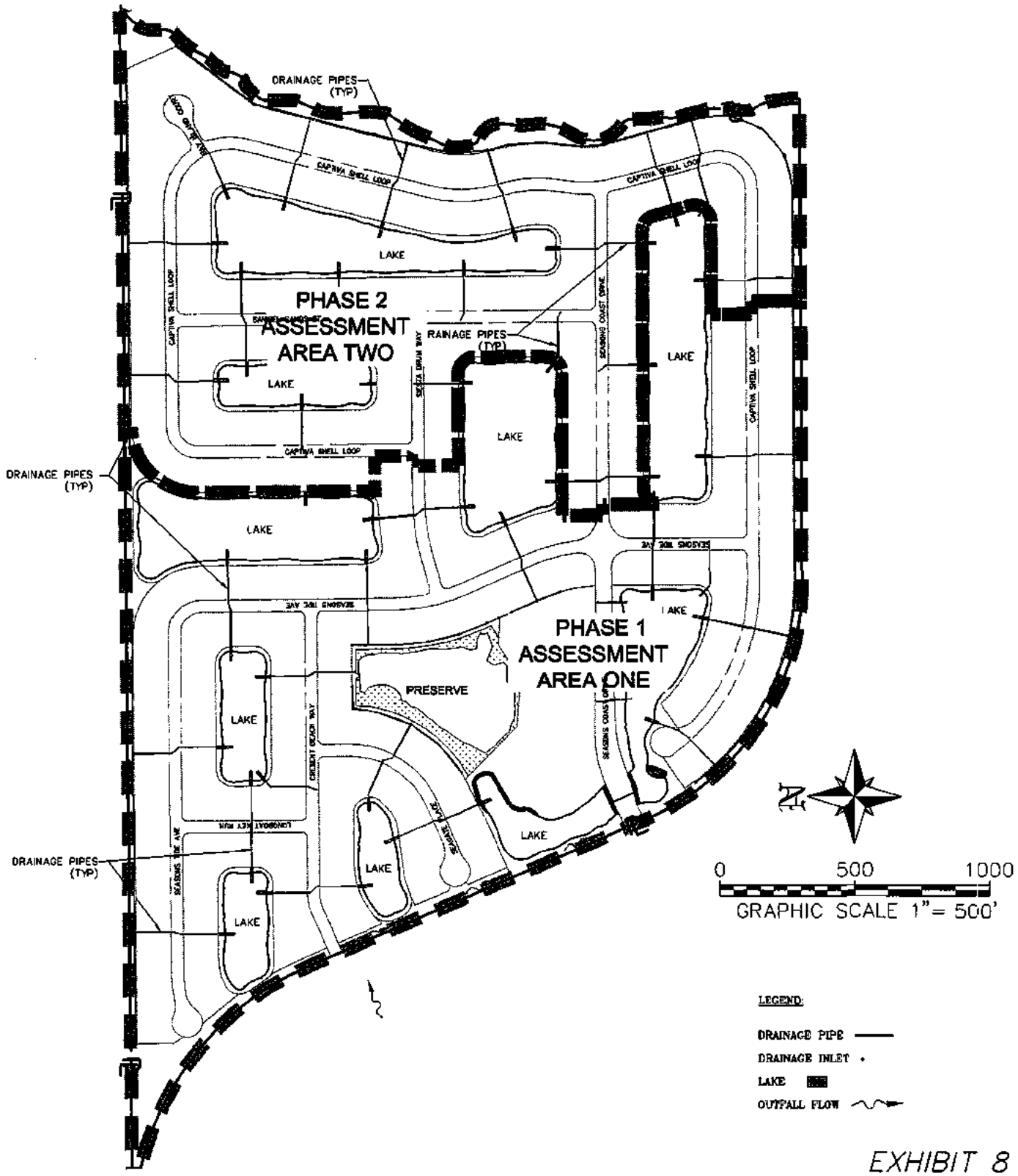

EXHIBIT 8

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6691
WWW.BANKSENG.COM

STORMWATER FACILITIES

EAST BONITA BEACH ROAD C.D.D.

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/25/2017	1324DR	DRAINAGE	JLW	JLW	DRU	1"=500'	1

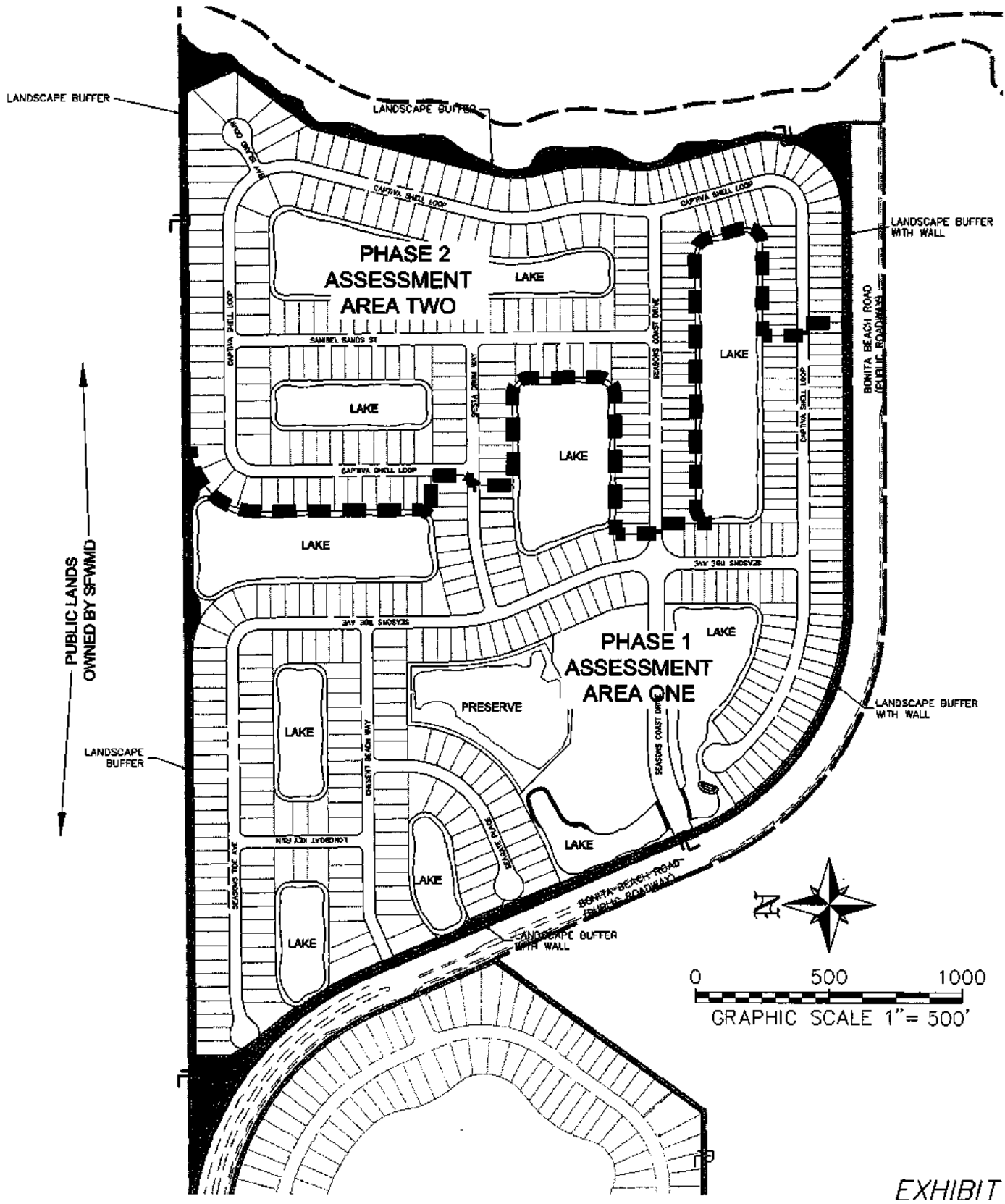

EXHIBIT 9

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
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10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
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ENGINEERING LICENSE # EB 0449
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

BUFFERS

EAST BONITA BEACH ROAD C.D.D.

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/25/2017	1324DR	BUFFERS	JLW	JLW	DRU	1"=500'	1

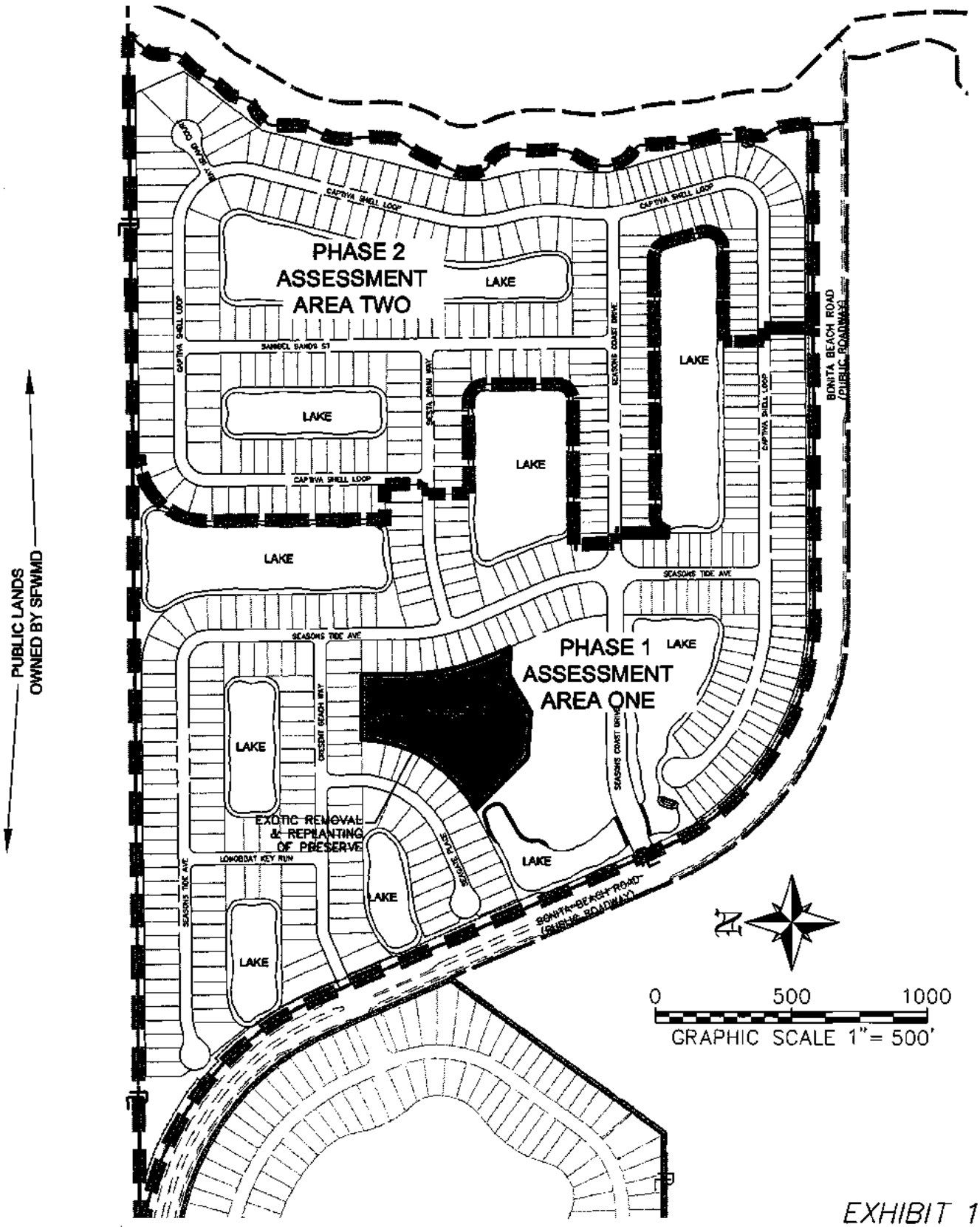

EXHIBIT 10

BANKS ENGINEERING
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ENGINEERING LICENSE # EB 6490
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

WETLAND/WILDLIFE MITIGATION

EAST BONITA BEACH ROAD C.D.D.

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/25/2017	1324DR	BUFFER	JLW	JLW	DRU	1"=500'	1

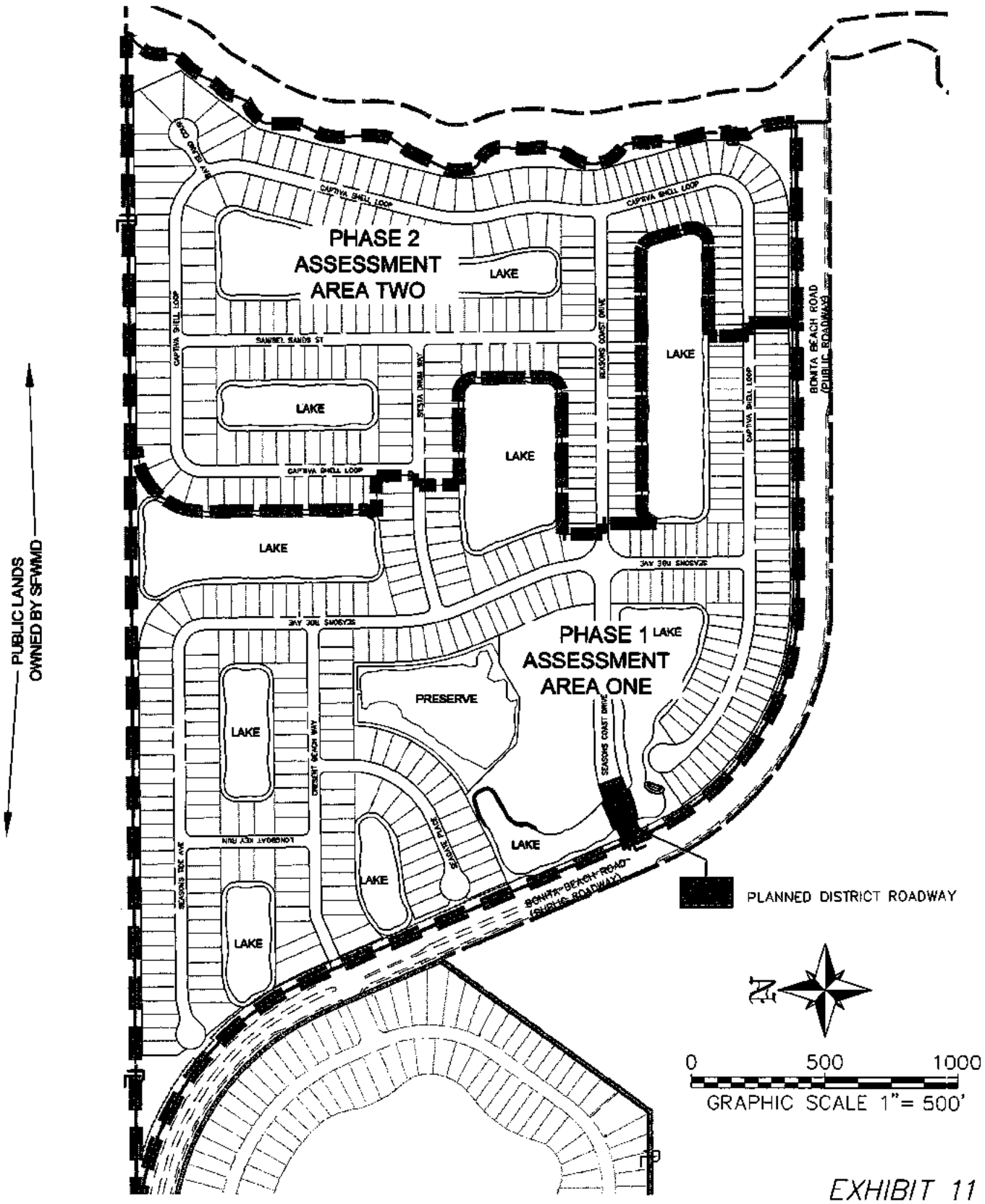

EXHIBIT 11

BANKS ENGINEERING
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10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
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SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

DISTRICT ROADWAYS

EAST BONITA BEACH ROAD C.D.D.

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
10/25/2017	13240R	BUFFER	JLW	JLW	DRU	1"=500'	1

Exhibit B

Master Special Assessment Methodology Report dated January 9, 2018 and *Supplemental Special Assessment Methodology Report* dated August 28, 2018

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

Master
Special Assessment
Methodology Report

January 9, 2018

Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

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1.0 Introduction

1.1 Purpose

This Master Special Assessment Methodology Report (the "Report") was developed to provide a master financing plan and a master special assessment methodology for what is known as "Assessment Area One" (as defined in the Engineer's Report (defined herein)) within the East Bonita Beach Community Development District (the "District"), located in unincorporated Lee County, Florida. This Report is being issued in connection with the District's proposed issuance of a first series of bonds intended to finance all or a portion of the "Assessment Area One Project," as defined in the Engineer's Report for the East Bonita Beach Road Community Development District of Banks Engineering dated January 9, 2018 (the "Engineer's Report").

1.2 Scope of the Report

This Report presents the projections for financing the District's Assessment Area One Project described in the Engineer's Report, as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Assessment Area One Project.

This report is a "master" report in that it contemplates the issuance of multiple series of bonds and in order to finance all or a portion of the District's Assessment Area One Project and Assessment Area Two Project, both as described in the Engineer's Report. However, this report is intended to be relied upon only in connection with establishing a special assessment lien for Assessment Area One. If the District later decides to issue a series of bonds secured by special assessments levied on Assessment Area Two, a separate report and assessment lien would need to be established. If the District does not decide to issue a series of bonds secured by special assessments levied on Assessment Area Two, then the special assessments provided for hereunder would stand alone, and not be reallocated across Assessment Area Two.

1.3 Special Benefits and General Benefits

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

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

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

1.4 Organization of the Report

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

Section Three provides a summary of the Assessment Area One Project as determined by the District Engineer.

Section Four discusses the master financing program for the District.

Section Five introduces the master special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District will serve the Seasons at Bonita development (the "Development" or "Seasons at Bonita"), a master planned, residential development located in unincorporated Lee County, Florida. The land within the District consists of approximately 168.45 +/- acres and is generally north and east of Bonita Beach Road, and directly west of the Bonita National residential development. The land within the Assessment Area One consists of approximately 102.69 +/- acres within the District, as defined by legal description in the Exhibit "A" to the Report.

2.2 The Development Program

The development of Seasons at Bonita is anticipated to be conducted by D.R. Horton, Inc. or its affiliates (the "Developer") over a multi-year period. Based upon the information provided by the Developer, the current development plan envisions a total of 548 residential units developed in two (2) phases and located within two (2) geographical areas referred to as Assessment Area One with a total of 284 residential units and Assessment Area Two with a total of 264 residential units. Note that the development phasing, unit types and unit numbers may change throughout the

development period. Table 1 in the *Appendix* illustrates the development plan for the Seasons at Bonita.

3.0 Public Infrastructure Improvements

3.1 Overview

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

3.2 Capital Improvement Plan / Assessment Area One Project

The public infrastructure improvements needed to serve the Development and set forth in the overall "Capital Improvement Plan" or "CIP," as described in the Engineer's Report, are projected to consist of irrigation, storm water management, buffers, public roadways, and wetland/wildlife mitigation. Additionally, cost estimates include professional services as well as land acquisition costs. According to the Engineer's Report, the public infrastructure improvements are projected to be constructed in two (2) infrastructure construction phases. The Assessment Area One Project, as noted in the Engineer's Report, consists of that portion of the overall CIP that is funded from the District's first bond issuance and allocable to Assessment Area One, based on Assessment Area One's proportionate share of the planned unit counts. *See Table 3* herein. The District's first bond issuance secured by the special assessment lien imposed on the Assessment Area One would finance the first portions of the overall CIP, and up to the amount of the lesser of the construction proceeds from the bond issuance, or the benefit from the overall CIP allocable to Assessment Area One. Special assessments would only be imposed on Assessment Area Two if and when the District decides to undertake to issue bonds for the Assessment Area Two Project. Stated differently, if the Developer elects to finance the balance of the CIP beyond the Assessment Area One Project, then no special assessments would be levied on Assessment Area Two.

The sum of all public infrastructure improvements as described in the Engineer's Report will comprise an interrelated system of improvements, which means all of the improvements comprising the overall CIP, once constructed, will serve the entire District, and improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the public infrastructure improvements are estimated at $9,523,995, with the costs of the Assessment Area One Project estimated at $4,803,627 and the costs of the future Assessment Area One Project estimated at $4,720,368. Tables 2 and 3 in the *Appendix* illustrate the specific components of the public infrastructure improvements and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within the Assessment Area One. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change, the District projects that it will issue approximately $6,515,000 in par amount of special assessment bonds (the "Bonds") to fund all or a portion of the Assessment Area One Project estimated at $4,803,627.

Please note that the purpose of this Report is to allocate the benefit of the Assessment Area One Project to the lands in the Assessment Area One and based on such benefit allocation to apportion the maximum debt necessary to fund the Assessment Area One Project. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change. Additionally, please note that if the District financed the total costs of the public

infrastructure improvements estimated at $9,523,995 with one bond issuance, the estimated par amount of such bonds would be $12,655,000.

4.2 Types of Bonds Proposed

The proposed financing plan for the Assessment Area One provides for the issuance of the Bonds in the approximate principal amount of $6,515,000 to finance a portion of the Assessment Area One Project costs is estimated at $4,803,627. The Bonds as projected under this master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every November 1.

In order to finance the portion of the improvement costs described in *Section 4.1*, the District would need to borrow more funds and incur indebtedness in the total amount of $6,515,000. The difference is comprised of debt service reserve, capitalized interest, and costs of issuance, including the underwriter's discount. Preliminary sources and uses of funding for the Bonds are presented in Table 4 in the *Appendix*.

Please note that the structure of the Bonds as presented in this Report is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as for other reasons. The District maintains complete flexibility as to the structure of the Bonds and reserves the right to modify it as necessary.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with a portion of the funds necessary to construct/acquire the infrastructure improvements which are part of the Assessment Area One Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. The improvements funded with

proceeds of the Bonds lead to special and general benefits, with special benefits accruing to properties within the Assessment Area One, as well as general benefits accruing to properties outside of Assessment Area One, and areas outside the District to the public at large, which general benefits are only incidental in nature. The debt incurred in financing the public infrastructure will be paid off by assessing properties that derive special and peculiar benefits from the portion of the Assessment Area One Project funded with the Bonds. All properties within Assessment Area One that receive special benefits from the portion of the Assessment Area One Project funded with the Bonds will be assessed for their fair share of the debt issued in order to finance the Assessment Area One Project.

5.2 Benefit Allocation

The current development plan envisions the development of a total of 548 residential units developed in two (2) phases and located within two (2) defined geographical areas referred to as Assessment Area One with a total of 284 residential units and Assessment Area Two with a total of 264 residential units, although development phasing, unit types and unit numbers may change throughout the development period.

The sum of all public infrastructure improvements as described in the Engineer's Report will comprise an interrelated system of improvements, which means all of the Assessment Area One Project improvements and the future Assessment Area Two Project improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another, and their combined benefit will be greater than the sum of their individual benefits. All of the unit types within the District, both those in the Assessment Area One and those in the Assessment Area Two, will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

The portion of the public infrastructure improvements that are part of the Assessment Area One Project and are funded with the Bonds have a logical connection to the special and peculiar

benefits received by the land within the Assessment Area One, as without such improvements, the development of the properties within the Assessment Area One would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the Assessment Area One, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessments (the "Bond Assessments") to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The development of land in the Seasons at Bonita will include an approximately 5.1-acre private amenity area that will be owned and operated by the home owners' association for the Seasons at Bonita, whose members will be residential landowners within the Development. While it is beyond question that the parcel(s) containing the amenity area will benefit from the provision of the Assessment Area One Project, the District may determine to exempt such property from Bond Assessments provided that the requirements of Section 193.0235, F.S. have been satisfied. The rationale for this exemption is that the cost of Bond Assessments will already be borne by the Bond Assessments-paying residential property owners within the Assessment Area One in the proportion equivalent to their benefit of public improvements.

The benefit associated with the public infrastructure improvements described in the Engineer's Report is proposed to be allocated to the different unit types within the District in proportion to the density of development as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 5 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the entire District, Assessment Area One, and Assessment Area Two based on the relative density of development, the total ERU counts for each unit type category, and the share of the benefit received by each unit type.

This Report proposes to assign each SF 50' unit an ERU weight of 1.0 (the base weight), each SF 40' unit an ERU weight of 0.8, and each SF 60' unit an ERU weight of 1.2. The rationale behind

different ERU weights is supported by the fact that generally and on average smaller units will use and benefit from the public infrastructure improvements less than larger units, as for instance, generally and on average smaller units produce less storm water runoff, may produce fewer vehicular trips, and may need less irrigation capacity than larger units. Additionally, the value of the larger units is likely to appreciate by more in terms of dollars than that of the smaller units as a result of the implementation of the public infrastructure improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the public infrastructure improvements.

Table 6 in the *Appendix* presents the apportionment of the Bond Assessments to the units within the Assessment Area One in accordance with the ERU benefit allocation method presented in Table 5. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

5.3 Assigning Bond Assessments

As the land in the District is not yet platted for its intended final use and the precise location of the different units by lot or parcel is unknown, the Bond Assessments will initially be levied on all of the land in the Assessment Area One on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of $6,515,000 will be preliminarily levied on approximately 102.69 +/- gross acres at a rate of $63,443.37 per acre.

When the land is platted, Bond Assessments will be allocated to each platted parcel within Assessment Area One on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 6 in the *Appendix*. Such allocation of Bond Assessments from unplatted gross acres to platted parcels will reduce the amount of Bond Assessments levied on unplatted gross acres within the Assessment Area One.

Further, to the extent that any parcel of land which has not been platted is sold to another developer or builder, the Bond Assessments will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel

that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District and funded with proceeds of the Bonds create special and peculiar benefits to certain properties within the Assessment Area One. The District's improvements benefit assessable properties within the Assessment Area One and accrue to all such assessable properties within the Assessment Area One on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the Assessment Area One. The special and peculiar benefits resulting from each improvement are:

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 5 (expressed as ERU factors) in the *Appendix*.

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

Accordingly, no acre or parcel of property within the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs, it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Bond Assessments within Assessment Area One on a per ERU basis never exceed the initially allocated assessments as contemplated in the adopted assessment methodology. Bond Assessments per ERU preliminarily equal $24,547.85 ($6,515,000 in Bond Assessments divided by 265.40 ERUs) and may change based on the final bond sizing. If such changes occur, the Methodology is applied to the land based on the number of and unit types within each and every parcel as signified by the number of ERUs.

As the land in the Assessment Area One is platted, the Bond Assessments is assigned to platted parcels based on the figures in Table 6 in the *Appendix.* If as a result of platting and apportionment of the Bond Assessments to the platted parcels, the Bond Assessments per ERU for land that remains unplatted remains equal to $24,547.85, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessments to the platted parcels, the Bond Assessments per ERU for land that remains unplatted equals less than $24,547.85 (either as a result of a larger number of units, different units or

both), then the per ERU Bond Assessments for all parcels within the Assessment Area One will be lowered if that state persists at the conclusion of platting of all land within the Assessment Area One.

If, in contrast, as a result of platting and apportionment of the Bond Assessments to the platted parcels, the Bond Assessments per ERU for land that remains unplatted[1] equals more than $24,547.85 (either as a result of a smaller number of units, different units or both), taking into account any future development plans for the unplatted lands – in the District's sole discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in Bond Assessments plus accrued interest will be collected from the owner of the property which platting caused the increase of assessment per ERU to occur, in accordance with the assessment resolution and/or a true-up agreement to be entered into between the District and the Developer, which will be binding on assignees.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessments per ERU and $24,547.85, multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of Bonds secured by the Bond Assessments).

In addition to platting of property within the District, any planned sale of an unplatted parcel to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessments per ERU for land that remains unplatted within the Assessment Area One remains equal to $24,547.85. The test will be based upon the

[1] For example, if the first platting includes 150 SF 50' lots (which equates to 150 ERUs), then the remaining unplatted land within the Assessment Area One would be required to absorb 115.4 ERUs, or approximately $2,832,822.16 in debt. If the remaining unplatted land would only be able to absorb 109.4 ERUs, or approximately $2,685,535.04 in debt, then a true-up, payable by the owner of the land subject to the initial plat, would be due in the amount of approximately $147,287.11, calculated as 6 ERUs times $24,547.85.

development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessments transferred at sale.

Note that, in the event that the Assessment Area One Project is not completed, certain contributions are not made, multiple bond issuances are contemplated and not all are issued, or under certain other circumstances, the District may be required to reallocate the Bond Assessments, provided however that the Bond Assessments would only be reallocated as among lands within Assessment Area One.

5.7 Preliminary Assessment Roll

The Bond Assessments of $6,515,000 are proposed to be levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

6.0 Appendix

Table 1

East Bonita Beach Road

Community Development District

Development Program

Unit Type	Assessment Area One Units	Assessment Area Two Units	Total Units
SF 40'	98	99	197
SF 50'	181	82	263
SF 60'	5	83	88
Total	**284**	**264**	**548**

Table 2

East Bonita Beach Road

Community Development District

Public Infrastructure Improvements

Description	Assessment Area One Project Cost	Assessment Area Two Project Cost	Total
Irrigation	$675,000	$450,000	$1,125,000
Storm Water Management	$1,525,000	$1,150,000	$2,675,000
Buffers	$475,000	$75,000	$550,000
Public Roadways	$250,000	$0	$250,000
Wetland/Wildlife Mitigation	$35,000	$0	$35,000
Professional Services	$100,000	$50,000	$150,000
Contingency	$310,000	$175,000	$485,000
Sub-Total	**$3,370,000**	**$1,900,000**	**$5,270,000**
Master Land Acquisition			$4,253,995
Total	**$3,370,000**	**$1,900,000**	**$9,523,995**

Table 3

East Bonita Beach Road

Community Development District

Allocation of Costs of Public Infrastructure Improvements to Assessment Area One and Assessment Area Two

Description	Total	Assessment Area One Allocable Project Cost	Assessment Area Two Allocable Project Cost
Irrigation	$1,125,000	$567,417	$557,583
Storm Water Management	$2,675,000	$1,349,192	$1,325,808
Buffers	$550,000	$277,404	$272,596
Public Roadways	$250,000	$126,093	$123,907
Wetland/Wildlife Mitigation	$35,000	$17,653	$17,347
Professional Services	$150,000	$75,656	$74,344
Contingency	$485,000	$244,620	$240,380
Sub-Total	**$5,270,000**	**$2,658,035**	**$2,611,965**
Master Land Acquisition	$4,253,995	$2,145,592	$2,108,403
Total	**$9,523,995**	**$4,803,627**	**$4,720,368**

Note: Please note that the allocation of project costs to Assessment Area One and Assessment Area Two is based on benefit allocation as described in Section 5.2 of the Report

Table 4

East Bonita Beach Road

Community Development District

Preliminary Sources and Uses of Funds

		Amount
Sources:		
	Bond Proceeds:	
	Par Amount	$6,515,000
Total Sources		**$6,515,000**
Uses:		
	Project Fund Deposits:	
	Project Fund	$4,803,627
	Other Fund Deposits:	
	Debt Service Reserve Fund	$498,902
	Capitalized Interest Fund	$846,950
		$1,345,852
	Delivery Date Expenses:	
	Costs of Issuance	$362,875
	Rounding	$2,646
		$365,521
Total Uses		**$6,515,000**

Table 5

East Bonita Beach Road

Community Development District

Improvements Benefit Allocation

Unit Type	Total Units	ERU per Unit	Total ERU
SF 40'	197	0.8	157.60
SF 50'	263	1.0	263.00
SF 60'	88	1.2	105.60
Total	**548**		**526.20**

Unit Type	Assessment Area One Units	ERU per Unit	Assessment Area One ERU
SF 40'	98	0.8	78.40
SF 50'	181	1.0	181.00
SF 60'	5	1.2	6.00
Total	**284**		**265.40**

Unit Type	Assessment Area Two Units	ERU per Unit	Assessment Area Two ERU
SF 40'	99	0.8	79.20
SF 50'	82	1.0	82.00
SF 60'	83	1.2	99.60
Total	**264**		**260.80**

Table 6

East Bonita Beach Road

Community Development District

Bond Assessments Apportionment - Assessment Area One

Unit Type	Total Assessment Apportionment	Assessment Apportionment per Unit	Annual Assessment Payment Apportionment per Unit*
SF 40'	$1,924,551.62	$19,638.28	$1,569.11
SF 50'	$4,443,161.27	$24,547.85	$1,960.74
SF 60'	$147,287.11	$29,457.42	$2,352.37
Total	**$6,515,000.00**		

* Includes Lee County costs of collection and 4% early payment discount

Exhibit "A"

Bond Assessments of $6,515,000 are proposed to be levied over the following land:

DESCRIPTION
OF
A TRACT OR PARCEL OF LAND
LYING IN
SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST,
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF BONITA SPRINGS, LYING IN SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST; THENCE N 89°18'12" E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR 1787.92 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE N 89°18'12" E ALONG SAID NORTH LINE FOR 843.12 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N 89°19'10" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 FOR 2,155.71 FEET; THENCE S 00°40'50" E FOR 25.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.50 FEET TO WHICH POINT A RADIAL LINE BEARS N 00°40'50" W; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 388.77 FEET; THENCE S 00°40'50" E FOR 598.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°09'29" FOR 57.76 FEET; THENCE N 89°19'10" E FOR 153.22 FEET; THENCE S 00°40'50" E FOR 117.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 31.42 FEET; THENCE S 00°40'50" E FOR 22.50 FEET; THENCE S 89°19'10" W FOR 17.52 FEET; THENCE S 00°40'50" E FOR 150.00 FEET; THENCE N 89°19'10" E FOR 340.03 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 94.25 FEET; THENCE S 00°40'50" E FOR 263.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°16'36" FOR 94.54 FEET; THENCE S 89°35'46" W FOR 528.73 FEET; THENCE S 00°24'14" E FOR 150.00 FEET; THENCE N 89°35'46" E FOR 38.32 FEET; THENCE S 00°24'14" E FOR 210.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET TO WHICH POINT A RADIAL LINE BEARS N 89°35'46" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 94.25 FEET; THENCE N 89°35'46" E FOR 950.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°29'06" FOR 78.00 FEET; THENCE S 15°55'08" E FOR 138.03 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 105°30'54" FOR 110.50 FEET; THENCE S 89°35'46" W FOR 344.57 FEET; THENCE S 00°24'14" E FOR 150.00 FEET; THENCE N 89°35'46" E FOR 47.66 FEET; THENCE S 00°24'14" E FOR 180.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BONITA BEACH ROAD (125 FEET WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 2005000074820 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE S 89°35'46" W ALONG SAID NORTHERLY LINE FOR 1,039.05 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 955.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 66°53'44" FOR 1,115.01 FEET; THENCE N 23°30'29" W ALONG SAID NORTHERLY LINE FOR 1,353.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,081.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 67°11'18" FOR 1,267.65 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS: 102.69 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS). WHEREIN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST BEARS N 89°18'12" E.

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

Supplemental
Special Assessment
Methodology Report

August 28, 2018

Provided by:

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1.0 Introduction

1.1 Purpose

This Final Supplemental Special Assessment Methodology Report (the "Supplemental Report") was developed to supplement the Master Special Assessment Methodology Report dated January 9, 2018 (the "Master Report"), and to provide a supplemental financing plan and a supplemental special assessment methodology for what is known as "Assessment Area One" (as defined in the Engineer's Report (defined herein)) within the East Bonita Beach Community Development District (the "District"), located in the City of Bonita Springs, Florida. This Report is being issued in connection with the District's proposed issuance of a first series of bonds intended to finance a portion of the "Assessment Area One Project," as defined in the Engineer's Report for the East Bonita Beach Road Community Development District of Banks Engineering dated January 9, 2018 (the "Engineer's Report").

1.2 Scope of the Report

This Report presents the projections for financing a portion of the District's Assessment Area One Project described in the Engineer's Report, as well as describes the method for the allocation of special benefits and the apportionment of special assessments to secure the debt resulting from the provision and financing of the Assessment Area One Project.

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Assessment Area One Project and the Assessment Area Two Project (as defined in *Section 3.2* below) create special and peculiar benefits, different in kind and degree than general benefits, for properties within the Assessment Area One and the future Assessment Area Two (as defined in *Section 2.2* below), which both jointly comprise the whole of the District, as well as general benefits for the areas outside of the District and to the public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily distinguishable from

the special and peculiar benefits which accrue to property within the District. The District's Assessment Area One Project and Assessment Area Two Project jointly enable properties within the boundaries of District to be developed as the sum of all public infrastructure improvements, that is both the Assessment Area One Project and the Assessment Area Two Project will comprise an interrelated system of improvements, which means all of the Assessment Area One Project improvements and the Assessment Area Two Project improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another.

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

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

1.4 Organization of the Report

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

Section Three provides a summary of the Assessment Area One Project as determined by the District Engineer.

Section Four discusses the supplemental financing program for the District.

Section Five discusses the special assessment methodology for the Assessment Area One that was introduced in the Master Report and its application to the current development and financing programs for the District.

2.0 Development Program

2.1 Overview

The District will serve the Seasons at Bonita development (the "Development" or "Seasons at Bonita"), a master planned, residential development located in the City of Bonita Springs, Florida. The land within the District consists of approximately 168.45 +/- acres and is generally north and east of Bonita Beach Road, and directly west of the Bonita National residential development. The land within the Assessment Area One consists of approximately 102.69 +/- acres within the District, as defined by legal description in the Exhibit "A" to the Report.

2.2 The Development Program

The development of Seasons at Bonita is anticipated to be conducted for Forestar Group, Inc. (the "Landowner") over a multi-year period. Based upon the information provided by the Landowner, the current development plan envisions a total of 548 residential units developed in two (2) phases and located within two (2) geographical areas referred to as Assessment Area One with a total of 284 residential units and Assessment Area Two with a total of 264 residential units. Note that the development phasing, unit

types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the Seasons at Bonita.

3.0 Public Infrastructure Improvements

3.1 Overview

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

3.2 Capital Improvement Plan / Assessment Area One Project

The public infrastructure improvements needed to serve the Development and set forth in the overall "Capital Improvement Plan" or "CIP," as described in the Engineer's Report, are projected to consist of irrigation, storm water management, buffers, public roadways, wetland/wildlife mitigation. Additionally, cost estimates include professional services, land acquisition costs, as well as contingency. According to the Engineer's Report, the public infrastructure improvements are projected to be constructed in two (2) infrastructure construction phases. The Assessment Area One Project, as noted in the Engineer's Report, consists of that portion of the overall CIP that is funded in part from the District's first bond issuance and allocable to Assessment Area One, based on Assessment Area One's proportionate share of the planned unit counts. *See Table 3* in the Master Report and herein. The District's first bond issuance secured by the special assessment lien imposed on the Assessment Area One will finance in part the first portions of the overall CIP up to the amount of the construction proceeds from the bond issuance.

The sum of all public infrastructure improvements as described in the Engineer's Report will comprise an interrelated system of improvements, which means all of the improvements comprising the overall CIP, once constructed, will serve the entire District, and

improvements will be interrelated such that they will reinforce one another. At the time of this writing, the total costs of the public infrastructure improvements are estimated at $9,523,995, with the costs of the Assessment Area One Project estimated at $4,803,626.52 and the costs of the future Assessment Area Two Project estimated at $4,720,368.48. Tables 2 and 3 in the *Appendix* illustrate the specific components of the public infrastructure improvements and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District is embarking on a program of capital improvements which will facilitate the development of lands within Assessment Area One. Generally, construction of public improvements is either funded by the Landowner and then acquired by the District or funded directly by the District. The choice of the exact mechanism for providing public infrastructure has not yet been made at the time of this writing, and the District may either acquire the public infrastructure from the Landowner or construct it, or even partly acquire it and partly construct it.

The District intends to issue Special Assessment Bonds, Series 2018 in the principal amount of the $5,200,000 (the "Bonds") to fund a portion of the Assessment Area One Project in the amount of $4,708,350.80, with the balance of the Assessment Area One Project costs at $95,275.72 financed by the Landowner with private capital.

4.2 Types of Bonds Proposed

The financing plan for Assessment Area One provides for the issuance of the Bonds in the principal amount of $5,200,000 to finance a portion of the Assessment Area One Project cost at $4,708,350.80. The Bonds will be amortized in 30 annual installments. Interest payments on the Bonds will be made every May 1 and November 1, and principal payments on the Bonds will be made every November 1.

In order to finance the portion of the improvement costs described in *Section 4.1*, the District needs to borrow more funds and incur indebtedness in the total amount of $5,200,000. The difference is comprised of debt service reserve, capitalized interest, and costs of issuance, including the underwriter's discount. Sources and uses of funding for the Bonds are presented in Table 4 in the *Appendix*.

5.0 Assessment Methodology

5.1 Overview

The issuance of the Bonds provides the District with a portion of the funds necessary to construct/acquire the infrastructure improvements which are part of the Assessment Area One Project outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. The improvements funded with proceeds of the Bonds lead to special and general benefits, with special benefits accruing to properties within Assessment Area One, as well as general benefits accruing to properties outside of Assessment Area One, and areas outside the District to the public at large, which general benefits are only incidental in nature. The debt incurred in financing the public infrastructure will be paid off by assessing properties that derive special and peculiar benefits from the portion of the Assessment Area One Project funded with the Bonds. All properties within Assessment Area One that receive special benefits from the portion of the Assessment Area One Project funded with the Bonds will be assessed for their fair share of the debt issued in order to finance the Assessment Area One Project.

5.2 Benefit Allocation

The current development plan envisions the development of a total of 548 residential units developed in two (2) phases and located within two (2) defined geographical areas referred to as Assessment Area One with a total of 284 residential units and Assessment Area Two with a total of 264 residential units, although development phasing, unit types and unit numbers may change throughout the development period.

The sum of all public infrastructure improvements as described in the Engineer's Report will comprise an interrelated system of improvements, which means all of the Assessment Area One Project improvements and the future Assessment Area Two Project improvements will serve the entire District and improvements will be interrelated such that they will reinforce one another, and their combined benefit will be greater than the sum of their individual benefits. All of the unit types within the District, both those in the Assessment Area One and those in the Assessment Area Two, will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

The portion of the public infrastructure improvements that are part of the Assessment Area One Project and are funded with the Bonds have a logical connection to the special and peculiar benefits received by the land within the Assessment Area One, as without such improvements, the development of the properties within the Assessment Area One would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the Assessment Area One, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem assessment (the "Bond Assessment") to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount, levied on that parcel.

The development of land in the Seasons at Bonita will include an approximately 5.1-acre private amenity area that will be owned and operated by the home owners' association for the Seasons at Bonita, whose members will be residential landowners within the Development. While it is beyond question that the parcel(s) containing the amenity area will benefit from the provision of the Assessment Area One Project, the District may determine to exempt such property from Bond Assessment provided that the requirements of Section 193.0235, F.S. have been satisfied. The rationale for this exemption is that the cost of Bond Assessment will already be borne by the Bond Assessment-paying residential

property owners within Assessment Area One in the proportion equivalent to their benefit of public improvements.

The benefit associated with the public infrastructure improvements described in the Engineer's Report is proposed to be allocated to the different unit types within the District in proportion to the density of development as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 5 in the *Appendix* illustrates the ERU weights that are proposed to be assigned to the unit types contemplated to be developed within the entire District, Assessment Area One, and Assessment Area Two based on the relative density of development, the total ERU counts for each unit type category, and the share of the benefit received by each unit type.

This Report proposes to assign each SF 50' unit an ERU weight of 1.0 (the base weight), each SF 40' unit an ERU weight of 0.8, and each SF 60' unit an ERU weight of 1.2. The rationale behind different ERU weights is supported by the fact that generally and on average smaller units will use and benefit from the public infrastructure improvements less than larger units, as for instance, generally and on average smaller units produce less storm water runoff, may produce fewer vehicular trips, and may need less irrigation capacity than larger units. Additionally, the value of the larger units is likely to appreciate by more in terms of dollars than that of the smaller units as a result of the implementation of the public infrastructure improvements. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the public infrastructure improvements.

In order to facilitate the marketing of the residential units within Assessment Area One, the Landowner requested that the District limit the amount of annual assessments for debt service on the Bonds to certain predetermined levels, and in order to accomplish that, the Landowner will be required to complete all Assessment Area One Project improvements in excess of the total amount available from the proceeds of the Bonds. Table 6 in the *Appendix* illustrates the allocation of Assessment Area One Project improvement costs of $4,803,627 using the ERU benefit allocations developed in Table 5 in the *Appendix*. However, the District will fund only a portion of that amount in the total amount of

$4,708,350.80 with proceeds of the Bonds, while the balance of the cost of Assessment Area One Project improvements in the amount of $95,275.72 funded by the Landowner and improvements funded in such way will be contributed to the District at no cost to the District under a completion agreement that will be entered into by the Landowner and District.

Table 7 in the *Appendix* presents the apportionment of the Bond Assessment to the units within Assessment Area One in accordance with the cost allocations presented in Table 6. Table 7 also presents the annual levels of the projected annual debt service assessments per unit.

5.3 Assigning Bond Assessment

As the land in the District is not yet platted for its intended final use and the precise location of the different units by lot or parcel is unknown, the Bond Assessment will initially be levied on all of the land in the Assessment Area One on an equal pro-rata gross acre basis and thus the total bonded debt in the amount of $5,200,000 will be preliminarily levied on approximately 102.69 +/- gross acres at a rate of $50,637.84 per acre.

When the land is platted, Bond Assessment will be allocated to each platted parcel within Assessment Area One on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 7 in the *Appendix*. Such allocation of Bond Assessment from unplatted gross acres to platted parcels will reduce the amount of Bond Assessment levied on unplatted gross acres within the Assessment Area One.

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

5.4 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District and funded with proceeds of the Bonds create special and peculiar benefits to certain properties within the Assessment Area One. The District's improvements benefit assessable properties within the Assessment Area One and accrue to all such assessable properties within the Assessment Area One on an ERU basis.

Improvements undertaken by the District can be shown to create special and peculiar benefits to the property within the Assessment Area One. The special and peculiar benefits resulting from each improvement are:

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 5 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within Assessment Area One according to reasonable

estimates of the special and peculiar benefits derived from the Assessment Area One Project by different unit types.

Accordingly, no acre or parcel of property within the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

5.6 True-Up Mechanism

The Assessment Methodology described herein is based on conceptual information obtained from the Landowner prior to construction. As development occurs, it is possible that the number of units may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is to be utilized to ensure that the Bond Assessment within Assessment Area One on a per unit basis never exceed the initially allocated assessments as contemplated in the adopted assessment methodology. Bond Assessment per unit preliminarily equal the levels in Table 7 in the *Appendix* and may change based on the final bond sizing. If such changes occur, the Methodology is applied to the land based on the number of units within each and every parcel.

As the land in Assessment Area One is platted, the Bond Assessment is assigned to platted parcels based on the figures in Table 7 in the *Appendix.* If as a result of platting and apportionment of the Bond Assessment to the platted parcels, the Bond Assessment per unit for land that remains unplatted remains equal to the figures in Table 7 in the *Appendix*, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessment to the platted parcels, the Bond Assessment per unit for land that remains unplatted equals less than the figures in Table 7 in the *Appendix* (for instance as a result of a larger number of units), then the per unit Bond Assessment for all parcels within the Assessment Area One will be lowered if that state persists at the conclusion of platting of all land within Assessment Area One.

If, in contrast, as a result of platting and apportionment of the Bond Assessment to the platted parcels, the Bond Assessment per unit

for land that remains unplatted[1] equals more than the figures in Table 7 in the *Appendix* (for instance as a result of a smaller number of units), taking into account any future development plans for the unplatted lands – in the District's sole discretion and to the extent such future development plans are feasible, consistent with existing entitlements and governmental requirements, and reasonably expected to be implemented, then the difference in Bond Assessment plus accrued interest will be collected from the owner of the property which platting caused the increase of assessment per unit to occur, in accordance with the assessment resolution and a true-up agreement to be entered into between the District and the Landowner, which will be binding on assignees as provided therein.

The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessment per unit and the Bond Assessment figures in Table 7 in the *Appendix*, multiplied by the actual number of units plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of Bonds secured by the Bond Assessment).

In addition to platting of property within the District, any planned sale of an unplatted parcel to a third party unaffiliated builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessment per unit for land that remains unplatted within the Assessment Area One remains equal to the figures in Table 7 in the *Appendix*. The test will be based upon the development rights as signified by the number of units associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessment transferred at sale.

[1] For example, if the first platting includes 70 SF 50' lots, then the remaining unplatted land within the Assessment Area One would be required to absorb 98 SF 40' lots, 111 SF 50' lots, and 5 SF 60' lots, or approximately $3,828,485.31 in debt. If the remaining unplatted land would only be able to absorb 95 SF 40' lots, 110 SF 50' lots, and 5 SF 60' lots, or approximately $3,761,868.88 in debt, then a true-up, payable by the owner of the land subject to the initial plat, would be due in the amount of approximately $66,616.43, calculated as 3 SF 40' lots times $15,674.45 plus 1 SF 50' lot times $19,593.07.

Note that, in the event that the Assessment Area One Project is not completed, certain contributions are not made, multiple bond issuances are contemplated and not all are issued, or under certain other circumstances, the District may be required to reallocate the Bond Assessment, provided however that the Bond Assessment would only be reallocated as among lands within Assessment Area One.

5.7 Assessment Roll

The Bond Assessment of $5,200,000 is levied over the area described in Exhibit "A". Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

6.0 Appendix

Table 1

East Bonita Beach Road

Community Development District

Development Program

Unit Type	Assessment Area One Units	Assessment Area Two Units	Total Units
SF 40'	98	99	197
SF 50'	181	82	263
SF 60'	5	83	88
Total	**284**	**264**	**548**

Table 2

East Bonita Beach Road

Community Development District

Public Infrastructure Improvements

Description	Assessment Area One Project Cost	Assessment Area Two Project Cost	Total
Irrigation	$675,000	$450,000	$1,125,000
Storm Water Management	$1,525,000	$1,150,000	$2,675,000
Buffers	$475,000	$75,000	$550,000
Public Roadways	$250,000	$0	$250,000
Wetland/Wildlife Mitigation	$35,000	$0	$35,000
Professional Services	$100,000	$50,000	$150,000
Contingency	$310,000	$175,000	$485,000
Sub-Total	**$3,370,000**	**$1,900,000**	**$5,270,000**
Master Land Acquisition			$4,253,995
Total	**$3,370,000**	**$1,900,000**	**$9,523,995**

Table 3

East Bonita Beach Road

Community Development District

Allocation of Costs of Public Infrastructure Improvements to Assessment Area One and Assessment Area Two

Description	Total	Assessment Area One Allocable Project Cost	Assessment Area Two Allocable Project Cost
Irrigation	$1,125,000.00	$567,417.33	$557,582.67
Storm Water Management	$2,675,000.00	$1,349,192.32	$1,325,807.68
Buffers	$550,000.00	$277,404.03	$272,595.97
Public Roadways	$250,000.00	$126,092.74	$123,907.26
Wetland/Wildlife Mitigation	$35,000.00	$17,652.98	$17,347.02
Professional Services	$150,000.00	$75,655.64	$74,344.36
Contingency	$485,000.00	$244,619.92	$240,380.08
Sub-Total	**$5,270,000.00**	**$2,658,034.97**	**$2,611,965.03**
Master Land Acquisition	$4,253,995.00	$2,145,591.55	$2,108,403.45
Total	**$9,523,995.00**	**$4,803,626.52**	**$4,720,368.48**

Note: Please note that the allocation of project costs to Assessment Area One and Assessment Area Two is based on benefit allocation as described in Section 5.2 of the Master Report and Supplemental Report

Table 4

East Bonita Beach Road

Community Development District

Sources and Uses of Funds

		Amount
Sources:		
	Bond Proceeds:	
	Par Amount	$5,200,000.00
	Original Issue Discount	-$27,427.55
Total Sources		**$5,172,572.45**
Uses:		
	Project Fund Deposits:	
	Project Fund	$4,708,350.80
	Other Fund Deposits:	
	Debt Service Reserve Fund	$169,062.50
	Capitalized Interest Fund	$28,534.15
	Delivery Date Expenses:	
	Costs of Issuance	$188,625.00
	Underwriter's Discount	$78,000.00
Total Uses		**$5,172,572.45**

Table 5

East Bonita Beach Road

Community Development District

Improvements Benefit Allocation

Unit Type	Total Units	ERU per Unit	Total ERU
SF 40'	197	0.8	157.60
SF 50'	263	1.0	263.00
SF 60'	88	1.2	105.60
Total	**548**		**526.20**

Unit Type	Assessment Area One Units	ERU per Unit	Assessment Area One ERU
SF 40'	98	0.8	78.40
SF 50'	181	1.0	181.00
SF 60'	5	1.2	6.00
Total	**284**		**265.40**

Unit Type	Assessment Area Two Units	ERU per Unit	Assessment Area Two ERU
SF 40'	99	0.8	79.20
SF 50'	82	1.0	82.00
SF 60'	83	1.2	99.60
Total	**264**		**260.80**

Table 6

East Bonita Beach Road

Community Development District

Public Infrastructure Improvements Costs Allocation - Assessment Area One

Unit Type	Public Infrastructure Improvements Costs Allocation Based on ERU Method	Public Infrastructure Improvements Costs Financed with Bonds	Public Infrastructure Improvements Contributed by the Developer
SF 40'	$1,419,006.48	$1,390,861.73	$28,144.75
SF 50'	$3,276,022.61	$3,211,045.57	$64,977.03
SF 60'	$108,597.43	$106,443.50	$2,153.93
Total	**$4,803,626.52**	**$4,708,350.80**	**$95,275.72**

Table 7

East Bonita Beach Road

Community Development District

Bond Assessment Apportionment - Assessment Area One

Unit Type	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Bond Assessment Payment Apportionment per Unit - March Pmt*	Annual Bond Assessment Payment Apportionment per Unit - Nov Pmt**
SF 40'	$1,536,096.46	$15,674.45	$1,064.29	$1,021.72
SF 50'	$3,546,345.14	$19,593.07	$1,329.71	$1,276.52
SF 60'	$117,558.40	$23,511.68	$1,595.13	$1,531.32
Total	**$5,200,000.00**			

* Includes Lee County costs of collection and 4% early payment discount allowance-March payment
** Includes Lee County costs of collection-November payment

Exhibit "A"

Bond Assessments of $5,200,000 are proposed to be levied over the following land:

DESCRIPTION
OF
A TRACT OR PARCEL OF LAND
LYING IN
SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST,
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF BONITA SPRINGS, LYING IN SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST; THENCE N 89°18'12" E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR 1787.92 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE N 89°18'12" E ALONG SAID NORTH LINE FOR 843.12 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N 89°19'10" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 FOR 2,155.71 FEET; THENCE S 00°40'50" E FOR 25.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.50 FEET TO WHICH POINT A RADIAL LINE BEARS N 00°40'50" W; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 388.77 FEET; THENCE S 00°40'50" E FOR 598.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°09'29" FOR 57.76 FEET; THENCE N 89°19'10" E FOR 153.22 FEET; THENCE S 00°40'50" E FOR 117.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 31.42 FEET; THENCE S 00°40'50" E FOR 22.50 FEET; THENCE S 89°19'10" W FOR 17.52 FEET; THENCE S 00°40'50" E FOR 150.00 FEET; THENCE N 89°19'10" E FOR 340.03 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 94.25 FEET; THENCE S 00°40'50" E FOR 263.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°16'36" FOR 94.54 FEET; THENCE S 89°35'46" W FOR 528.73 FEET; THENCE S 00°24'14" E FOR 150.00 FEET; THENCE N 89°35'46" E FOR 38.32 FEET; THENCE S 00°24'14" E FOR 210.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET TO WHICH POINT A RADIAL LINE BEARS N 89°35'46" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 94.25 FEET; THENCE N 89°35'46" E FOR 950.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°29'06" FOR 78.00 FEET; THENCE S 15°55'08" E FOR 138.03 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 105°30'54" FOR 110.50 FEET; THENCE S 89°35'46" W FOR 344.57 FEET; THENCE S 00°24'14" E FOR 150.00 FEET; THENCE N 89°35'46" E FOR 47.66 FEET; THENCE S 00°24'14" E FOR 180.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BONITA BEACH ROAD (125 FEET WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 2005000074820 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE S 89°35'46" W ALONG SAID NORTHERLY LINE FOR 1,039.05 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 955.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 66°53'44" FOR 1,115.01 FEET; THENCE N 23°30'29" W ALONG SAID NORTHERLY LINE FOR 1,353.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,081.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 67°11'18" FOR 1,267.65 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS: 102.69 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS). WHEREIN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST BEARS N 89°18'12" E.

Exhibit C

Legal description of Assessment Area One Lands

Exhibit "C"

Bond Assessments of $5,200,000 are proposed to be levied over the following land:

DESCRIPTION
OF
A TRACT OR PARCEL OF LAND
LYING IN
SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST,
CITY OF BONITA SPRINGS, LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, CITY OF BONITA SPRINGS, LYING IN SECTIONS 1 AND 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST; THENCE N 89°18'12" E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER FOR 1787.92 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE N 89°18'12" E ALONG SAID NORTH LINE FOR 843.12 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE N 89°19'10" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2 FOR 2,155.71 FEET; THENCE S 00°40'50" E FOR 25.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 247.50 FEET TO WHICH POINT A RADIAL LINE BEARS N 00°40'50" W; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 388.77 FEET; THENCE S 00°40'50" E FOR 598.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°09'29" FOR 57.76 FEET; THENCE N 89°19'10" E FOR 153.22 FEET; THENCE S 00°40'50" E FOR 117.88 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 31.42 FEET; THENCE S 00°40'50" E FOR 22.50 FEET; THENCE S 89°19'10" W FOR 17.52 FEET; THENCE S 00°40'50" E FOR 150.00 FEET; THENCE N 89°19'10" E FOR 340.03 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 94.25 FEET; THENCE S 00°40'50" E FOR 263.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°16'36" FOR 94.54 FEET; THENCE S 89°35'46" W FOR 528.73 FEET; THENCE S 00°24'14" E FOR 150.00 FEET; THENCE N 89°35'46" E FOR 38.32 FEET; THENCE S 00°24'14" E FOR 210.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET TO WHICH POINT A RADIAL LINE BEARS N 89°35'46" E; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR 94.25 FEET; THENCE N 89°35'46" E FOR 950.04 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74°29'06" FOR 78.00 FEET; THENCE S 15°55'08" E FOR 138.03 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 105°30'54" FOR 110.50 FEET; THENCE S 89°35'46" W FOR 344.57 FEET; THENCE S 00°24'14" E FOR 150.00 FEET; THENCE N 89°35'46" E FOR 47.66 FEET; THENCE S 00°24'14" E FOR 180.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BONITA BEACH ROAD (125 FEET WIDE) AS DESCRIBED IN INSTRUMENT NUMBER 2005000074820 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE S 89°35'46" W ALONG SAID NORTHERLY LINE FOR 1,039.05 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 955.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 66°53'44" FOR 1,115.01 FEET; THENCE N 23°30'29" W ALONG SAID NORTHERLY LINE FOR 1,353.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,081.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 67°11'18" FOR 1,267.65 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS: 102.69 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS ARE BASED ON THE "STATE PLANE COORDINATE SYSTEM" FLORIDA ZONE WEST NAD 83 (CORS). WHEREIN THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 48 SOUTH, RANGE 26 EAST BEARS N 89°18'12" E.

Exhibit D

Maturities and Coupon of Series 2018 Bonds

BOND SUMMARY STATISTICS

East Bonita Beach Road Community Development District
Special Assessment Bonds, Series 2018

Dated Date	09/20/2018
Delivery Date	09/20/2018
Last Maturity	11/01/2048
Arbitrage Yield	4.971609%
True Interest Cost (TIC)	5.103750%
Net Interest Cost (NIC)	5.052195%
All-In TIC	5.436574%
Average Coupon	4.945592%
Average Life (years)	19.019
Duration of Issue (years)	11.744
Par Amount	5,200,000.00
Bond Proceeds	5,172,572.45
Total Interest	4,891,052.95
Net Interest	4,996,480.50
Total Debt Service	10,091,052.95
Maximum Annual Debt Service	338,125.00
Average Annual Debt Service	335,096.31
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	15.000000
Total Underwriter's Discount	15.000000
Bid Price	97.972547

Bond Component	Par Value	Price	Average Coupon	Average Life
Term Bond 1	460,000.00	100.000	3.875%	3.190
Term Bond 2	685,000.00	99.777	4.375%	8.712
Term Bond 3	1,465,000.00	100.000	5.000%	16.428
Term Bond 4	2,590,000.00	99.000	5.000%	26.021
	5,200,000.00			19.019

	TIC	All-In TIC	Arbitrage Yield
Par Value	5,200,000.00	5,200,000.00	5,200,000.00
+ Accrued Interest			
+ Premium (Discount)	-27,427.55	-27,427.55	-27,427.55
- Underwriter's Discount	-78,000.00	-78,000.00	
- Cost of Issuance Expense		-188,625.00	
- Other Amounts			
Target Value	5,094,572.45	4,905,947.45	5,172,572.45
Target Date	09/20/2018	09/20/2018	09/20/2018
Yield	5.103750%	5.436574%	4.971609%

Exhibit E

Sources and Uses of Funds for Series 2018 Bonds

SOURCES AND USES OF FUNDS

East Bonita Beach Road Community Development District
Special Assessment Bonds, Series 2018

Sources:	
Bond Proceeds:	
Par Amount	5,200,000.00
Original Issue Discount	-27,427.55
	5,172,572.45
Uses:	
Other Fund Deposits:	
Debt Service Reserve Fund (50% mads)	169,062.50
Capitalized Interest (thru 11/1/2018)	28,534.15
	197,596.65
Delivery Date Expenses:	
Cost of Issuance	188,625.00
Underwriter's Discount	78,000.00
	266,625.00
Other Uses of Funds:	
Construction Fund	4,708,350.80
	5,172,572.45

Exhibit F

Annual Debt Service Payment Due on Series 2018 Bonds

BOND DEBT SERVICE

East Bonita Beach Road Community Development District
Special Assessment Bonds, Series 2018

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2018			28,534.15	28,534.15	28,534.15
05/01/2019			125,271.88	125,271.88	
11/01/2019	85,000	3.875%	125,271.88	210,271.88	335,543.76
05/01/2020			123,625.00	123,625.00	
11/01/2020	90,000	3.875%	123,625.00	213,625.00	337,250.00
05/01/2021			121,881.25	121,881.25	
11/01/2021	90,000	3.875%	121,881.25	211,881.25	333,762.50
05/01/2022			120,137.50	120,137.50	
11/01/2022	95,000	3.875%	120,137.50	215,137.50	335,275.00
05/01/2023			118,296.88	118,296.88	
11/01/2023	100,000	3.875%	118,296.88	218,296.88	336,593.76
05/01/2024			116,359.38	116,359.38	
11/01/2024	105,000	4.375%	116,359.38	221,359.38	337,718.76
05/01/2025			114,062.50	114,062.50	
11/01/2025	110,000	4.375%	114,062.50	224,062.50	338,125.00
05/01/2026			111,656.25	111,656.25	
11/01/2026	110,000	4.375%	111,656.25	221,656.25	333,312.50
05/01/2027			109,250.00	109,250.00	
11/01/2027	115,000	4.375%	109,250.00	224,250.00	333,500.00
05/01/2028			106,734.38	106,734.38	
11/01/2028	120,000	4.375%	106,734.38	226,734.38	333,468.76
05/01/2029			104,109.38	104,109.38	
11/01/2029	125,000	4.375%	104,109.38	229,109.38	333,218.76
05/01/2030			101,375.00	101,375.00	
11/01/2030	135,000	5.000%	101,375.00	236,375.00	337,750.00
05/01/2031			98,000.00	98,000.00	
11/01/2031	140,000	5.000%	98,000.00	238,000.00	336,000.00
05/01/2032			94,500.00	94,500.00	
11/01/2032	145,000	5.000%	94,500.00	239,500.00	334,000.00
05/01/2033			90,875.00	90,875.00	
11/01/2033	155,000	5.000%	90,875.00	245,875.00	336,750.00
05/01/2034			87,000.00	87,000.00	
11/01/2034	160,000	5.000%	87,000.00	247,000.00	334,000.00
05/01/2035			83,000.00	83,000.00	
11/01/2035	170,000	5.000%	83,000.00	253,000.00	336,000.00
05/01/2036			78,750.00	78,750.00	
11/01/2036	180,000	5.000%	78,750.00	258,750.00	337,500.00
05/01/2037			74,250.00	74,250.00	
11/01/2037	185,000	5.000%	74,250.00	259,250.00	333,500.00
05/01/2038			69,625.00	69,625.00	
11/01/2038	195,000	5.000%	69,625.00	264,625.00	334,250.00
05/01/2039			64,750.00	64,750.00	
11/01/2039	205,000	5.000%	64,750.00	269,750.00	334,500.00
05/01/2040			59,625.00	59,625.00	
11/01/2040	215,000	5.000%	59,625.00	274,625.00	334,250.00
05/01/2041			54,250.00	54,250.00	
11/01/2041	225,000	5.000%	54,250.00	279,250.00	333,500.00
05/01/2042			48,625.00	48,625.00	
11/01/2042	240,000	5.000%	48,625.00	288,625.00	337,250.00
05/01/2043			42,625.00	42,625.00	
11/01/2043	250,000	5.000%	42,625.00	292,625.00	335,250.00
05/01/2044			36,375.00	36,375.00	
11/01/2044	265,000	5.000%	36,375.00	301,375.00	337,750.00
05/01/2045			29,750.00	29,750.00	
11/01/2045	275,000	5.000%	29,750.00	304,750.00	334,500.00

BOND DEBT SERVICE

East Bonita Beach Road Community Development District
Special Assessment Bonds, Series 2018

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2046			22,875.00	22,875.00	
11/01/2046	290,000	5.000%	22,875.00	312,875.00	335,750.00
05/01/2047			15,625.00	15,625.00	
11/01/2047	305,000	5.000%	15,625.00	320,625.00	336,250.00
05/01/2048			8,000.00	8,000.00	
11/01/2048	320,000	5.000%	8,000.00	328,000.00	336,000.00
	5,200,000		4,891,052.95	10,091,052.95	10,091,052.95

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

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EXHIBIT
Requisition Number: 1 (Phase 1)
Summary of Cost:

Project Description	Estimated Cost From Engineers Report	Project Cost Prior Requisitions	Requisition #1 Improvements Costs	Requisition #1 Land Cost	Total Requisition #1	Total All Requisitions
PUBLIC ROADWAYS	$250,000	$0	$8,289	$45,000	$53,289	$53,289
BUFFERS	$475,000	$0	$310,507	$285,000	$595,507	$595,507
IRRIGATION	$675,000	$0			$0	$0
STORMWATER MANAGEMENT	$1,525,000	$0	$1,166,665	$2,354,000	$3,520,665	$3,520,665
WETLAND/WILDLIFE MITIGATION	$35,000	$0		$15,960	$15,960	$15,960
PROFESSIONAL SERVICES	$100,000	$0	$20,490		$20,490	$20,490
CONTIGENCY	$310,000	$0			$0	$0
GRAND TOTAL	**$3,370,000**	**$0**	**$1,505,951**	**$2,699,960**	**$4,205,911**	**$4,205,911**

* Land acquisition cost based on appraisal from Integra Realty Resources, dated November 11, 2014, performed for the district

** - The Value for the Lakes, Buffer, Areas, and Roadways is $100,000/ac.
- The Value for the Mitigation area is $3,500/ac.
- Lake Tract Included: L-2, L-3, L-4, L-5, L-7, and L-10.
- Buffer Tracts Include: D-2, D-3, and D-5.

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

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Prepared By and Return To
Jennifer L. Kilinski, Esq.
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

CONSTRUCTION AND ACCESS EASEMENT AGREEMENT

THIS CONSTRUCTION AND ACCESS EASEMENT AGREEMENT ("**Agreement**") is made and entered into this ____ day of _____, 2018, by and between **East Bonita Beach Road Community Development District**, local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431 (**"District"** or "**Grantor**") in favor of **Forestar (USA) Real Estate Group Inc.**, a Delaware Corporation ("**Grantee**") (Grantor and Grantee are sometimes together referred to herein as the "**Parties**", and separately as the "**Party**").

W I T N E S S E T H:

WHEREAS, Grantor is the owner in fee simple of certain real property located in the City of Bonita Springs, Lee County, Florida, being more particularly described in **Exhibit "A"** attached hereto and by this reference incorporated herein ("**Easement Area**"); and

WHEREAS, Grantee intends to complete within the Easement Area, the design, installation and construction of various improvements, including but not limited to those improvements set forth in the District's Master Engineer Report, dated January 9, 2018, as may be amended from time to time (collectively, the "**Improvements**"); and

WHEREAS, the Parties recognize that Grantee needs to have immediate access to the Easement Area for the purposes of designing and installing and constructing the Improvements; and

WHEREAS, Grantor desires to grant to Grantee a temporary, non-exclusive construction and access easement on, upon, over, under, across, and through the Easement Area for the sole purpose of constructing the Improvements, until such time as conveyance of the completed Improvements way is transferred from Grantee to Grantor or otherwise acquired by Grantor.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars ($10.00) in hand paid by the Grantee to the Grantor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Construction Easement.** Grantor does hereby grant, bargain, sell and convey to Grantee, its contractors, subcontractors, agents, appointees, and assigns a temporary, non-exclusive easement on, upon, over, under, across and through the Easement Area for access, ingress, egress and to allow Grantee to complete the design, construction and installation of the Improvements (collectively, "**Easement**").

3. **Term of Easement.** Upon recordation of a release of the Easement in the Public Records of Lee County, Florida, then this Agreement shall automatically terminate and be extinguished and all rights in the Easement granted by this Agreement shall immediately revert to the Grantor, its successors, transferees and assigns, without further action of the Grantor or Grantee being required with respect to such Easement Area. Upon termination of this Agreement, as provided herein, and upon request by Grantor, Grantee shall promptly execute and deliver to Grantor a document in recordable form confirming termination of this Agreement and the Easement granted herein.

4. **Insurance and Indemnity.** Grantee and/or any contractors performing work for Grantee on the Easement Area, shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance maintained by any contractors performing work for Grantee on the Easement Area shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida. Said insurance shall also be primary, and not contributory, as to any insurance coverage maintained by Grantor.

5. **Obligations of Grantor and Grantee.** The Parties acknowledge and agree that any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto. The Parties covenant and agree that neither party shall discharge into or within the Easement Area, any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulations or permit, except in accordance with such laws, ordinances, rules, regulations and permits. To the extent permitted by law and without waiving any of the protections afforded by Section 768.28, *Florida Statutes*, each Party hereby agrees to indemnify and hold harmless the other Party from and against any and all liability arising out of such Party's breach of any provision of this Agreement, including, without limitation, the matters set forth in this paragraph.

6. **Beneficiaries of Easement Rights.** The Easement set forth in this Agreement shall be for the sole benefit and use of Grantee, its successors and assigns, and Grantee's agents, employees, consultants, representatives, contractors and providers of emergency services and utility services.

7. **Amendments and Waivers.** This Agreement may not be terminated or amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing

duly executed by the Parties and recorded in the Public Records of Lee County, Florida. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement. No breach of the provisions of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect, in any manner, any other rights or remedies which any Party may have by reason of any breach of the provisions of this Agreement.

8. **Notices.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) three (3) days after depositing with the United States Postal Service, postage prepaid, (ii) one day after depositing with a nationally recognized overnight courier service, or (iii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to such other address as either Party may from time to time designate by written notice in accordance with this paragraph.

9. **Use of Easement Area.** It is acknowledged and agreed that the Easement granted under this Agreement is not an exclusive easement and that Grantor shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein, and grant others the right to do so.

10. **Liens.** Grantee shall not permit (and shall promptly satisfy or bond) any construction, mechanic's lien or encumbrance against the Easement Area in connection with the exercise of rights hereunder.

11. **Effective Date.** The Effective Date of the Agreement shall be the last day that this Agreement is signed by either Party.

12. **Miscellaneous.** This Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth herein, nor any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein. If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Lee County, Florida. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the predominantly prevailing party shall be entitled to recover its reasonable attorneys' fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal. The section headings in this Agreement are for convenience only, shall in no way define or limit the scope or

content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term. Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said parties liable for the debts or obligations of the other. This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement. Time is of the essence of this Agreement. This Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns. The rights, privileges and Easement granted and conveyed hereunder shall be a burden upon the Easement Area and shall exist for the benefit of and run with title to the Easement Area.

[SIGNATURES CONTAINED ON FOLLOWING PAGES]

GRANTOR:

Signed and sealed in the presence of:

EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*

_____
Print Name:_____

By:_____
Name:_____
Title:_____

_____
Print Name:_____

STATE OF FLORIDA
COUNTY OF _____)

_____
(Signature of Notary Public)

_____
(Typed name of Notary Public)
Notary Public, State of Florida
Commission No.:_____
My Commission Expires:_____

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by J Wayne Everett, as Chairman of **EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT**, a unit of local special purpose government. He is personally known to me or has produced _____ as identification.

GRANTEE:

Forestar (USA) Real Estate Group Inc.,
a Delaware Corporation

Signed, sealed and delivered
in the presence of:

_____
Print Name:_____

By:_____
Name: Michael Quinley
Title: President – East Region

_____
Print Name:_____

STATE OF FLORIDA
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by Michael Quinley, President - East Region of Forestar (USA) Real Estate Group, Inc., a Delaware Corporation. He is personally known to me or has produced _____ as identification.

_____
(Signature of Notary Public)

_____
(Typed name of Notary Public)
Notary Public, State of Florida
Commission No.:_____
My Commission Expires:_____

Exhibit A

All of Tracts L-1, L-2, L-3, L-4, L-5, L-6, L-7, and L-10 (Lakes, Stormwater Management, Drainage, and Maintenance), Tracts D-1, D-2, D-3, and D-5 (Common Areas), all of Tract C (Preserved Wetland and Conservation Area), all of Tract R (Public Road Right-of-Way), Seasons at Bonita – recorded in pages 1-18 of Instrument Number 2018000233011 in the Official Records of Lee County, Florida.

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

Jennifer Kilinski
HOPPING GREEN & SAMS P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

(This space reserved for Clerk)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ___ day of _____, 2018, by **FORESTAR (USA) REAL ESTATE GROUP INC.**, a Delaware corporation with an address of 3330 Cumberland Boulevard, Suite 275, Atlanta, GA 30339, hereinafter called the "Grantor," to **EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized under Chapter 190, Florida Statutes, with an address c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, hereinafter called the "Grantee:"

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations or governmental entities.)

W I T N E S S E T H:

The Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Lee County, Florida, described as follows:

> All of Tracts L-1, L-2, L-3, L-4, L-5, L-6, L-7, and L-10 (Lakes, Stormwater Management, Drainage, and Maintenance), Tracts D-1, D-2, D-3, and D-5 (Common Areas), all of Tract C (Preserved Wetland and Conservation Area), all of Tract R (Public Road Right-of-Way), Seasons at Bonita – recorded in pages 1-18 of Instrument Number 2018000233011 in the Official Records of Lee County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple and that the Grantor has good right and lawful authority to sell and convey said land. Further, the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or

under Grantor. Additionally, the Grantor warrants that it has complied with the provisions of Section 196.295, Florida Statutes.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

WITNESSES:

FORESTAR (USA) REAL ESTATE GROUP INC.
a Delaware Corporation

_____
Witness Signature
Printed name:_____

_____
By: Michael Quinley
Its: President – East Region

_____
Witness Signature
Printed name:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Michael Quinley, as President – East Region of Forestar (USA) Real Estate Group Inc., a Delaware Corporation, for and on behalf of said entity. She/He [ ] is personally known to me or [ ] produced _____ as identification.

(NOTARY SEAL)

_____
Notary Public Signature

_____
(Name typed, printed or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

CERTIFICATE OF DISTRICT ENGINEER
RE: CONVEYANCE OF PROPERTY
FOR SEASONS AT BONITA, ASSESSMENT AREA 1

_____, 2018

Board of Supervisors
East Bonita Beach Road Community Development District

Re: East Bonita Beach Road Community Development District (Lee County, Florida)
Conveyance of Property – Seasons at Bonita, Assessment Area 1

Ladies and Gentlemen:

The undersigned, a representative of Banks Engineering ("**District Engineer**"), as District Engineer for the East Bonita Beach Road Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition of certain property and/or improvements, attached hereto as Exhibit A ("**Property**") constructed and/or acquired by the District as part of what is known as Seasons at Bonita, Assessment Area 1, as identified Exhibit A and in that Special Warranty Deed and Non-Exclusive Construction Easement both dated on or about the same date as this Certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Property, including but not limited to, agreements, invoices, plans, and other documents.

2. In my opinion, the Property is within the scope of the District's capital improvement plan as set forth in the District's Master Engineer Report, dated January 9, 2018 ("**Engineer's Report**"); the Property is capable of performing the functions for which it is intended; and the Property specially benefits property within the District as further described in the Engineer's Report.

3. The total costs associated with the Property represent the actual costs as set forth in the Appraisal Report, attached hereto as Exhibit A, and in reliance on such are as presented, fair and reasonable.

4. All known plans, permits and specifications necessary for the operation and maintenance of the Property are complete and on file with the District, and have been transferred, or are reasonably capable of being transferred, to the District for operations and maintenance responsibilities.

5. With this document, I hereby certify that it is appropriate at this time to transfer the Property to the District for ownership, and operation and maintenance responsibilities.

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

BANKS ENGINEERING

By:_____
David Underhill Jr., P.E.

STATE OF FLORIDA
COUNTY OF _____

Sworn to and subscribed before me this _____ day of _____, 2018, by David Underhill Jr., P.E., an authorized representative of Banks Engineering, who [ ] is personally known to me or [ ] produced _____ as identification.

(NOTARY SEAL)

_____
Notary Public Signature

_____
(Name typed, printed or stamped)
Notary Public, State of _____
Commission No. _____
My Commission Expires: _____

DRAFT

Exhibit A

All of Tracts L-1, L-2, L-3, L-4, L-5, L-6, L-7, and L-10 (Lakes, Stormwater Management, Drainage, and Maintenance), Tracts D-1, D-2, D-3, and D-5 (Common Areas), all of Tract C (Preserved Wetland and Conservation Area), all of Tract R (Public Road Right-of-Way), Seasons at Bonita – recorded in pages 1-18 of Instrument Number 2018000233011 in the Official Records of Lee County, Florida.

DRAFT

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

13A

The News-Press
media group
news-press.com A GANNETT COMPANY

Attn: DAPHNE GILLYARD
EAST BONITA BEACH ROAD CDD
2300 GLADES RD STE 410W
BOCA RATON, FL 33431

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared Milagros A Isberto, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Notice Public Hearing

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

09/04/18

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 4th of September 2018, by Milagros A Isberto who is personally known to me.

Janet E Cobb
Notary Public for the State of Florida
My Commission expires February 13, 2021

JANET E. COBB
MY COMMISSION # GG 072455
EXPIRES: February 13, 2021
Bonded Thru Notary Public Underwriters

EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

The Board of Supervisors ("Board") of the East Bonita Beach Road Community Development District ("District") will hold a public hearing on September 17, 2018 at 11:00 a.m., at the offices of D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966, for the purpose of hearing comments and objections on the adoption of the proposed budget **("Proposed Budget")** of the District for the fiscal year beginning October 1, 2018 and ending September 30, 2019 **("Fiscal Year 2018/2019")**. A regular Board meeting of the District will also be held at that 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 meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District 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
East Bonita Beach Road Community Development District
AD# 3135650 Sept. 4, 2018

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

13B

RESOLUTION 2018-12

THE ANNUAL APPROPRIATION RESOLUTION OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors ("**Board**") of the East Bonita Beach Road Community Development District (**"District"**) a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("**Fiscal Year 2018/2019**") 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 Statute*s; 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 EAST BONITA BEACH ROAD 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 East Bonita Beach Road Community Development District for the Fiscal Year Ending September 30, 2019."

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 2018/2019, the sum of $109,360 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	$109,360
TOTAL ALL FUNDS	$109,360

SECTION 3. SUPPLEMENTAL APPROPRIATIONS

Pursuant to Section 189.016, *Florida Statutes*, the following provisions govern amendments to the budget(s) for any particular fund(s) listed above:

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

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

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

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

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. 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 ____ DAY OF _____, 2018.

ATTEST:

EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit “A”

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019
PROPOSED BUDGET
UPDATED MAY 2, 2018

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT
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EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2019

	Fiscal Year 2018				
	Adopted Budget FY 2018	Actual through 3/31/2018	Projected through 9/30/2018	Total Revenue and Expenses Total	Proposed Budget FY 2019
REVENUES					
Assessment levy: off-roll					
SHR Bonita Springs, LLC	$ 42,949	$ 42,949	$ -	$ 42,949	$ 119,360
Developer contribution	-	-	15,000	15,000	-
Interest & miscellaneous	-	4	-	4	-
Total revenues	42,949	42,953	15,000	57,953	119,360
EXPENDITURES					
Professional & administrative fees					
Management advisory services*	5,000	5,000	20,000	25,000	48,000
Supervisor fees	800	800	-	800	1,200
Audit	4,400	4,400	-	4,400	5,000
Dissemination agent	-	-	-	-	1,000
Trustee	-	-	-	-	5,000
Arbitrage rebate calculation	-	-	-	-	1,200
Legal	3,150	6,809	6,000	12,809	12,000
Engineering	500	-	500	500	5,000
Postage	200	263	350	613	200
Insurance	2,039	2,300	-	2,300	5,000
Legal advertising	1,500	4,650	2,000	6,650	1,500
Other current charges	685	353	332	685	685
Annual district filing fee	175	175	-	175	175
Website	600	616	-	616	1,000
Intergovernmental: shared maintenance costs	22,400	-	11,200	11,200	22,400
Total Professional & Admin	41,449	25,366	40,382	65,748	109,360
Total expenditures	41,449	25,366	40,382	65,748	109,360
Net increase/(decrease) of fund balance	1,500	17,587	(25,382)	(7,795)	10,000
Fund balance - beginning (unaudited)	16,899	11,472	29,059	11,472	3,677
Fund balance - ending (projected)	$ 18,399	$ 29,059	$ 3,677	$ 3,677	$ 13,677

Owner		Units 2019	Actual FY 2018 Assessment per Unit	Proposed FY 2019 Assessment per Unit	Total FY 2019 Assessment
Assessment levy: off-roll Phase 1		284	$ 254.97	$ 217.81	$ 61,858
Assessment levy: off-roll Phase 2	0	264	$ 254.97	$ 217.81	$ 57,502
	Total	548			$ 119,360

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES

Supervisor fees	$ 1,200
Statutorily set at $200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year.	
Management advisory services*	48,000
Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community. The $40,000 annual fee is inclusive of district management and recording services.	
Audit	5,000
The District is required to complete annual, independent examinations of its accounting records and procedures. This audit is conducted pursuant to Florida Law and the Rules of the Auditor General.	
Dissemination agent fees***	1,000
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.	
Trustee	5,000
Annual fees paid for services provided as trustee, paying agent and registrar.	
Arbitrage rebate calculation	1,200
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.	
Legal	12,000
The District's general counsel provides legal representation on issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	5,000
The District's engineer provides consulting and construction services to assist in crafting sustainable solutions for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Postage	200
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	5,000
The District carries public officials insurance.	
Legal advertising	1,500
The District will advertise in The Fort Myers News Press for monthly meetings, special meetings, public hearings, bidding, etc.	
Other current charges	685
Bank charges and other miscellaneous expenses incurred throughout the year.	
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Website	1,000

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)

Intergovernmental: shared maintenance costs			22,400

Starting in fiscal year 2017, the District will participate in the responsibility for the maintenance and monitoring of the panther mitigation property in Labelle. The establishment and perpetual responsibility to maintain the property and provide a five year monitoring and reporting program (which ends in 2019) is a development order requirement for not only this District but also for 3 other neighboring communities. Additionally, in Fiscal Year 2018, it is anticipated that the District will begin participating in the costs of maintaining the common infrastructure along Bonita Beach Road serving the same communities, including landscaping, roadway and storm water maintenance. All of the costs will be shared with the other communities by interlocal agreement and based upon previously agreed upon percentages.

Panther mitigation and		45,000
Common Infrastructure Maint.		115,000
Total		160,000
CDD Share	14%	22,400

Total expenditures	$ 109,360

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

14A

THE NEWS-PRESS

Published every morning
Daily and Sunday
Fort Myers, Florida

Affidavit of Publication

STATE OF FLORIDA
COUNTY OF LEE

Before the undersigned authority, personally appeared **Milagros A Isberto** who on oath says that he/she is an **Assistant** of the News-Press, a daily newspaper, published in print and online at Fort Myers, in Lee County, Florida; that the attached copy of advertisement, being a

Legal Display
In the matter of:

East Bonita Beach Road CDD
Fiscal Year 2018-2019

In the court was published in said newspaper and/or on the website in the issues of

August 28, 2018

Affiant further says that the said News-Press is a newspaper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida and that said newspaper has heretofore been continuously published in said Lee County; Florida, each day, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of the advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Milagros A. Isberto

Sworn to and subscribed before me this **28th** day of **August, 2018.**

By **Milagros A Isberto**
personally known to me or who has produced

_____

as identification, and who did or did not take an oath.

Notary Public Janet E Cobb

Print Name: **Janet E Cobb**
My commission Expires: February 13, 2021

JANET E. COBB
MY COMMISSION # GG 072455
EXPIRES: February 13, 2021
Bonded Thru Notary Public Underwriters

EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET; NO PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSES ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SA NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") East Bonita Beach Road Community Development District ("District") hereby provide the following public hearings and public meeting:

PUBLIC HEARINGS AND MEETING:

DATE:	**September 17, 2018**
TIME:	**11:00 A.M.**
LOCATION:	**D.R. Horton** **10541 Ben C. Pratt Six Mile Cypress Pkwy** **Fort Myers, Florida 33966**

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on t proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2 The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of ope maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budg Year 2018/2019; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of asse the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the Distri administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the prop Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments subject to change at the hearing:

Land Use	EAU Factor	Total # of Units	Proposed Annual O&M A
Residential Unit	1	548	$217.81

The proposed O&M Assessments as stated exclude collection costs and/or early payment discounts. Moreover, pursuant 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, s assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or anoth within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessment levied by the District on bonds that may be issued by the District in the future.

For Fiscal Year 2018/2019, the District intends to directly collect the assessments imposed on certain property. It is important assessment because failure to pay will cause a foreclosure proceeding initiated against delinquent property and may result in loss District's decision to collect assessments by direct billing or on the tax roll does not preclude the District from later electing to c or other assessments in a different manner at a future time.

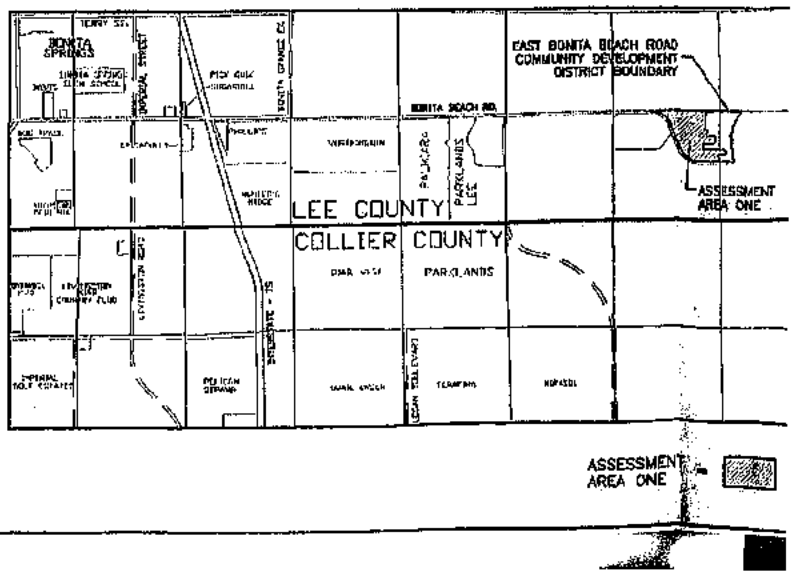
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law the Proposed Budgets, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of Manager, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Offi normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the r hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

District Manager



EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

14B

East Bonita Beach Road Community Development District

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone (561) 571-0010 • Fax (561) 571-0013 • Toll-free: (877) 276-0889

August 27, 2018

THIS IS NOT A BILL - DO NOT PAY

XXX **By US Mail, First Class Delivery**
XXX
XXX
Parcel #: XXX

RE: East Bonita Beach Road Community Development District
Fiscal Year 2018/2019 Budget and O&M Assessments

Dear Property Owner:

Pursuant to Chapters 190, 197, and 170, *Florida Statutes*, the East Bonita Beach Road Community Development District ("**District**") will be holding two public hearings and a Board of Supervisors' ("**Board**") meeting for the purpose of adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("**Fiscal Year 2018/2019**") and levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2018/2019, on September 17, 2018, at 11:00 a.m., and at the offices of D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A.**

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budgets and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

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

Sincerely,

Chesley E. Adams, Jr.
District Manager

EXHIBIT A

Summary of O&M Assessments

1. **Proposed General Fund Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed General Fund Budget for Fiscal Year 2018/2019, the District expects to collect no more than **$119,360** in gross revenue.

2. **Unit of Measurement.** The O&M Assessments are allocated on a per Equivalent Residential Unit ("**ERU**") basis for platted lots. Your property is classified as **XXX** ERU for the purposes of the O&M Assessments.

3. **Schedule of O&M Assessments (General Fund):**

Land Use	Total # of Units	ERU Factor	Proposed O&M Assessment
Unplatted Units	548	1	$217.81

Note that the O&M Assessments do not include any debt service assessments previously levied by the District that may or may not be collected for Fiscal Year 2018/2019. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

Current O&M Assessment (October 1, 2017 – September 30, 2018)	Proposed O&M Assessment (October 1, 2018 – September 30, 2019)	Change in Dollar Amount
$XXX	**$XXX**	**$XXX**

5. **Collection.** By operation of law, the District's assessments each year constitute a lien against benefitted property located within the District just as do each year's property taxes. For Fiscal Year 2018/2019, the District intends to have the Lee County Tax Collector collect the assessments imposed on property within the District. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

14C

RESOLUTION 2018-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Lee County, Florida (the "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, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**") for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (**"Fiscal Year 2018/2019"**), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District desires to levy and directly collect special assessments on the unplatted lands reflecting that portion of the Operations and Maintenance Budget that

represents anticipated expenditures for Fiscal Year 2018/2019 totaling $109,360 as set forth in Exhibits "A" and "B" (the "FY 2018/2019 O&M Assessment"); and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the East Bonita Beach Road Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference;

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, as adopted herein, 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 EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B."

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, *Florida Statutes*, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B." The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The FY 2018/2019 O&M Assessment on unplatted property 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 according to the following schedule: 25% due no later than October 1, 2018, 25% due no later than December 1, 2018, 25% due no later than February 1, 2019, and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, such assessment and any future scheduled assessment payments due for Fiscal Year 2019 shall be delinquent and shall accrue penalties and interest 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 discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. 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 to collect and enforce the delinquent and remaining assessments.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B," is hereby certified.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep appraised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the County property roll in the District records.

SECTION 6. 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 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the East Bonita Beach Road Community Development District.

PASSED AND ADOPTED this ____ day of _____, 2018.

ATTEST:

EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Fiscal Year 2018/2019 Budget

Exhibit B: Assessment Roll

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

15

RESOLUTION 2018-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2018-09 WHICH RESOLUTION DESIGNATED A DATE, TIME, AND LOCATION FOR LANDOWNERS' MEETING OF THE DISTRICT, AND PROVIDED FOR AN EFFECTIVE DATE; REDESIGNATING A DATE, TIME, AND LOCATION FOR LANDOWNERS' MEETING OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, East Bonita Beach Road 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 Lee County, Florida; and

WHEREAS, the District's Board of Supervisors (the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, on May 14, 2018, the Board of Supervisors of the East Bonita Beach Road Community Development District (the "District") adopted Resolution 2018-09, which Resolution was entitled as follows:

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Board of Supervisors of the District wishes to rescind said resolution in order to allow the District to re-designate a date, time and location for landowners' meeting of the District by said Resolution.

WHEREAS, the effective date of City of Bonita Springs Ordinance 08-02 creating the District (the "Ordinance") is March 21, 2008; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2)(a), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Board of Supervisors (the "Board") of East Bonita Beach Road Community Development District (the "District") hereby rescinds Resolution 2018-09 in its entirety.

SECTION 2. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on the 6th day of November, 2018, at 10:00 a.m., at the offices of D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966.

SECTION 3. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), *Florida Statutes*.

SECTION 4. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election is hereby announced at the Board's Public Hearing and Regular Meeting held the 17th day of September, 2018. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the office of the District Manager, Wrathell, Hunt & Associates, LLC, located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this _____ day of _____, 2018.

ATTEST:

EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within East Bonita Beach Road Community Development District (the "District") in Lee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:	November 6, 2018
TIME:	10:00 A.M.
PLACE:	D.R. Horton 10541 Ben C. Pratt Six Mile Cypress Parkway Fort Myers, Florida 33966

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (877) 276-0889, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

_____

District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 6, 2018**

TIME: **10:00 A.M.**

LOCATION: **D.R. Horton**
10541 Ben C. Pratt Six Mile Cypress Parkway
Fort Myers, Florida 33966

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District **("District")** has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors **("Board")** every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property**.**

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The remaining candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 6, 2018

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ **("Proxy Holder")** for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the East Bonita Beach Road Community Development District to be held at 10:00 a.m., on November 6, 2018 at the offices of D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966 and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

_____
Printed Name of Legal Owner

_____ _____
Signature of Legal Owner Date

Parcel Description	**Acreage**	**Authorized Votes**
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes (2015), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 6, 2018

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4)-year term, and the remaining candidate receiving the next highest number of votes will receive a two (2)-year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the East Bonita Beach Road Community Development District and described as follows:

Description	**Acreage**
_____	_____
_____	_____
_____	_____

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

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	**NUMBER OF VOTES**
1. _____	____
2. _____	____
3. _____	____

Date: _____ Signed: _____

Printed Name: _____

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2018-15

A RESOLUTION OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2018/2019

WHEREAS**,** the East Bonita Beach Road Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Lee County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2018/2019 annual meeting schedule as attached in **Exhibit A**;

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT

1. The Fiscal Year 2018/2019 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit "A"** is hereby approved and will be published and filed in accordance with the requirements of Florida law.

2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2018/2019 annual public meeting schedule to Lee County and the Department of Economic Opportunity.

3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2018.

ATTEST:

EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary / Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit "A"

FISCAL YEAR 2018/2019 MEETING SCHEDULE			
	DATE	**TIME**	**POTENTIAL DISCUSSION FOCUS**
1	Tuesday, November 6, 2018	10:00 AM	Landowners' Meeting
2	Monday, May 20, 2019	10:00 AM	**Accept Fiscal Year 2018 Audited Financial Report**
			Approve Fiscal Year 2019/2020 Proposed Budget
3	Monday, August 19, 2019	10:00 AM	**Adopt Fiscal Year 2019/2020 Final Budget**

Meeting Location: **D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966**

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

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EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2018

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
JULY 31, 2018

	General Fund
ASSETS	
Cash	$ 13,416
Total assets	$ 13,416
LIABILITIES & FUND BALANCES	
Liabilities:	$ -
Total liabilities	-
Fund balances:	
Unassigned	13,416
Total fund balances	13,416
Total liabilities and fund balances	$ 13,416

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2018

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy (off-roll)				
SHR Bonita Springs LLC	$ -	$ 42,949	$ 42,949	100%
Interest	-	7	-	N/A
Total revenues	-	42,956	42,949	100%
EXPENDITURES				
Management fees	-	5,000	5,000	100%
Supervisor fees	400	2,661	800	333%
Audit	-	4,400	4,400	100%
Legal fees	6,004	20,043	3,150	636%
Engineering	-	-	500	0%
Postage	69	388	200	194%
Insurance	-	2,300	2,039	113%
Legal advertising	192	4,842	1,500	323%
Other current charges	59	587	685	86%
Annual district filing fee	-	175	175	100%
Website	-	616	600	103%
Intergovernmental: shared maintenance costs	-	-	22,400	0%
Total expenditures	6,724	41,012	41,449	99%
Excess/(deficiency) of revenues over/(under) expenditures	(6,724)	1,944	1,500	
Fund balance - beginning	20,140	11,472	16,899	
Fund balance - ending	$ 13,416	$ 13,416	$ 18,399	

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

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MINUTES OF MEETING
EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

A Regular Meeting of the East Bonita Beach Road Community Development District's Board of Supervisors was held on Monday, July 2, 2018, at 10:00 a.m., at the offices of D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Meyers, Florida 33966.

Present and constituting a quorum were:

J. Wayne Everett	Chair
Charles Cook	Assistant Secretary
Roy MacDermott	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Jennifer Kilinski *(via telephone)*	District Counsel
Jennings Cooksey *(via telephone)*	Hopping Green & Sams
Dave Underhill	District Engineer

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

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors Everett, Cook and MacDermott were present, in person. Supervisors Swann and Ratz were not present.

SECOND ORDER OF BUSINESS **Public Comments**

There being no public comments, the next item followed.

THIRD ORDER OF BUSINESS **Consideration of Seasons at Bonita Plat – Phase One**

Mr. Underhill presented the Seasons at Bonita Plat – Phase One. The Plat lays out the lots for Phase One and sets up the dedications in the areas that the District will own and maintain, including perimeter buffers, lakes and the public roadway tract at the entrance. The Plat was reviewed by the City several times and District Counsel reviewed it. Mr. Adams stated that District Counsel had a few minor changes, which would be incorporated. Mr. Underhill

stated that the District would maintain the infrastructure identified in the Engineer's Report. It identifies the Phase Two area, not yet being purchased, as a future development tract and establishes the lake tracts and provides for a temporary access easement through the future development tract for the District to access those lakes, as necessary. Mr. Adams stated that work is underway for a license and maintenance agreement, which would, essentially, shift the day-to-day maintenance responsibilities to the Master Association, on behalf of the District, including collecting the fees to complete those services. Since the Master Association already has maintenance responsibility for certain areas inside the gates, it makes sense for the Master Association to maintain the District's areas, as well.

On MOTION by Mr. Everett and seconded by Mr. Cook, with all in favor, the Seasons at Bonita Plat – Phase One, as amended to include District Counsel's edits, was approved.

FOURTH ORDER OF BUSINESS **Ratification of FMSbonds, Inc., Agreement for Underwriter Services and G-17 Disclosure**

Mr. Adams presented the FMSbonds, Inc. (FMS) Agreement for Underwriter Services and G-17 Disclosure. The Agreement was standard. The Underwriter would not collect any fees unless the District had a successful bond closing, at which time the fees would be 1.5% of the par amount of the bonds. The G-17 Disclosure discloses that FMS is working for the District as an Underwriter and not as a Financial Advisor.

On MOTION by Mr. Cook and seconded by Mr. MacDermott, with all in favor, the FMSbonds, Inc., Agreement for Underwriter Services and G-17 Disclosure, was approved.

FIFTH ORDER OF BUSINESS **Approval of Unaudited Financial Statements as of May 31, 2018**

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2018. Off-roll assessment revenue collections were at 100% and expenditures were at 83%. Expenditures reflected that activity has increased. Work related to the "Intergovernmental: shared

maintenance costs" commenced May 1, 2018; therefore, bills related to that should be received and booked very soon. The shared-costs work includes the Hendry County Panther Mitigation Property, as well as the Bonita Beach Road extension, and all associated common landscaping.

SIXTH ORDER OF BUSINESS **Approval of May 14, 2018 Regular Meeting Minutes**

Mr. Adams presented the May 14, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Everett and seconded by Mr. Cook, with all in favor, the May 14, 2018 Regular Meeting Minutes, as presented, were approved.

SEVENTH ORDER OF BUSINESS **Other Business**

There being no other business, the next item followed.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: *Hopping Green & Sams, P.A.*

Mr. Cooksey stated that finalizing the Easement and Maintenance Agreement with the HOA was underway; once the HOA Declaration is finalized, District Counsel would finalize it, as well.

B. District Engineer: *Banks Engineering*

There being no report, the next item followed.

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

i. Ratification of ADA Site Compliance Agreement

Mr. Adams discussed current litigation against numerous CDDs and governmental entities regarding Americans with Disabilities Act (ADA) compliance issues related to the CDD websites not being ADA compliant for the visually impaired. To date, this District had not been sued; however, a number of Management's Districts were. Management proactively hired ADA Site Compliance Incorporated (ADASC) to bring all of those websites into ADA compliance. ADASC was working with Management's Staff regarding the steps necessary to make the

website documents ADA-compliant. ADASC, in conjunction with Management's website manager has reviewed all of the websites of Management's CDDs, and took the first step towards bringing them into compliance. An ADA Compliance Certification was placed on the home page of the CDD websites, which explains that the District is in the process of bringing the website into ADA-compliance. The District's insurance carrier would handle the legal defense and hiring of a law firm to represent the Districts in this matter, as was already done with other CDDs. Motions to Dismiss were already filed for several CDDs.

Ms. Kilinski confirmed the information provided by Mr. Adams.

Mr. Adams stated that the Board would be notified if a complaint is filed against this District.

ii. NEXT MEETING DATE: August 20, 2018 at 10:00 A.M.

The next meeting will be held on August 20, 2018 at 10:00 a.m., at this location. Interim meetings would be scheduled, if necessary for the bond issuance.

NINTH ORDER OF BUSINESS **Audience Comments/Supervisors' Requests**

There being no audience comments or Supervisors' requests, the next item followed.

TENTH ORDER OF BUSINESS **Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Cook and seconded by Mr. Everett, with all in favor, the meeting adjourned at 10:10 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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143
144
145
146
147 _____ _____
148 Secretary/Assistant Secretary Chair/Vice Chair

EAST BONITA BEACH ROAD
COMMUNITY DEVELOPMENT DISTRICT

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Our Firm

ADA Site Compliance is a leader in mitigating legal risks, auditing, and the remediation of issues associated with websites and PDFs that are not in compliance with the Americans with Disabilities Act (ADA). Our team includes technical experts in coding, auditing, WCAG standards, website compliance, accessibility, and usability.

Date: June 21, 2018
To:
From: Scott Trachtenberg
Re: Remediation of the CDD Name Website

This proposal is for the CDD Name website, which our development and audit team will perform the scope of services outlined below. ADA Site Compliance is a consultancy which provides specific services for the client. Any services outside of the scope below, or separate sites or templates, will require additional evaluations and proposals. A detailed Scope of Work will be provided, and agreed upon, prior to the start of the project.

Technological Auditing

WCAG Standards
Detailed Reporting

Accessibility Policy and Compliance Shield

Indication to all website visitors that compliance, accessibility, and usability are a priority.
Provides contact information (phone and/or email) for users who find inaccessible areas of the website.

Scope of Services Performed by ADA Site Compliance:

A. Annual Technological Auditing and Reporting – WCAG Standards
B. Accessibility Policy and Compliance Shield

Compliance Shield + Accessibility Policy + 1 Annual Technological Audit

$199 (normally $249+ - reduced rate negotiated by Wrathell, Hunt and Associates) – Annual Pricing

The above litigation mitigation measures provide an excellent start toward your effort of improving your websites accessibility. To further this process, human auditing is needed. In addition, PDFs available via your website must be remediated for compliance and accessibility.

If you are interested in learning more about furthering your effort, we are happy to discuss this.

Congratulations on taking action by implementing ADA Site Compliance's litigation mitigation steps!

CDD Name Representative	**ADA Site Compliance Representative**
By: _____	By: _____
Name: Craig Wrathell	Name: _____
Title: District Manager	Title: _____
Date: 6-22-2018	Date: _____

Contact Information

ADA Site Compliance Incorporated

Scott Trachtenberg, Chief Executive Officer
(954) 600-5154 Direct
(202) 827-5010 Office

scott@AdaSiteCompliance.com
AdaSiteCompliance.com

"If you think compliance is expensive, try non-compliance."

Former Deputy U.S. Attorney General Paul McNulty