PINERY

COMMUNITY DEVELOPMENT DISTRICT

April 28, 2026

BOARD OF SUPERVISORS

REGULAR MEETING AGENDA

PINERY

COMMUNITY DEVELOPMENT DISTRICT

AGENDA LETTER

Pinery 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
https://pinerycdd.net/

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

April 21, 2026

Board of Supervisors
Pinery Community Development District

Dear Board Members:

The Board of Supervisors of the Pinery Community Development District will hold a Regular Meeting on April 28, 2026 at 3:00 p.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604. The agenda is as follows:

1. Call to Order/Roll Call

2. Public Comments

3. Administration of Oath of Office to John Brian [Seat 3] *(the following to be provided under separate cover)*
   - A. Required Ethics Training and Disclosure Filing
     - Sample Form 1 2025/Instructions
   - B. Membership, Obligations and Responsibilities
   - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
   - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

4. Consideration of Resolution 2026-08, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

5. Consideration of Resolution 2026-09, Ratifying, Confirming, and Approving the Sale of the Pinery Community Development District Capital Improvement Revenue Bonds, Series 2026 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

6. Consideration of Resolution 2026-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date

7. Consideration of Resolution 2026-11, Extending the Terms of Office of All Current Supervisors to Coincide with the General Election Pursuant to Section 190.006, *Florida Statutes*; Providing for Severability; and Providing an Effective Date

8. Consideration of Resolution 2026-12, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date
    A. Rules of Procedure

9. Consideration of Resolution 2026-03, Designating the Location of the Local District Records Office and Providing an Effective Date

10. Discussion: Field Operations Agreement

11. Ratification Items
    A. Resolution 2025-33, Electing and Removing Certain Officers of the District, and Providing for an Effective Date
    B. Ripa & Associates Direct Purchase Order Forms
        I. Pasco Pipe Supply
        II. Atlantic TNG
        III. County Materials
    C. Ripa & Associates Purchase Requisition Request Forms
        I. Pasco Pipe Supply
        II. Atlantic TNG
    D. Assignment of Contractor Agreement [Pinery Hardscape Project]
    E. Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a Service License Agreement
    F. SV Tampa Land, L.P. Construction Funding Agreement
    G. Clearview Land Design, P.L. Agreement for Professional Engineering Services
    H. Acquisition Packages
        I. Work Product #1 [Pod G – Plat No. 7 (South) Improvements]
        II. Work Product #2 [Pod G – Plat No. 7 (South) Improvements]

12. Acceptance of Unaudited Financial Statement as of March 31, 2026

13. Approval of November 18, 2025 Public Hearing and Regular Meeting Minutes

14. Staff Reports
    A. District Counsel: *Kutak Rock LLP*
    B. District Engineer: *Clearview Land Design, P.L.*
    C. District Manager: *Wrathell, Hunt and Associates, LLC*
        - Form 1 Submission and Ethics Training
        - Property Insurance on Vertical Assets
        - NEXT MEETING DATE: May 26, 2026 at 3:00 PM
            - QUORUM CHECK

SEAT 1	BILL KOUWENHOVEN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	STUART YOUNG	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	JOHN BRIAN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	DAVID LANGHOUT	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	ROBERT BOSARGE	☐ IN PERSON	☐ PHONE	☐ NO

15. Board Members' Comments/Requests

16. Public Comments

17. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 346-5294 or Chris Conti at (724) 971-8827.

Sincerely,

Cindy Cerbone

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 354 2519

PINERY

COMMUNITY DEVELOPMENT DISTRICT

3

PINERY COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF PINERY COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me before me by means of ☐ physical presence or ☐ online notarization on this ___ day of _____, 2026, by _____, who ☐ is personally known to me or ☐ has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Pinery Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

_____
Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

==========

MAILING ADDRESS: ☐ Home ☐ Office COUNTY OF RESIDENCE _____

_____ _____ _____ _____
Street City State Zip

PHONE (Work) _____ PHONE (Cell) _____

EMAIL (Primary) _____

EMAIL (Alt) _____

PINERY

COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors ("**Board**") of the Pinery Community Development District ("**District**"), prior to June 15, 2026, the proposed operating budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**"); and

WHEREAS, the Board has considered the proposed budget and desires to set the required public hearing thereon.

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

SECTION 1. The operating budget proposed by the District Manager for Fiscal Year 2026/2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 2. The public hearing on the approved budget is hereby declared and set for the following date, hour, and location:

DATE:	_____, 2026
HOUR:	3:00 p.m.
LOCATION:	Greater Hernando County Chamber of Commerce 15588 Aviation Loop Drive Brooksville, Florida 34604

SECTION 3. The District Manager is hereby directed to submit a copy of the proposed budgets to Hernando County at least sixty (60) days prior to the hearings set above.

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

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

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

PASSED AND ADOPTED this 28th day of April, 2026.

ATTEST**:**

PINERY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Budget

Exhibit A

Fiscal Year 2026/2027 Budget

PINERY
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027

PINERY
COMMUNITY DEVELOPMENT DISTRICT
TABLE OF CONTENTS

Description	Page Number(s)
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 4
Debt Service Fund Budget - Series 2026	5
Amortization Schedule - Series 2026	6 - 7
Assessment Summary	8

PINERY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual Through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll - gross	$ -				$ 414,900
Allowable discounts (4%)	-				(16,596)
Assessment levy: on-roll - net	-	-	-	-	398,304
Assessment levy: off-roll	-	-	-	-	91,153
Developer contribution	98,540	29,264	66,289	95,553	-
Total revenues	98,540	29,264	66,289	95,553	489,457
EXPENDITURES					
Professional & administrative					
Supervisors	-	-	-	-	-
Management/accounting/recording	48,000	18,000	24,000	42,000	48,000
Legal	25,000	5,593	19,407	25,000	25,000
Engineering	2,000	-	2,000	2,000	7,500
Engineering - stormwater reporting	-	-	-	-	7,500
Audit	5,500	-	-	-	4,400
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	2,000	502	1,498	2,000	2,000
EMMA software service	-	-	-	-	3,500
Trustee	4,500	-	-	-	5,500
Telephone	200	100	100	200	200
Postage	500	81	419	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	5,486	-	5,486	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	-	5,000	6,050
Meeting room rental	-	875	-	875	875
Contingencies/bank charges	1,500	1,016	1,000	2,016	1,750
Tax Collector	-	-	-	-	12,447
Website hosting & maintenance	705	1,680	-	1,680	705
Website ADA compliance	210	145	-	145	145
Total professional & administrative	98,540	38,903	49,174	88,077	128,997

PINERY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual Through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
Field operations					
Management	-	-	8,000	8,000	67,560
Field operations accounting	-	-	-	-	2,000
Stormwater management	-	-	-	-	
Dry pond maintenance	-	-	-	-	24,000
Wet pond maintenance	-	-	-	-	-
Wet pond erosion repairs	-	-	-	-	-
Conservation area maintenance	-	-	-	-	5,000
Streetlighting	-	-	-	-	50,000
Fencing/ retaining walls	-	-	-	-	2,500
Entry monument and features	-	-	-	-	
Electricity	-	-	-	-	2,400
Pressure washing, painting and maintenance	-	-	-	-	6,000
Landscape maintenance	-	-	-	-	
Maintenance contract	-	-	-	-	160,000
Plant replacement	-	-	-	-	3,000
Irrigation repairs	-	-	-	-	3,600
Irrigation water	-	-	-	-	15,000
Arbor care	-	-	-	-	5,000
Property Insurance	-	-	2,668	2,668	6,000
Holiday lighting	-	-	-	-	3,400
Contingencies	-	-	-	-	5,000
Total field operations	-	-	10,668	10,668	360,460
Total expenditures	98,540	38,903	59,842	98,745	489,457
Excess/(deficiency) of revenues over/(under) expenditures	-	(9,639)	6,447	(3,192)	-
Fund balance - beginning (unaudited)	-	3,192	(6,447)	3,192	-
Fund balance - ending (projected)					
Unassigned	-	(6,447)	-	-	-
Fund balance - ending	$ -	$ (6,447)	$ -	$ -	$ -

PINERY
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES
Professional & administrative

Supervisors	$ -
Statutorily set at $200 for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	7,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Engineering - stormwater reporting	7,500
Stormwater/ public facilities reporting - stormwater every 5 / public facilities every 7	
Audit	4,400
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service	3,500
Trustee	5,500
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,750
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	6,050
Annual fee paid to the Florida Department of Economic Opportunity.	
Meeting room rental	875
Contingencies/bank charges	1,750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Tax Collector	12,447

PINERY
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

Website hosting & maintenance	705
Website ADA compliance	145
Management	67,560
Field operations accounting	2,000
Stormwater management	
Dry pond maintenance	24,000
Wet pond maintenance	-
Wet pond erosion repairs	-
Conservation area maintenance	5,000
Streetlighting	50,000
Fencing/ retaining walls	2,500
Entry monument and features	
Electricity	2,400
Pressure washing, painting and maintenance	6,000
Landscape maintenance	
Maintenance contract	160,000
Plant replacement	3,000
Irrigation repairs	3,600
Irrigation water	15,000
Arbor care	5,000
Property Insurance	6,000
Holiday lighting	3,400
Contingencies	5,000
Total expenditures	$489,457

PINERY
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2026
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual Through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: on-roll	$ -				$ 2,514,638
Allowable discounts (4%)	-				(100,586)
Net assessment levy - on-roll	-	$ -	$ -	$ -	2,414,052
Interest	-	11,480	-	11,480	-
Total revenues	-	11,480	-	11,480	2,414,052
EXPENDITURES					
Debt service					
Principal	-	-	-	-	490,000
Interest	-	-	474,744	474,744	1,857,695
Tax collector	-	-	-	-	75,439
Underwriter's discount	-	672,000	-	672,000	-
Cost of issuance	-	240,372	6,408	246,780	-
Total expenditures	-	912,372	481,152	1,393,524	2,423,134
Excess/(deficiency) of revenues over/(under) expenditures	-	(900,892)	(481,152)	(1,382,044)	(9,082)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	4,660,984	-	4,660,984	-
Total other financing sources/(uses)	-	4,660,984	-	4,660,984	-
Net increase/(decrease) in fund balance	-	3,760,092	(481,152)	3,278,940	(9,082)
Fund balance:					
Beginning fund balance (unaudited)	-	(3,562)	3,756,530	(3,562)	3,275,378
Ending fund balance (projected)	$ -	$3,756,530	$3,275,378	$ 3,275,378	3,266,296
Use of fund balance:					
Debt service reserve account balance (required)					(2,338,613)
Interest expense - November 1, 2027					(918,435)
Projected fund balance surplus/(deficit) as of September 30, 2027					$ 9,248

PINERY
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026 AMORTIZATION SCHEDULE

Date	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/26			474,744.28	474,744.28	33,600,000.00
11/01/26			928,847.50	928,847.50	33,600,000.00
05/01/27	490,000.00	4.250%	928,847.50	1,418,847.50	33,110,000.00
11/01/27			918,435.00	918,435.00	33,110,000.00
05/01/28	510,000.00	4.250%	918,435.00	1,428,435.00	32,600,000.00
11/01/28			907,597.50	907,597.50	32,600,000.00
05/01/29	530,000.00	4.250%	907,597.50	1,437,597.50	32,070,000.00
11/01/29			896,335.00	896,335.00	32,070,000.00
05/01/30	555,000.00	4.250%	896,335.00	1,451,335.00	31,515,000.00
11/01/30			884,541.25	884,541.25	31,515,000.00
05/01/31	580,000.00	4.250%	884,541.25	1,464,541.25	30,935,000.00
11/01/31			872,216.25	872,216.25	30,935,000.00
05/01/32	605,000.00	4.500%	872,216.25	1,477,216.25	30,330,000.00
11/01/32			858,603.75	858,603.75	30,330,000.00
05/01/33	635,000.00	4.500%	858,603.75	1,493,603.75	29,695,000.00
11/01/33			844,316.25	844,316.25	29,695,000.00
05/01/34	660,000.00	4.500%	844,316.25	1,504,316.25	29,035,000.00
11/01/34			829,466.25	829,466.25	29,035,000.00
05/01/35	695,000.00	4.500%	829,466.25	1,524,466.25	28,340,000.00
11/01/35			813,828.75	813,828.75	28,340,000.00
05/01/36	725,000.00	4.500%	813,828.75	1,538,828.75	27,615,000.00
11/01/36			797,516.25	797,516.25	27,615,000.00
05/01/37	765,000.00	5.600%	797,516.25	1,562,516.25	26,850,000.00
11/01/37			776,096.25	776,096.25	26,850,000.00
05/01/38	805,000.00	5.600%	776,096.25	1,581,096.25	26,045,000.00
11/01/38			753,556.25	753,556.25	26,045,000.00
05/01/39	855,000.00	5.600%	753,556.25	1,608,556.25	25,190,000.00
11/01/39			729,616.25	729,616.25	25,190,000.00
05/01/40	900,000.00	5.600%	729,616.25	1,629,616.25	24,290,000.00
11/01/40			704,416.25	704,416.25	24,290,000.00
05/01/41	955,000.00	5.600%	704,416.25	1,659,416.25	23,335,000.00
11/01/41			677,676.25	677,676.25	23,335,000.00
05/01/42	1,010,000.00	5.600%	677,676.25	1,687,676.25	22,325,000.00
11/01/42			649,396.25	649,396.25	22,325,000.00
05/01/43	1,065,000.00	5.600%	649,396.25	1,714,396.25	21,260,000.00
11/01/43			619,576.25	619,576.25	21,260,000.00
05/01/44	1,130,000.00	5.600%	619,576.25	1,749,576.25	20,130,000.00
11/01/44			587,936.25	587,936.25	20,130,000.00
05/01/45	1,195,000.00	5.600%	587,936.25	1,782,936.25	18,935,000.00
11/01/45			554,476.25	554,476.25	18,935,000.00
05/01/46	1,265,000.00	5.600%	554,476.25	1,819,476.25	17,670,000.00
11/01/46			519,056.25	519,056.25	17,670,000.00
05/01/47	1,335,000.00	5.875%	519,056.25	1,854,056.25	16,335,000.00
11/01/47			479,840.63	479,840.63	16,335,000.00
05/01/48	1,420,000.00	5.875%	479,840.63	1,899,840.63	14,915,000.00
11/01/48			438,128.13	438,128.13	14,915,000.00
05/01/49	1,505,000.00	5.875%	438,128.13	1,943,128.13	13,410,000.00
11/01/49			393,918.75	393,918.75	13,410,000.00

PINERY
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026 AMORTIZATION SCHEDULE

Date	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/50	1,595,000.00	5.875%	393,918.75	1,988,918.75	11,815,000.00
11/01/50			347,065.63	347,065.63	11,815,000.00
05/01/51	1,690,000.00	5.875%	347,065.63	2,037,065.63	10,125,000.00
11/01/51			297,421.88	297,421.88	10,125,000.00
05/01/52	1,795,000.00	5.875%	297,421.88	2,092,421.88	8,330,000.00
11/01/52			244,693.75	244,693.75	8,330,000.00
05/01/53	1,900,000.00	5.875%	244,693.75	2,144,693.75	6,430,000.00
11/01/53			188,881.25	188,881.25	6,430,000.00
05/01/54	2,020,000.00	5.875%	188,881.25	2,208,881.25	4,410,000.00
11/01/54			129,543.75	129,543.75	4,410,000.00
05/01/55	2,140,000.00	5.875%	129,543.75	2,269,543.75	2,270,000.00
11/01/55			66,681.25	66,681.25	2,270,000.00
05/01/56	2,270,000.00	5.875%	66,681.25	2,336,681.25	-
Total	**33,600,000.00**		**37,894,106.78**	**71,494,106.78**	

PINERY
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS

On-Roll Assessments

Product/Parcel	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 50'	584	$ 606.58	$ 3,571.93	$ 4,178.51	n/a
SF 60'	100	606.58	4,286.31	4,892.89	n/a
Total	**684**				

On-Roll Assessments

Product/Parcel	Units	FY 2027 O&M Assessment per Unit	FY 2027 DS Assessment per Unit	FY 2027 Total Assessment per Unit	FY 2026 Total Assessment per Unit
SF 40'	638	$ 37.13	$ -	$ 37.13	n/a
SF 50'	1,180	37.13	-	37.13	n/a
SF 60'	637	37.13	-	37.13	n/a
Total	**2,455**				

PINERY

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE SALE OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2026 (ASSESSMENT AREA ONE); RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRMAN, VICE CHAIRMAN, TREASURER, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF THE BONDS; DETERMINING SUCH ACTIONS AS BEING IN ACCORDANCE WITH THE AUTHORIZATION GRANTED BY THE BOARD; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District previously adopted resolutions authorizing the issuance and the negotiated sale of bonds within the scope of Chapter 190, *Florida Statutes*, including its Capital Improvement Revenue Bonds, Series 2026 (Assessment Area One), in the par amount of $33,600,000 ("Series 2026 Bonds"); and

WHEREAS, the District previously adopted a resolution authorizing the finalization of the debt assessment lien securing the Series 2026 Bonds, including but not limited to authorization to finalize the supplemental engineer's report and supplemental assessment report; and

WHEREAS, the District closed on the sale of the Series 2026 Bonds on January 29, 2026; and

WHEREAS, as prerequisites to the issuance of the Series 2026 Bonds, the Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff including the District Manager, District Financial Advisor, and District Counsel were required to execute and deliver various documents ("Closing Documents"); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairman, Vice Chairman, Treasurer, Assistant Secretaries, and District Staff in connection with closing the sale of the Series 2026 Bonds.

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

SECTION 1. The sale, issuance, and closing of the Series 2026 Bonds is in the best interests of the District.

SECTION 2. The issuance and sale of the Series 2026 Bonds, the adoption of resolutions relating to such bonds, the agreements entered into with respect to the issuance of such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed.

SECTION 3. The actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2026 Bonds, including but not limited to: (1) the execution and delivery of the Closing Documents, (2) the exercise of all authority granted pursuant to Resolution 2026-01 which authorized the issuance of the Bonds, (3) the exercise of all authority pursuant to, and finalization of, Resolution 2026-07 which confirmed the maximum assessment lien securing the Bonds, and (4) the execution and delivery of such other certifications or other documents required for the closing on the Series 2026 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects, and Resolutions 2026-01 and 2026-07 on file with the District Manager and as included in the transcript for the Series 2026 Bonds are hereby determined to be in final form.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 5. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 28th day of April, 2026.

ATTEST:

PINERY
COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

PINERY

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2026/2027 AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2026/2027 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT:

1. ADOPTING FISCAL YEAR 2026/2027 ANNUAL MEETING SCHEDULE. The Fiscal Year 2026/2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 28th day of April, 2026.

ATTEST**:**

PINERY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

PINERY COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2026/2027 MEETING SCHEDULE		
LOCATION *Greater Hernando County Chamber of Commerce* *15588 Aviation Loop Drive, Brooksville, Florida 34604*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
October 27, 2026	**Regular Meeting**	**3:00 PM**
November 24, 2026	**Regular Meeting**	**3:00 PM**
December 22, 2026	**Regular Meeting**	**3:00 PM**
January 26, 2027	**Regular Meeting**	**3:00 PM**
February 23, 2027	**Regular Meeting**	**3:00 PM**
March 23, 2027	**Regular Meeting**	**3:00 PM**
April 27, 2027	**Regular Meeting** *Presentation of FY2028 Proposed Budget*	**3:00 PM**
May 25, 2027	**Regular Meeting**	**3:00 PM**
June 22, 2027	**Regular Meeting**	**3:00 PM**
July 27, 2027	**Regular Meeting**	**3:00 PM**
August 24, 2027	**Regular Meeting**	**3:00 PM**
September 28, 2027	**Regular Meeting**	**3:00 PM**

PINERY

COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT EXTENDING THE TERMS OF OFFICE OF ALL CURRENT SUPERVISORS TO COINCIDE WITH THE GENERAL ELECTION PURSUANT TO SECTION 190.006, *FLORIDA STATUTES*; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the current members of the Board of Supervisors ("Board") were elected by the landowners within the District based on a one acre/one vote basis; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the Board to adopt a resolution extending or reducing the terms of office of Board members to coincide with the general election in November; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution extending the terms of office of all current Supervisors of the District.

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

SECTION 1. The following terms of office are hereby extended to coincide with the general election to be held in November of 2028:

Seat # 3 (currently held by John Brian)
Seat # 4 (currently held by David B. Langhout)
Seat # 5 (currently held by Robert Bosarge)

The following terms of office are hereby extended to coincide with the general election to be held in November of 2030:

Seat # 1 (currently held by William Kouwenhoven)
Seat # 2 (currently held by Stuart Young)

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 28th day of April, 2026.

ATTEST:

PINERY
COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

PINERY

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PINERY COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Pinery Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hernando County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt the District's Rules of Procedure on _____, 2026, at 3:00 p.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

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

PASSED AND ADOPTED this 28th day of April, 2026.

ATTEST:	**PINERY COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

PINERY

COMMUNITY DEVELOPMENT DISTRICT

8A

RULES OF PROCEDURE
PINERY COMMUNITY DEVELOPMENT DISTRICT
RULE NO. 2026-_____
EFFECTIVE AS OF _____, 2026

TABLE OF CONTENTS

Rule 1.0 General. 2

Rule 1.1 Board of Supervisors; Officers and Voting. 3

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination. 8

Rule 1.3 Public Meetings, Hearings, and Workshops. 11

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse 16

Rule 2.0 Rulemaking Proceedings. 17

Rule 3.0 Competitive Purchase. 33

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act. 38

Rule 3.2 Procedure Regarding Auditor Selection. 42

Rule 3.3 Purchase of Insurance. 47

Rule 3.4 Pre-qualification 49

Rule 3.5 Construction Contracts, Not Design-Build. 55

Rule 3.6 Construction Contracts, Design-Build. 60

Rule 3.7 Payment and Performance Bonds. 65

Rule 3.8 Goods, Supplies, and Materials. 66

Rule 3.9 Maintenance Services. 70

Rule 3.10 Contractual Services. 74

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9. 75

Rule 4.0 Effective Date. 79

Rule 1.0 General. These Rules of Procedure supersede and replace all previously-adopted Rules of Procedure.

(1) The Pinery Community Development District (the "**District**") was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the "**Rules**") is to describe the general operations of the District.

(2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.

(3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.

(4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

(1) Board of Supervisors. The Board of Supervisors of the District (the "**Board**") shall consist of five (5) members. Members of the Board ("**Supervisors**") appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.

(a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.

(b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.

(c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.

(d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.

(2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.

(a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and

contracts on the District's behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

(b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.

(c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars ($1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars ($1,000,000) that names the District as an additional insured.

(e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document

previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

(f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

(g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.

(3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.

(4) Record Book. The Board shall keep a permanent record book entitled "**Record of Proceedings**," in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.

(5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.

(6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.

(7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, "**voting conflict of interest**" shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member's special private gain or loss or

the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.

(a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

(b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.

(c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.

(d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to

file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

(1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

(a) Agenda packages for prior 24 months and next meeting;

(b) Official minutes of meetings, including adopted resolutions of the Board;

(c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;

(d) Adopted engineer's reports;

(e) Adopted assessment methodologies/reports;

(f) Adopted disclosure of public financing;

(g) Limited Offering Memorandum for each financing undertaken by the District;

(h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;

(i) District policies and rules;

(j) Fiscal year end audits; and

(k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

(2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the

District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

(3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.

(4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of $0.15 per page for one-sided copies and $0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar ($1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars ($25.00), then, prior to commencing work on the request, the District will inform the person

making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

(5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.

(6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.

(7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

(1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:

(a) The date, time and place of the meeting, hearing or workshop;

(b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;

(c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and

(d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at _____. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."

(e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that 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."

(f) The following or substantially similar language: "The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record."

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District's website at least seven (7) days prior to such meeting, hearing, or workshop.

(2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.

(3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as "meeting materials" shall not convert such materials into "meeting materials." For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

Call to order
Roll call
Public comments
Organizational matters
Review of minutes
Specific items of old business
Specific items of new business
Staff reports
(a) District Counsel
(b) District Engineer
(c) District Manager

1. Financial Report
2. Approval of Expenditures

Supervisor's requests and comments

Adjournment

(4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.

(5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.

(6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.

(7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.

(8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving

the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

(9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.

(10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.

(11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.

(12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:

(a) The Board identifies on the record at the original meeting a reasonable need for a continuance;

(b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and

(c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.

(13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

(14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

(1) Internal Controls. The District shall establish and maintain internal controls designed to:

(a) Prevent and detect "**fraud**," "**waste**" and "**abuse**" as those terms are defined in section 11.45(1),

(b) Florida Statutes; and

(c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and

(d) Support economical and efficient operations; and

(e) Ensure reliability of financial records and reports; and

(f) Safeguard assets.

(2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

(1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A "**rule**" is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.

(2) Requirements of a Rule. All District rules as drafted shall:

(a) Contain only one subject;

(b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;

(c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and

(d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.

(3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs ("**SERC**") based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of $200,000 in the aggregate in the state within one (1) year after implementation of the rule.

(4) Notice of Rule Development.

(a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule ("**Notice of Rule Development**") setting forth the following:

(i) the subject area to be addressed by rule development;

(ii) A short, plain explanation of the purpose and effect of the proposed rule;

(iii) The grant of rulemaking authority for the proposed rule;

(iv) The law being implemented;

(v) The proposed rule number; and

(vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.

(b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of Rulemaking.

(a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the "**Notice of Rulemaking**") setting forth the following:

(i) A short, plain explanation of the purpose and effect of the proposed rule;

(ii) The proposed rule number;

(iii) A summary of the proposed rule or amendment;

(iv) The full text of the proposed rule or amendment and a summary thereof, unless not required pursuant to 120.81(2)(b) of the Florida Statutes or other Florida law;

(v) The grant of rulemaking authority for the proposed rule;

(vi) The law being implemented or interpreted;

(vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;

(viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;

(ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;

(x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;

(xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;

(x) The date, time, and location of the public hearing on the proposed rule;

(xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and

(xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.

(b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty

(180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

(c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.

(d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.

(6) Modification of Rules.

(a) Technical Changes.

(i) Prior to rule adoption, the District shall publish a notice of correction ("**Notice of Correction**") if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.

(ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.

(b) Substantive Changes.

(i) Prior to rule adoption, the District may publish a notice of change ("**Notice of Change**") if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the

substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change shall address a summary of the change and may be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action or as otherwise permissible . The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:

1. Supported by the record of the public hearing held on the proposed rule;

2. In response to written materials submitted to the District; or

3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

(a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.

(b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

(c) In the event of a withdrawal of a proposed rule, the District shall publish a notice ("**Notice of Rule Withdrawal**") in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.

(d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

(a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.

(b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.

(c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:

(i) The place, date, and time of the workshop;

(ii) The subject area that will be addressed; and

(iii) The District Manager's contact information.

(9) Petitions to Initiate Rulemaking.

(a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.

(b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

(c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.

(i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.

(ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.

1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.

2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the unadopted rule (the "**Notice of Denial of Rulemaking Petition**"). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.

(d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(10) <u>Public Hearing.</u>

(a) The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.

(b) The District shall publish notice of the public hearing ("**Notice of Public Hearing**") in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the scheduled public hearing. The Notice of Public Hearing shall include the following information:

(i) The date, time, and location of the public hearing; and

(ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

(a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.

(b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the "**Notice of Emergency Rule**") which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:

(i) The full text of the rule(s); and

(ii) The District's findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.

(c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.

(i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the "**Notice of Renewal of Emergency Rule**") shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.

(ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.

(d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.

(e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.

(f) The District may repeal an emergency rule before it expires by publishing a notice ("**Notice of Repeal of Emergency Rule**") in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:

(i) The full text of the emergency rule and a summary thereof;

(ii) The rule number; and

(iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.

(12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.

(13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record ("**Rulemaking Record**") which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:

(a) A copy of the rule;

(b) Any material incorporated by reference in the rule;

(c) A detailed written statement of the facts and circumstances justifying the proposed rule;

(d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;

(e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;

(f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and

(g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.

(14) Petitions to Challenge Rules.

(a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.

(i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.

(ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.

(b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

(c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be

presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.

(d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:

(i) Administer oaths and affirmations;

(ii) Rule upon offers of proof and receive relevant evidence;

(iii) Regulate the course of the hearing, including any pre-hearing matters;

(iv) Enter orders; and

(v) Make or receive offers of settlement, stipulation, and adjustment.

(f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of

general circulation within the county or counties in which the District is located.

(15) Variances and Waivers. A "**variance**" means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A "**waiver**" means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:

(a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, "**substantial hardship**" means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, "**principles of fairness**" are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.

(b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District's rule. Each petition shall specify:

(i) The rule from which a variance or waiver is requested;

(ii) The type of action requested;

(iii) The specific facts that would justify a waiver or variance for the petitioner; and

(iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

(c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.

(d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely

requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action. The District shall maintain a record of the type and disposition of each petition filed.

(16) Review of Adopted Rules.

(a) By January 1, 2027, District staff shall prepare a report that summarizes the District's existing rules anticipated to be reviewed during the current fiscal year, if any, and the recommended action on each rule (the "**Existing Rule Review Report**"). The Existing Rule Review Report shall be presented to the District's Board at a noticed Board meeting as soon as practicable after preparation by District staff. District staff shall continue to annually prepare an updated Existing Rule Review Report by January 1 of each year until all District rules have been reviewed. The District is not bound to review its existing rules in accordance with the schedule set forth in an Existing Rule Review Report, but is required to complete the review of at least twenty (20%) percent of its existing rules per year until all existing rules have been reviewed in accordance with this Section. In any event, all existing rules of the District shall be reviewed by July 1, 2030.

(b) Any new rule adopted after July 1, 2025, must be reviewed in the fifth year following adoption. Such review must be completed before the day that marks the sixth year since the adoption of the rule.

(c) In conducting its rule review process, the District shall determine whether each rule:

(i) Is a valid exercise of delegated legislative authority;

(ii) Has current statutory authority;

(iii) Reiterates or paraphrases statutory material;

(iv) Is in proper form;

(v) Is consistent with expressed legislative intent pertaining to the specific provisions of law which the rule implements;

(vi) Requires a technical or substantive update to reflect current use; and

(vii) Requires updated references to statutory citations and incorporated materials.

(d) By April 1 of each year in which a rule review is being undertaken, District staff shall prepare a report evidencing the completion of rule review and authorizing one of the following actions relative to its rule review (the "**Reviewed Rule Report**"):

(i) If staff determine that no change is necessary, the Reviewed Rule Report shall include the following information:

1. A copy of the reviewed rule;

2. A written statement of its intended action; and

3. Its assessment of factors specified in Section 16(c) of this Rule.

(ii) If staff determines that one or more technical changes are necessary, the Reviewed Rule Report shall include the following information:

1. A copy of the reviewed rule and the recommended technical change or changes coded by underlining new text and striking through deleted text;

2. A written statement of its intended action;

3. Its assessment of the factors specified in Section 16(c) of this Rule; and

4. The facts and circumstances justifying the technical change or changes to the reviewed rule.

(iii) If staff determines that the rule requires a substantive change, the District shall promptly initiate rulemaking in accordance with this Rule to make all changes, including any technical changes, and the District Rule Review Resolution shall include the following information:

1. A copy of the reviewed rule;

2. The recommended change or changes coded by underlining new text and striking through deleted text;

3. A written statement of its intended action; and

4. Its assessment of factors specified in Section 16(c) of this Rule.

(iv) If staff determines that the rule should be repealed, the District shall promptly initiate the repeal the rule in accordance with this Rule, and the District Rule Review Resolution shall include the following information:

1. A written statement of its intended action; and

2. Its assessment of factors specified in subsection 16(c) of this Rule.

(e) The rule review is completed upon staff's production of the Reviewed Rule Report and, if there is a substantive change or repeal of a rule approved the Board, the timely commencement of the rulemaking or rule repeal process set forth in this Rule. Promptly after completion of the rule review, staff shall publish a notice of the completed rule review ("**Notice of Completed Rule Review**") in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Completed Rule Review shall identify the action taken by the District with respect to the reviewed rule.

(17) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.
Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2)(b), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

(1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.

(3) Definitions.

(a) "**Competitive Solicitation**" means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.

(b) "**Continuing Contract**" means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars ($2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars ($200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.

(c) "**Contractual Service**" means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

(d) "**Design-Build Contract**" means a single contract with a Design-Build Firm for the design and construction of a public construction project.

(e) "**Design-Build Firm**" means a partnership, corporation or other legal entity that:

(i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or

(ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.

(f) "**Design Criteria Package**" means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District's Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.

(g) "**Design Criteria Professional**" means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.

(h) "**Emergency Purchase**" means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods,

hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

(i) "**Invitation to Bid**" is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.

(j) "**Invitation to Negotiate**" means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.

(k) "**Negotiate**" means to conduct legitimate, arm's length discussions and conferences to reach an agreement on a term or price.

(l) "**Professional Services**" means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm's or individual's professional employment or practice.

(m) "**Proposal (or Reply or Response) Most Advantageous to the District**" means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:

(i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;

(ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and

(iii) For a cost to the District deemed by the Board to be reasonable.

(n) "**Purchase**" means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.

(o) "**Request for Proposals**" or "**RFP**" is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

(p) "**Responsive and Responsible Bidder**" means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. "Responsive and Responsible Vendor" means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:

(i) The ability and adequacy of the professional personnel employed by the entity/individual;

(ii) The past performance of the entity/individual for the District and in other professional employment;

(iii) The willingness of the entity/individual to meet time and budget requirements;

(iv) The geographic location of the entity's/individual's headquarters or office in relation to the project;

(v) The recent, current, and projected workloads of the entity/individual;

(vi) The volume of work previously awarded to the entity/individual;

(vii) Whether the cost components of the bid or proposal are appropriately balanced; and

(viii) Whether the entity/individual is a certified minority business enterprise.

(q) "**Responsive Bid**," "**Responsive Proposal**," "**Responsive Reply**," and "**Responsive Response**" all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

(1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "**Project**" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

(2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:

(a) Hold all required applicable state professional licenses in good standing;

(b) Hold all required applicable federal licenses in good standing, if any;

(c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and

(d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

(3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices

to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

(a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:

(i) The ability and adequacy of the professional personnel employed by each consultant;

(ii) Whether a consultant is a certified minority business enterprise;

(iii) Each consultant's past performance;

(iv) The willingness of each consultant to meet time and budget requirements;

(v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;

(vi) The recent, current, and projected workloads of each consultant; and

(vii) The volume of work previously awarded to each consultant by the District.

(b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.

(c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

(a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.

(b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."

(c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory

agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.

(d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.

(8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. "**Auditing Services**" means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

(1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee ("**Committee**"), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

(2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.

(a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and

(iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

(b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:

(i) Ability of personnel;

(ii) Experience;

(iii) Ability to furnish the required services; and

(iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

(3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.

(4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals ("**RFP**"). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in

the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

(5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.

(6) Board Selection of Auditor.

(a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

(b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.

(c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.

(d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

(7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:

(a) A provision specifying the services to be provided and fees or other compensation for such services;

(b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;

(c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;

(d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be eight (8) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.

(e) Provisions required by law that require the auditor to comply with public records laws.

(8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall

include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

(1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.

(2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:

(a) The Board shall cause to be prepared a Notice of Invitation to Bid.

(b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.

(c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.

(d) Bids shall be opened at the time and place noted in the Invitation to Bid.

(e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.

(f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.

(g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their

dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

(h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

(1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.

(2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:

(a) The Board shall cause to be prepared a Request for Qualifications.

(b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.

(c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars ($250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars ($250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars ($500,000).

(d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.

(e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses

in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

(g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.

(h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.

(i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best

interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

(j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) Suspension, Revocation, or Denial of Qualification

(a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:

(i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.

(ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.

(iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.

(iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.

(v) The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

(vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.

(vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.

(viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.

(ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.

(x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.

(xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.

(xii) The vendor or affiliate(s) has been convicted of a contract crime.

1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.

2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

(b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

(c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.

(d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.

(e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

(i) Impacts on project schedule, cost, or quality of work;

(ii) Unsafe conditions allowed to exist;

(iii) Complaints from the public;

(iv) Delay or interference with the bidding process;

(v) The potential for repetition;

(vi) Integrity of the public contracting process;

(vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

(1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice

shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative

is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.

(i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the

Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

(k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

(l) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.

(6) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

(1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:

(2) Procedure.

(a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.

(b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.

(c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.

(i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.

(ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed,

competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars ($500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.

2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:

    a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;

    b. Hold all required applicable federal licenses in good standing, if any;

    c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;

    d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

    Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding

subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.

5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.

6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.

10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.

(3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.

(5) Exceptions. This Rule is inapplicable when:

(a) The project is undertaken as repair or maintenance of an existing public facility;

(b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;

(c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or

(d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

(1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

(2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of $200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

(3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding $200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

(1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of "**goods, supplies, and materials**" do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder

whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods,

supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

(3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.

(4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.

(5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum contract period including renewals of eight (8) years.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

(1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

(2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:

(a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

(b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

(c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

(d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.

(e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:

(i) Hold all required applicable state professional licenses in good standing;

(ii) Hold all required applicable federal licenses in good standing, if any;

(iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and

(iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

(f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

(g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.

(h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is

determined to be in the best interest of the District. No Vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

(i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.

(j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.

(3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.

(4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum contract period including renewals of eight (8) years.

(5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

(6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

(1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

(2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

(a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

(c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

(d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.

(2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.

(3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.

(4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:

(a) Administer oaths and affirmations;

(b) Rule upon offers of proof and receive relevant evidence;

(c) Regulate the course of the hearing, including any pre-hearing matters;

(d) Enter orders; and

(e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

(5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.

(6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.

(7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

(8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

PINERY

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2026-03

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

WHEREAS, the Pinery Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Hernando County, Florida; and

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

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

SECTION 1. The District's local records office shall be located at:

LOCATION: _____

_____

_____

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

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

PINERY COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair, Board of Supervisors

PINERY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS

PINERY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS

A

RESOLUTION 2025-33

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINERY COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors desires to elect and remove certain Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective June 26, 2025:

Bill Kouwenhoven is elected Chair

Stuart Young is elected Vice Chair

John Brian is elected Assistant Secretary

David Langhout is elected Assistant Secretary

Robert Bosarge is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of June 26, 2025:

_____ _____

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Cindy Cerbone is Assistant Secretary

Chris Conti is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 26th day of June, 2025.

ATTEST:

Secretary/Assistant Secretary

PINERY COMMUNITY DEVELOPMENT DISTRICT

Chair/Vice Chair, Board of Supervisor

PINERY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS B

PINERY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS BI

DIRECT PURCHASE ORDER FORM

Pinery CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: Seville

To: **Pasco Pipe Supply**
Attention: Adam Taylor

DPO # 25-2315-002 - OPO
CO #
Date: 1/12/2026
Job # 25-2315
CC:
Approved By: KD

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	02-301 Storm Pipe	$ 723,649.99	$723,649.99
1	LS	02-302 Storm Structures	$ 6,120.15	$6,120.15
1	LS	02-340 Sanitary Pipe	$ 543,575.38	$543,575.38
1	LS	02-341 Sanitary Structures	$ 9,339.19	$9,339.19
1	LS	02-320 Forcemain	$ 102,800.73	$102,800.73
1	LS	02-320 Watermain	$ 1,456,188.38	$1,456,188.38
		Tax Exempt	**Total**	**$2,841,673.82**

Remarks

See Attached QUOTE

CC:

PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the material supplier.
   NAME: Adam Mort
   ADDRESS: 14700 Us Highway 19, Hudson, Florida 34667
   TELEPHONE NUMBER:
2. Manufacturer or brand, model or specification number of the item.

   See attached

   _____

3. Quantity needed as estimated by CONTRACTOR. **See attached**
4. The price quoted by the supplier for the construction materials identified above.

   $ **See attached**
5. The sales tax associated with the price quote. $ **0**
6. Shipping and handling insurance cost. $ **See attached**
7. Delivery dates as established by Contractor. **See attached**

OWNER: **Pinery Community Development District**

Chairman — 1/13/26

Authorized Signature (Title) — Date

CONTRACTOR: **RIPA & Associates**

Kelsi DeArce — Digitally signed by Kelsi DeArce DN: C=US, E=kdearce@ripaconstruction.com, CN=Kelsi DeArce Date: 2026.01.07 08:31:22-05'00'

Authorized Signature (Title) — Date

Attachment: Purchase Order and Schedule of Items

PURCHASE ORDER
PINERY COMMUNITY DEVELOPMENT DISTRICT

"Owner"		"Seller"	
Owner:	Pinery Community Development District	Seller:	Pasco Pipe Supply Inc.
Address:	c/o 2300 Glades Road, Suite 410W Boca Raton, Florida 33431	Address:	14700 Us Highway 19 Hudson, Florida 34667
Phone:	(561) 571-0010	Phone:	

"Project"

Project Name:	Seville Project	Contract Date:	October 9, 2025, as assigned October 9, 2025
Project Address:	Hernando County, Florida		

Description of Goods or Services – The Owner and Seller are entering into this Purchase Order Agreement for the purpose of the Owner purchasing the items ("**Goods**") listed in the proposal attached as **Exhibit A.**
Schedule – The Goods shall be delivered within_____days from the date of this Order.
Price – $ 2,841,673.82
Certificate of Exemption #85-8019792173C-0

IN WITNESS HEREOF, the parties have executed this Order effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Order, including the Terms and Conditions attached hereto as **Exhibit B**, and agrees to deliver the Goods as described herein and comply fully with the terms and conditions hereof.

PINERY COMMUNITY DEVELOPMENT DISTRICT
Owner

By:

Name: Bill Kouwenhoven

Title: Chairman

Date Executed: 1/13/26

PASCO PIPE SUPPLY INC.
Seller

By:

Name: ADAM D. TAYLOR

Title: PRESIDENT

Date Executed: 01/05/2026

EXHIBIT A: Proposal
EXHIBIT B: Terms and Conditions

EXHIBIT A

Vendor's Proposal

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250

Entered By:
Parker King

Valid Until
Saturday, January 31 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
		******************************				
		JOB NAME: SEVILLE 1A BID DATE: 10/9/25 ORDER BY: RIPA SHIP BY: PREPAID FREIGHT				
		NOTES:				
		******************************				
		****STORM 1A****				
		Package 00001				
360	200 LF	HPS36 36 ADS HP STORM CORR PIPE 20			61.4500	12,290.00
370	380 LF	HPS30 30 ADS HP STORM CORR PIPE 20			55.5500	21,109.00
380	1600 LF	HPS24 24 ADS HP STORM CORR PIPE 20			35.3900	56,624.00
390	3040 LF	HPS18 18 ADS HP STORM CORR PIPE 20			21.3700	64,964.80
1650	60 LF	HPS12 12 ADS HP STORM CORR PIPE 20			19.8100	1,188.60
400	480 LF	N12-12 12 ADS N-12 WTIB CORR PIPE 20			9.9900	4,795.20
410	2 EA	/00000017271 12 DRAIN BASIN W/ GRATE			1,050.5300	2,101.06
420	4 EA	/00000017272 12 INLINE DRAIN W/ GRATE			494.7600	1,979.04

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250

Entered By:
Parker King

Valid Until
Saturday, January 31 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
430	3 EA	COR12T-IMWT 12 CORR INJ-MOLD TEE WATERTITE			313.6200	940.86
440	1 EA	COR12-9L-IMWT 12 CORR INJ-MOLD 90° WATERTITE			213.0900	213.09
					Package Sub-total:	166,205.65
		****SEWER 1A****				
		Package 00002				
470	2954 LF	PG12-14SDR26 12 PVC SDR-26 GRN PIPE GSK 14			20.4700	60,468.38
480	4158 LF	PG8-14SDR26 8 PVC SDR-26 GRN PIPE GSK 14			9.1500	38,045.70
490	4900 LF	PG6-14SDR26 6 PVC SDR-26 GRN PIPE GSK 14			5.0600	24,794.00
500	2464 LF	PG4-14SDR26 4 PVC SDR-26 GRN PIPE GSK 14			2.2800	5,617.92
510	12 EA	TAPE-DETSWR 2X1000 DETECTOR TAPE (SEWER)			30.0000	360.00
520	35 EA	/00000017280 MH INFILTRATION PROTECTOR NO V			77.1500	2,700.25
530	1 EA	/00000017273 8 X 4 MANHOLE BOOT			86.6700	86.67
540	1 EA	MHBOOT12-8 12 X 8 MANHOLE BOOT (7.5-9.0)			71.6700	71.67
550	4 EA	WA58-6SS304 5/8 X 6 SS304L WEDGE ANCHOR			13.3200	53.28
560	32 EA	PG12-6Y26 12 X 6 PVC SDR26 HW WYE GXGXG			308.7360	9,879.55
1660	1 EA	PG8PLUG 8 PVC SDR35 SPIGOT PLUG			45.4400	45.44
580	1 EA	RC56-88 8 FLEX COUP PVC/CI X PVC/CI			30.2800	30.28
590	48 EA	PG8-6Y26 8 X 6 PVC SDR26 HW WYE GXGXG			101.3850	4,866.48
600	2 EA	BRK-8SS304 8 SS304 BRACKET CLAMP FOR SDR			116.7000	233.40
610	1 EA	PG8-9SL26 8 PVC SDR26 HW STREET 90° SPXG			211.2948	211.29

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250

Entered By:
Parker King

Valid Until
Saturday, January 31 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
620	1 EA	DB18-B8 18 B DROP BOWL W/8OUT (6-8'WW)			336.7600	336.76
630	1 EA	/00000017274 8 DROP BOWL HOOD			222.3000	222.30
640	22 EA	PG6-4Y26 6 X 4 PVC SDR26 HW WYE GXGXG			62.9802	1,385.56
650	77 EA	PG6-4DY26 6X4 PV SDR26 HW DOUBLE WYE GSK			74.8512	5,763.54
660	99 EA	PG6CAP 6 PVC SDR35 CAP GSK			14.9700	1,482.03
670	99 EA	P6CSPLUG 6 DWV PVC COUNTERSUNK PLUG MIP			8.0500	796.95
680	99 EA	PG6-4SL26 6 PVC SDR26 HW STREET 45° SPXG			28.7532	2,846.57
690	99 EA	PG6-9L26 6 PVC SDR26 HW 90° GXG			41.3226	4,090.94
700	99 EA	PG6-4L26 6 PVC SDR26 HW 45° GXG			38.9124	3,852.33
710	99 EA	PS6FA 6 PVC 3034 FEMALE ADPT HXFIP			32.0800	3,175.92
720	176 EA	P4CSPLUG 4 DWV PVC COUNTERSUNK PLUG MIP			5.6900	1,001.44
730	176 EA	PG4CAP 4 PVC SDR35 CAP GSK			9.1300	1,606.88
740	176 EA	PS4FA 4 PVC 3034 FEMALE ADPT HXFIP			6.7900	1,195.04
750	176 EA	PG4-9L26 4 PVC SDR26 HW LR 90° GXG			37.6650	6,629.04
				Package Sub-total:		181,849.61
		****WATERMAIN 2A****				
		Package 00003				
780	840 LF	P12DR18-BLUE 12 PVC C900 DR-18 BLUE PIPE20			30.9000	25,956.00
790	5880 LF	P8DR18-BLUE 8 PVC C900 DR-18 BLUE PIPE 20			14.6100	85,906.80
800	100 LF	P6DR18-BLUE 6 PVC C900 DR-18 BLUE PIPE 20			8.5100	851.00

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250

Entered By:
Parker King

Valid Until
Saturday, January 31 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
810	460 LF	P4DR18-BLUE 4 PVC C900 DR-18 BLUE PIPE 20			4.1900	1,927.40
820	220 LF	P3LG 3 PVC SCH40 PIPE BE 20'			2.7000	594.00
830	1140 LF	P2LG 2 PVC SCH40 PIPE BE 20'			1.3300	1,516.20
840	27 EA	PY1-100 1X100 CTS DR-9 BLUE POLY			93.1600	2,515.32
850	39 EA	W10-500B 10GA X 500 BLUE TRACER WIRE			101.5000	3,958.50
860	11 EA	TAPE-DETWTR 2X1000 DETECTOR TAPE (WATER)			30.0000	330.00
870	17 EA	TAPE-PVCBLUE 2 X 108 BLUE PVC TAPE			6.5000	110.50
880	125 EA	WIRENUT-F4P-1 F4P WP WIRENUT 20-10G (SINGLE)			1.4400	180.00
890	38 EA	BJR12-DIPS 12 BELL JOINT REST FOR C900/DI			202.6100	7,699.18
900	145 EA	BJR8-DIPS 8 BELL JOINT RESTR FOR C900/DI			106.5200	15,445.40
920	4 EA	BJR4-DIPS 4 BELL JOINT RESTR FOR C900/DI			54.2800	217.12
930	8 EA	BRT-12W 3 BRASS TAG (12 GV WATER)			21.1700	169.36
940	8 EA	GV12MJ-NUT 12 KNDY C515 NRS GV MJ W/ NUT			2,593.9400	20,751.52
950	32 EA	BRT-8W 3 BRASS TAG (8 GV WATER)			21.1700	677.44
960	31 EA	GV8MJ-NUT 8 KNDY C515 NRS GV MJ W/ NUT			1,314.6700	40,754.77
1670	1 EA	GV8TAP-NUT 8 KNDY C515 TAP GV MJXFL W/NUT			1,711.0500	1,711.05
970	9 EA	BRT-6W 3 BRASS TAG (6 GV WATER)			21.1700	190.53
980	9 EA	GV6MJ-NUT 6 KNDY C515 NRS GV MJ W/ NUT			825.3900	7,428.51
1680	1 EA	BRT-2W 3 BRASS TAG (2" GV WATER)			21.1700	21.17
1690	1 EA	GV2FIP-NUT 2 KNDY C515 NRS GV FIPT W/ NUT			414.7300	414.73
1020	9 EA	VB5-10TOP-S 5¼X10 CI VB TOP ONLY (SCREW)			41.1300	370.17

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250

Entered By:
Parker King

Valid Until
Saturday, January 31 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1030	9 EA	VB-LID-WATER 5¼ CI VB LID ONLY "WATER IMP			25.2600	227.34
1040	50 EA	VB5WATER-SCREW-C 5¼,18X24 CI SCRW VB WTR"(3PC)			72.4800	3,624.00
1050	29 EA	DFW37F-12-1EP-HCU 17X11X12 SMALL METER BOX (HCU)			152.6700	4,427.43
1060	64 EA	DFW39F-12-1EP-HCU 16X14X12 LARGE METER BOX (HCU)			170.3100	10,899.84
1070	93 EA	CSLOCKSTUD CURB STOP LOCK STUD			3.4400	319.92
1080	93 EA	CSLOCKHEAD CURB STOP LOCK HEAD			3.4400	319.92
1090	176 EA	CNCRT-TRAILERPAD 8X4X16 CONCRETE TRAILER PAD			5.0000	880.00
1100	2 EA	BR2M-FLKIT 2 BRASS OVAL METER FLG KIT			138.1100	276.22
1110	4 EA	BR2M-FL 2 BRASS OVAL METER FLG ONLY				
1120	4 EA	GK2-18OVAL 2X1/8 EPDM OVAL MTR DROPN GASK				
1130	8 EA	HB58-212SS304 5/8 X 2-1/2 SS304L HEX BOLT				
1140	8 EA	HN58SS304 5/8 SS304L HEX NUT				
1150	9 EA	HYDRMARK-BLUE BLUE REFLECTIVE HYDRANT MARKER			12.5700	113.13
1160	1 EA	MJ12-8R 12X8 DI RED MJXMJ C153 C/L IMP			199.6500	199.65
1710	1 EA	MJ12-8X 12X8 DI CROSS MJ C153 C/L IMP			554.1800	554.18
1170	1 EA	MJ12-6T 12X6 DI TEE MJXMJ C153 C/L IMP			397.4850	397.49
1700	2 EA	MJ12T 12 DI TEE MJXMJ C153 C/L IMP			585.6400	1,171.28
1180	5 EA	MJ12-2TPLUG 12X2 DI TAP PLUG MJ C153C/L IM			218.4050	1,092.03
1720	3 EA	MJ12-4L 12 DI 45° MJXMJ C153 C/L IMP			349.0850	1,047.26
1730	12 EA	MJ12-22L 12 DI 22½° MJXMJ C153 C/L IMP			304.9200	3,659.04
1190	57 EA	PMJ12RST 12 MEGA RESTRAINT FOR PVC			109.7400	6,255.18

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250

Entered By:
Parker King

Valid Until
Saturday, January 31 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1200	62 EA	MJ12ACC-C 12 MJ GASK & BOLT PACK IMP			30.6800	1,902.16
1220	1 EA	/00000019085 10X8 TPS TAPPING SLEEVE			1,940.1900	1,940.19
1230	10 EA	MJ8-6T 8X6 DI TEE MJXMJ C153 C/L IMP			243.8150	2,438.15
1250	1 EA	MJ8-4R 8X4 DI RED MJXMJ C153 C/L IMP			108.9000	108.90
1260	4 EA	MJ8-2TPLUG 8X2 DI TAP PLUG MJ C153C/L IMP			141.5700	566.28
1740	2 EA	MJ8-2TCAP 8X2 DI TAP CAP MJ C153 C/L IMP			124.6300	249.26
1270	87 EA	TPS8-1-944 8X1 TPS SS SRV SADDLE8.54-9.44			275.0900	23,932.83
1280	229 EA	PMJ8RST 8 MEGA RESTRAINT FOR PVC			55.2300	12,647.67
1290	233 EA	MJ8ACC-C 8 MJ GASK & BOLT PACK IMP			20.9100	4,872.03
1300	6 EA	MJ8T 8 DI TEE MJXMJXMJ C153 C/L IMP			294.6350	1,767.81
1310	54 EA	MJ8-4L 8 DI 45° MJXMJ C153 C/L IMP			162.1400	8,755.56
1320	5 EA	MJ8-22L 8 DI 22½° MJXMJ C153 C/L IMP			157.9050	789.53
1330	4 EA	MJ8-11L 8 DI 11¼° MJXMJ C153 C/L IMP			143.3850	573.54
1350	36 EA	PMJ6RST 6 MEGA RESTRAINT FOR PVC			37.3200	1,343.52
1360	36 EA	MJ6ACC-C 6 MJ GASK & BOLT PACK IMP			18.6400	671.04
1370	1 EA	FAK6-8SS304 6/8 SS304L FLG BOLT & NUT KIT			36.2600	36.26
1380	1 EA	GK8FF 8 X 1/8 FF RR FLANGE GASKET			9.8700	9.87
1400	9 EA	K81-4 4.0 BURY K81D 5¼ HYDRANT-STD			2,754.3200	24,788.88
1410	6 EA	TPS4-1-513 4X1 TPS SS SRV SADDLE4.45-5.13			268.4400	1,610.64
1420	36 EA	PMJ4RST 4 MEGA RESTRAINT FOR PVC			37.2600	1,341.36
1430	36 EA	MJ4ACC-C 4 MJ GASK & BOLT PACK IMP			23.6800	852.48

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250

Entered By:
Parker King

Valid Until
Saturday, January 31 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1440	3 EA	MJ4-4L 4 DI 45° MJXMJ C153 C/L IMP			70.1800	210.54
1450	6 EA	MJ4-22L 4 DI 22½° MJXMJ C153 C/L IMP			65.9450	395.67
1460	2 EA	MJ4-11L 4 DI 11¼° MJXMJ C153 C/L IMP			63.5250	127.05
1750	1 EA	MJ4T 4 DI TEE MJXMJXMJ C153 C/L IMP			110.1100	110.11
1760	5 EA	MJ4-22L 4 DI 22½° MJXMJ C153 C/L IMP			65.9450	329.73
1470	58 EA	P3CSPLUG 3 DWV PVC COUNTERSUNK PLUG MIP			5.8000	336.40
1480	58 EA	P3FA 3 DWV PVC FEMALE ADPT FIPXH			7.1800	416.44
1490	2 EA	G2-48 2 X 48 GALV NIPPLE TBE			102.3800	204.76
1500	9 EA	G2-36 2 X 36 GALV NIPPLE TBE			62.1300	559.17
1510	9 EA	G2-12 2 X 12 GALV NIPPLE			23.8700	214.83
1770	1 EA	G2-6 2 X 6 GALV NIPPLE			10.9200	10.92
1520	5 EA	G2-3 2 X 3 GALV NIPPLE			6.0600	30.30
1530	1 EA	G2-34B 2 X 3/4 GALV RED BUSH 150#			7.5800	7.58
1540	1 EA	G2T 2 GALV TEE 150#			16.4300	16.43
1550	9 EA	G2PLUG 2 GALV PLUG 150#			6.2800	56.52
1560	9 EA	G2C-B 2 GALV BANDED COUP 150#			9.1900	82.71
1570	12 EA	G2-9L 2 GALV 90° 150#			11.4200	137.04
1580	1 EA	V2BV-FPLF 2 BRASS-LF BV FULL-PORT 600#			73.6000	73.60
1600	64 EA	BR1-34UB-CTS-MTR 1X3/4BRS ANGLE U-BRNCH CTSXMTR			165.0500	10,563.20
1610	29 EA	BR1-34CURB-CTSMTR 1 X3/4 BRASS CURB STOP CTSXMTR			55.9700	1,623.13
1620	93 EA	BR1CORP-M-CTS 1 BRASS CORP STOP MIPXCTS			47.6400	4,430.52

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250

Entered By:
Parker King

Valid Until
Saturday, January 31 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1630	186 EA	SS1STIFF 1 SS304 CTS INSERT STIFFENER			2.2880	425.57
1640	1 EA	V34HB 3/4 BRS-LF 1/4-T HOSEBIBB MXHT			39.3100	39.31
					Package Sub-total:	366,760.07
		Package 00004 **FORCEMAIN 1A**				
1800	700 LF	P8DR18-GREEN 8 PVC C900 DR-18 GRN PIPE 20			14.6100	10,227.00
1810	20 LF	P3LG 3 PVC SCH40 PIPE BE 20			2.7000	54.00
1820	3 EA	W10-500G 10GA X 500 GREEN TRACER WIRE			101.5000	304.50
1830	1 EA	TAPE-DETFM 2X1000 DET TAPE (FORCE MAIN)			30.0000	30.00
1840	2 EA	TAPE-PVCGREEN 2 X 108 GREEN PVC TAPE			6.5000	13.00
1850	4 EA	WIRENUT-F4P-1 F4P WP WIRENUT 20-10G (SINGLE)			1.4400	5.76
1860	8 EA	BJR8-DIPS 8 BELL JOINT RESTR FOR C900/DI			106.5200	852.16
1870	2 EA	BRT-8FM 3 BRASS TAG (8" GV FORCE MAIN)			21.1700	42.34
1880	1 EA	GV8MJ-NUT 8 KNDY C515 NRS GV MJ W/ NUT			1,314.6700	1,314.67
1890	1 EA	GV8TAP-NUT 8 KNDY C515 TAP GV MJXFL W/NUT			1,711.0500	1,711.05
1900	2 EA	VB5-10TOP-S 5¼X10 CI VB TOP ONLY (SCREW)			41.1300	82.26
1910	2 EA	VB-LID-SEWER 5¼ CI VB LID ONLY SEWER IMP			31.1100	62.22
1920	2 EA	VB5SEWER-SCREW-C 5¼,18X24 CI SCRW VB SWR (3PC)			72.4800	144.96
1930	10 EA	CNCRT-TRAILERPAD 8X4X16 CONCRETE TRAILER PAD			5.0000	50.00
1940	1 EA	/00000019087 10X8 TPS TAPPING SLEEVE			1,940.1900	1,940.19
1950	2 EA	MJ8-2TPLUGP401 8X2 DI TAP PLUG MJ C153P401IMP			565.0700	1,130.14

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250

Entered By:
Parker King

Valid Until
Saturday, January 31 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1960	21 EA	PMJ8RST 8 MEGA RESTRAINT FOR PVC			55.2300	1,159.83
1970	23 EA	MJ8ACC-C 8 MJ GASK & BOLT PACK IMP			20.9100	480.93
1980	1 EA	FAK6-8SS304 6/8 SS304L FLG BOLT & NUT KIT			36.2600	36.26
1990	1 EA	GK8FF 8 X 1/8 FF RR FLANGE GASKET			9.8700	9.87
2000	5 EA	MJ8-4LP401 8 DI 45° MJXMJ C153 P401 IMP			598.9500	2,994.75
2010	3 EA	MJ8-22LP401 8 DI 22½° MJXMJ C153 P401 IMP			595.3200	1,785.96
2020	1 EA	MJ8-11LP401 8 DI 11¼° MJXMJ C153 P401 IMP			574.7500	574.75
2030	4 EA	P3FA 3 DWV PVC FEMALE ADPT FIPXH			7.1800	28.72
2040	4 EA	P3CSPLUG 3 DWV PVC COUNTERSUNK PLUG MIP			5.8000	23.20
2050	2 EA	G2-36 2 X 36 GALV NIPPLE TBE			62.1300	124.26
2060	2 EA	G2-12 2 X 12 GALV NIPPLE			23.8700	47.74
2070	2 EA	G2PLUG 2 GALV PLUG 150#			6.2800	12.56
2080	2 EA	G2C-B 2 GALV BANDED COUP 150#			9.1900	18.38
2090	2 EA	G2-9L 2 GALV 90° 150#			11.4200	22.84
				Package Sub-total:		25,284.30

For terms and conditions, please visit www.pascopipesupply.com

Subtotal:	740,099.63
Tax:	.00
Bid Total:	**740,099.63**

BID PROPOSAL
SEVILLE 1D

BID NUMBER: 1015252

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
		Package 00001				
		STORM 1D				
1030	820 LF	HPS30 30 ADS HP STORM CORR PIPE 20			55.5500	45,551.00
20	1020 LF	HPS24 24 ADS HP STORM CORR PIPE 20			35.3900	36,097.80
30	1980 LF	HPS18 18 ADS HP STORM CORR PIPE 20			21.3700	42,312.60
					Package Sub-total:	123,961.40
		Package 00002				
		SEWER 1D				
60	4158 LF	PG8-14SDR26 8 PVC SDR-26 GRN PIPE GSK 14'			9.1500	38,045.70
70	2702 LF	PG6-14SDR26 6 PVC SDR-26 GRN PIPE GSK 14'			5.0600	13,672.12
80	1400 LF	PG4-14SDR26 4 PVC SDR-26 GRN PIPE GSK 14			2.2800	3,192.00
90	8 EA	TAPE-DETSWR 2X1000 DETECTOR TAPE (SEWER)			30.0000	240.00
100	20 EA	/00000017278 23 1/2 PLASTIC INFLOW SHIELD			77.1500	1,543.00
130	44 EA	PG8-6Y26 8 X 6 PVC SDR26 HW WYE GXGXG			101.3850	4,460.94
180	10 EA	PG6-4Y26 6 X 4 PVC SDR26 HW WYE GXGXG			62.9802	629.80
190	45 EA	PG6-4DY26 6X4 PV SDR26 HW DOUBLE WYE GSK			74.8512	3,368.30
200	55 EA	PG6CAP 6 PVC SDR35 CAP GSK			14.9700	823.35
210	55 EA	P6CSPLUG 6 DWV PVC COUNTERSUNK PLUG MIP			8.0500	442.75
220	55 EA	PG6-4SL26 6 PVC SDR26 HW STREET 45° SPXG			28.7532	1,581.43
230	55 EA	PG6-9L26 6 PVC SDR26 HW 90° GXG			41.3226	2,272.74
240	55 EA	PG6-4L26 6 PVC SDR26 HW 45° GXG			38.9124	2,140.18

BID PROPOSAL
SEVILLE 1D

BID NUMBER: 1015252

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
250	55 EA	PS6FA 6 PVC 3034 FEMALE ADPT HXFIP			28.0600	1,543.30
260	100 EA	P4CSPLUG 4 DWV PVC COUNTERSUNK PLUG MIP			5.6900	569.00
270	100 EA	PG4CAP 4 PVC SDR35 CAP GSK			9.1300	913.00
280	100 EA	PS4FA 4 PVC 3034 FEMALE ADPT HXFIP			6.7900	679.00
290	100 EA	PG4-9L26 4 PVC SDR26 HW LR 90° GXG			37.6650	3,766.50
				Package Sub-total:		79,883.11
		Package 00003 **WATERMAIN 1D**				
320	460 LF	P12DR18-BLUE 12 PVC C900 DR-18 BLUE PIPE20			30.9000	14,214.00
330	4020 LF	P8DR18-BLUE 8 PVC C900 DR-18 BLUE PIPE 20			14.6100	58,732.20
340	620 LF	P6DR18-BLUE 6 PVC C900 DR-18 BLUE PIPE 20			8.5100	5,276.20
350	140 LF	P3LG 3 PVC SCH40 PIPE BE 20'			2.7000	378.00
360	1080 LF	P2LG 2 PVC SCH40 PIPE BE 20'			1.3300	1,436.40
370	24 EA	PY1-100 1X100' CTS DR-9 BLUE POLY			93.1600	2,235.84
380	29 EA	W10-500B 10GA X 500' BLUE TRACER WIRE			101.5000	2,943.50
390	8 EA	TAPE-DETWTR 2X1000' DETECTOR TAPE (WATER)			30.0000	240.00
400	12 EA	TAPE-PVCBLUE 2 X 108 BLUE PVC TAPE			6.5000	78.00
410	88 EA	WIRENUT-F4P-1 F4P WP WIRENUT 20-10G (SINGLE)			1.4400	126.72
420	9 EA	BJR12-DIPS 12 BELL JOINT REST FOR C900/DI			202.6100	1,823.49
430	90 EA	BJR8-DIPS 8 BELL JOINT RESTR FOR C900/DI			106.5200	9,586.80
440	8 EA	BJR6-DIPS 6 BELL JOINT RESTR FOR C900/DI			67.6200	540.96

BID PROPOSAL
SEVILLE 1D

BID NUMBER: 1015252

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
450	4 EA	BRT-12W 3 BRASS TAG (12 GV WATER)			21.1700	84.68
460	4 EA	GV12MJ-NUT 12 KNDY C515 NRS GV MJ W/ NUT			2,593.9400	10,375.76
470	17 EA	BRT-8W 3 BRASS TAG (8" GV WATER)			21.1700	359.89
480	17 EA	GV8MJ-NUT 8 KNDY C515 NRS GV MJ W/ NUT			1,314.6700	22,349.39
490	9 EA	BRT-6W 3 BRASS TAG (6 GV WATER)			21.1700	190.53
500	9 EA	GV6MJ-NUT 6 KNDY C515 NRS GV MJ W/ NUT			825.3900	7,428.51
510	2 EA	VB5-10TOP-S 5¼X10 CI VB TOP ONLY (SCREW)			41.1300	82.26
520	2 EA	VB-LID-WATER 5¼ CI VB LID ONLY WATER IMP			25.2600	50.52
530	30 EA	VB5WATER-SCREW-C 5¼,18X24 CI SCRW VB WTR (3PC)			72.4800	2,174.40
540	28 EA	DFW37F-12-1EP-HCU 17X11X12 SMALL METER BOX (HCU)			152.6700	4,274.76
550	36 EA	DFW39F-12-1EP-HCU 16X14X12 LARGE METER BOX (HCU)			170.3100	6,131.16
560	64 EA	CSLOCKSTUD CURB STOP LOCK STUD			3.4400	220.16
570	64 EA	CSLOCKHEAD CURB STOP LOCK HEAD			3.4400	220.16
580	101 EA	CNCRT-TRAILERPAD 8X4X16 CONCRETE TRAILER PAD			5.0000	505.00
590	2 EA	BR2M-FLKIT 2 BRASS OVAL METER FLG KIT			138.1100	276.22
600	4 EA	BR2M-FL 2 BRASS OVAL METER FLG ONLY				
610	4 EA	GK2-18OVAL 2X1/8 EPDM OVAL MTR DROPN GASK				
620	8 EA	HB58-212SS304 5/8 X 2-1/2 SS304L HEX BOLT				
630	8 EA	HN58SS304 5/8 SS304L HEX NUT				
640	7 EA	HYDRMARK-BLUE BLUE REFLECTIVE HYDRANT MARKER			12.5700	87.99
650	1 EA	MJ12-8T 12X8 DI TEE MJXMJ C153 C/L IMP			457.3800	457.38

BID PROPOSAL
SEVILLE 1D

BID NUMBER: 1015252

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
660	1 EA	MJ12-6T 12X6 DI TEE MJXMJ C153 C/L IMP			397.4850	397.49
1040	2 EA	MJ12-2TCAP 12X2 DI TAP CAP MJ C153C/L IMP			204.4900	408.98
670	2 EA	MJ12-2TPLUG 12X2 DI TAP PLUG MJ C153C/L IM			218.4050	436.81
680	19 EA	PMJ12RST 12 MEGA RESTRAINT FOR PVC			109.7400	2,085.06
690	21 EA	MJ12ACC-C 12 MJ GASK & BOLT PACK IMP			30.6800	644.28
700	1 EA	MJ12T 12 DI TEE MJXMJ C153 C/L IMP			585.6400	585.64
710	1 EA	MJ12SLEEVE 12 DI LNG SLV MJ C153 C/L IMP			321.8600	321.86
720	8 EA	MJ8-6T 8X6 DI TEE MJXMJ C153 C/L IMP			243.8150	1,950.52
740	49 EA	TPS8-1-944 8X1 TPS SS SRV SADDLE8.54-9.44			275.0900	13,479.41
750	147 EA	PMJ8RST 8 MEGA RESTRAINT FOR PVC			55.2300	8,118.81
760	147 EA	MJ8ACC-C 8 MJ GASK & BOLT PACK IMP			20.9100	3,073.77
770	4 EA	MJ8T 8 DI TEE MJXMJXMJ C153 C/L IMP			294.6350	1,178.54
780	1 EA	MJ8SLEEVE 8 DI LNG SLV MJ C153 C/L IMP			200.2550	200.26
790	41 EA	MJ8-4L 8 DI 45° MJXMJ C153 C/L IMP			162.1400	6,647.74
810	15 EA	TPS6-1-742 6X1 TPS SS SRV SADDLE6.55-7.42			282.4900	4,237.35
820	46 EA	PMJ6RST 6 MEGA RESTRAINT FOR PVC			37.3200	1,716.72
830	46 EA	MJ6ACC-C 6 MJ GASK & BOLT PACK IMP			18.6400	857.44
840	4 EA	MJ6-4L 6 DI 45° MJXMJ C153 C/L IMP			111.3200	445.28
1050	2 EA	MJ6-22L 6 DI 22½° MJXMJ C153 C/L IMP			101.0350	202.07
850	7 EA	K81-4 4.0' BURY K81D 5¼" HYDRANT-STD			2,754.3200	19,280.24
860	1 EA	V34HB 3/4 BRS-LF 1/4-T HOSEBIBB MXHT			39.3100	39.31

BID PROPOSAL
SEVILLE 1D

BID NUMBER: 1015252

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
870	32 EA	P3FA 3 DWV PVC FEMALE ADPT FIPXH			7.1800	229.76
880	32 EA	P3CSPLUG 3 DWV PVC COUNTERSUNK PLUG MIP			5.8000	185.60
890	2 EA	G2-48 2 X 48 GALV NIPPLE TBE			102.3800	204.76
900	2 EA	G2-36 2 X 36 GALV NIPPLE TBE			62.1300	124.26
910	2 EA	G2-12 2 X 12 GALV NIPPLE			23.8700	47.74
920	5 EA	G2-3 2 X 3 GALV NIPPLE			6.0600	30.30
930	1 EA	G2-34B 2 X 3/4 GALV RED BUSH 150#			7.5800	7.58
940	1 EA	G2T 2 GALV TEE 150#			16.4300	16.43
950	2 EA	G2PLUG 2 GALV PLUG 150#			6.2800	12.56
960	2 EA	G2C-B 2 GALV BANDED COUP 150#			9.1900	18.38
970	8 EA	G2-9L 2 GALV 90° 150#			11.4200	91.36
980	1 EA	V2BV-FPLF 2 BRASS-LF BV FULL-PORT 600#			73.6000	73.60
990	36 EA	BR1-34UB-CTS-MTR 1X3/4BRS ANGLE U-BRNCH CTSXMTR			165.0500	5,941.80
1000	28 EA	BR1-34CURB-CTSMTR 1 X3/4 BRASS CURB STOP CTSXMTR			55.9700	1,567.16
1010	64 EA	BR1CORP-M-CTS 1 BRASS CORP STOP MIPXCTS			47.6400	3,048.96
1020	128 EA	SS1STIFF 1 SS304 CTS INSERT STIFFENER			2.2880	292.86
					Package Sub-total:	231,081.57

For terms and conditions, please visit www.pascopipesupply.com

Subtotal:	434,926.08
Tax:	.00
Bid Total:	**434,926.08**

BID PROPOSAL

25-2315 SEVILLE - 1C

BID NUMBER: 1015255

Entered By:
Mark Wessinger

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
		********** 25-2315 SEVILLE - 1C **********				
		Package 00001 ** STORM 1C **				
100	200 LF	HPS42 42 ADS HP STORM CORR PIPE 20			78.9300	15,786.00
110	40 LF	HPS36 36 ADS HP STORM CORR PIPE 20			61.4500	2,458.00
120	440 LF	HPS30 30 ADS HP STORM CORR PIPE 20			55.5500	24,442.00
130	2240 LF	HPS24 24 ADS HP STORM CORR PIPE 20			35.3900	79,273.60
140	5100 LF	HPS18 18 ADS HP STORM CORR PIPE 20			21.3700	108,987.00
				Package Sub-total:		230,946.60
		Package 00002 ** SEWER 1C **				
180	7518 LF	PG8-14SDR26 8 PVC SDR-26 GRN PIPE GSK 14			9.1500	68,789.70
190	6972 LF	PG6-14SDR26 6 PVC SDR-26 GRN PIPE GSK 14			5.0600	35,278.32
200	3528 LF	PG4-14SDR26 4 PVC SDR-26 GRN PIPE GSK 14			2.2800	8,043.84
210	11 EA	TAPE-DETSWR 2X1000 DETECTOR TAPE (SEWER)			30.0000	330.00
220	37 EA	/00000017287 SAN MH INFILTRATION PRO			77.1500	2,854.55
250	111 EA	PG8-6Y26 8 X 6 PVC SDR26 HW WYE GXGXG			101.3850	11,253.74

BID PROPOSAL

25-2315 SEVILLE - 1C

BID NUMBER: 1015255

Entered By:
Mark Wessinger

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
300	32 EA	PG6-4Y26 6 X 4 PVC SDR26 HW WYE GXGXG			62.9802	2,015.37
310	110 EA	PG6-4DY26 6X4 PV SDR26 HW DOUBLE WYE GSK			74.8512	8,233.63
320	142 EA	PG6CAP 6 PVC SDR35 CAP GSK			14.9700	2,125.74
330	142 EA	P6CSPLUG 6 DWV PVC COUNTERSUNK PLUG MIP			8.0500	1,143.10
340	142 EA	PG6-4SL26 6 PVC SDR26 HW STREET 45° SPXG			28.7532	4,082.95
350	142 EA	PG6-9L26 6 PVC SDR26 HW 90° GXG			41.3226	5,867.81
360	142 EA	PG6-4L26 6 PVC SDR26 HW 45° GXG			38.9124	5,525.56
370	142 EA	P6FA 6 DWV PVC FEMALE ADPT FIPXH			32.0800	4,555.36
380	252 EA	P4CSPLUG 4 DWV PVC COUNTERSUNK PLUG MIP			6.7900	1,711.08
390	252 EA	PG4CAP 4 PVC SDR35 CAP GSK			7.9900	2,013.48
400	252 EA	PS4FA 4 PVC 3034 FEMALE ADPT HXFIP			10.2900	2,593.08
410	252 EA	PG4-9L26 4 PVC SDR26 HW LR 90° GXG			37.6650	9,491.58
					Package Sub-total:	175,908.89
		Package 00003 ** WATERMAIN 1C **				
450	8660 LF	P8DR18-BLUE 8 PVC C900 DR-18 BLUE PIPE 20			14.6100	126,522.60
460	120 LF	P6DR18-BLUE 6 PVC C900 DR-18 BLUE PIPE 20			8.7300	1,047.60
470	160 LF	P3LG 3 PVC SCH40 PIPE BE 20			2.7000	432.00
480	2540 LF	P2LG 2 PVC SCH40 PIPE BE 20			1.3300	3,378.20
490	52 EA	PY1-100 1X100 CTS DR-9 BLUE POLY			93.1600	4,844.32

BID PROPOSAL

25-2315 SEVILLE - 1C

BID NUMBER: 1015255

Entered By:
Mark Wessinger

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
500	60 EA	W10-500B 10GA X 500' BLUE TRACER WIRE			101.5000	6,090.00
510	15 EA	TAPE-DETWTR 2X1000' DETECTOR TAPE (WATER)			30.0000	450.00
520	18 EA	TAPE-PVCBLUE 2 X 108 BLUE PVC TAPE			6.5000	117.00
530	200 EA	WIRENUT-F4P-1 F4P WP WIRENUT 20-10G (SINGLE)			1.4400	288.00
540	158 EA	BJR8-DIPS 8 BELL JOINT RESTR FOR C900/DI			106.5200	16,830.16
550	30 EA	BRT-8W 3 BRASS TAG (8 GV WATER)			21.1700	635.10
560	30 EA	GV8MJ-NUT 8 KNDY C515 NRS GV MJ W/ NUT			1,314.6700	39,440.10
570	13 EA	BRT-6W 3 BRASS TAG (6 GV WATER)			21.1700	275.21
580	13 EA	GV6MJ-NUT 6 KNDY C515 NRS GV MJ W/ NUT			825.3900	10,730.07
590	1 EA	VB5-10TOP-S 5¼X10 CI VB TOP ONLY (SCREW)			41.1300	41.13
600	1 EA	VB-LID-WATER 5¼ CI VB LID ONLY WATER IMP			25.2600	25.26
610	43 EA	VB5WATER-SCREW-C 5¼,18X24 CI SCRW VB WTR (3PC)			72.4800	3,116.64
620	62 EA	DFW37F-12-1EP-HCU 17X11X12 SMALL METER BOX (HCU)			152.6700	9,465.54
630	102 EA	DFW39F-12-1EP-HCU 16X14X12 LARGE METER BOX (HCU)			170.3100	17,371.62
640	164 EA	CSLOCKSTUD CURB STOP LOCK STUD			3.4400	564.16
650	164 EA	CSLOCKHEAD CURB STOP LOCK HEAD			3.4400	564.16
660	144 EA	CNCRT-TRAILERPAD 8X4X16 CONCRETE TRAILER PAD			5.0000	720.00
670	2 EA	BR2M-FLKIT 2 BRASS OVAL METER FLG KIT			138.1100	276.22
680	4 EA	BR2M-FL 2 BRASS OVAL METER FLG ONLY				
690	4 EA	GK2-18OVAL 2X1/8 EPDM OVAL MTR DROPN GASK				
700	8 EA	HB58-212SS304 5/8 X 2-1/2 SS304L HEX BOLT				

BID PROPOSAL

25-2315 SEVILLE - 1C

BID NUMBER: 1015255

Entered By:
Mark Wessinger

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
710	8 EA	HN58SS304 5/8 SS304L HEX NUT				
720	13 EA	HYDRMARK-BLUE BLUE REFLECTIVE HYDRANT MARKER			12.5700	163.41
730	13 EA	MJ8-6T 8X6 DI TEE MJXMJ C153 C/L IMP			243.8150	3,169.60
740	1 EA	MJ8-2TPLUG 8X2 DI TAP PLUG MJ C153C/L IMP			144.2900	144.29
750	2 EA	MJ8-2TCAP 8X2 DI TAP CAP MJ C153 C/L IMP			124.6300	249.26
760	168 EA	TPS8-1-944 8X1 TPS SS SRV SADDLE8.54-9.44			275.0900	46,215.12
770	321 EA	PMJ8RST 8 MEGA RESTRAINT FOR PVC			55.2300	17,728.83
780	322 EA	MJ8ACC-C 8 MJ GASK & BOLT PACK IMP			20.9100	6,733.02
790	7 EA	MJ8T 8 DI TEE MJXMJXMJ C153 C/L IMP			294.6350	2,062.45
800	5 EA	MJ8SLEEVE 8 DI LNG SLV MJ C153 C/L IMP			200.2550	1,001.28
810	94 EA	MJ8-4L 8 DI 45° MJXMJ C153 C/L IMP			162.1400	15,241.16
820	5 EA	MJ8-22L 8 DI 22½° MJXMJ C153 C/L IMP			157.9050	789.53
830	2 EA	MJ8-11L 8 DI 11¼° MJXMJ C153 C/L IMP			143.3850	286.77
840	52 EA	PMJ6RST 6 MEGA RESTRAINT FOR PVC			37.3200	1,940.64
850	52 EA	MJ6ACC-C 6 MJ GASK & BOLT PACK IMP			18.2200	947.44
860	13 EA	K81-4 4.0 BURY K81D 5¼ HYDRANT-STD			2,753.6900	35,797.97
870	44 EA	P3FA 3 DWV PVC FEMALE ADPT FIPXH			7.1800	315.92
880	44 EA	P3CSPLUG 3 DWV PVC COUNTERSUNK PLUG MIP			5.8000	255.20
890	2 EA	G2-48 2 X 48 GALV NIPPLE TBE			102.3800	204.76
900	1 EA	G2-36 2 X 36 GALV NIPPLE TBE			62.1300	62.13
910	1 EA	G2-12 2 X 12 GALV NIPPLE			23.8700	23.87

BID PROPOSAL

25-2315 SEVILLE - 1C

BID NUMBER: 1015255

Entered By:
Mark Wessinger

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
920	5 EA	G2-3 2 X 3 GALV NIPPLE			6.0600	30.30
930	1 EA	G2-34B 2 X 3/4 GALV RED BUSH 150#			7.5800	7.58
940	1 EA	G2T 2 GALV TEE 150#			16.4300	16.43
950	1 EA	G2PLUG 2 GALV PLUG 150#			6.2800	6.28
960	1 EA	G2C-B 2 GALV BANDED COUP 150#			9.1900	9.19
970	4 EA	G2-9L 2 GALV 90° 150#			11.4200	45.68
980	1 EA	V2BV-FPLF 2 BRASS-LF BV FULL-PORT 600#			73.6000	73.60
990	102 EA	BR1-34UB-CTS-MTR 1X3/4BRS ANGLE U-BRNCH CTSXMTR			165.0500	16,835.10
1000	62 EA	BR1-34CURB-CTSMTR 1 X3/4 BRASS CURB STOP CTSXMTR			55.9700	3,470.14
1010	164 EA	BR1CORP-M-CTS 1 BRASS CORP STOP MIPXCTS			47.6400	7,812.96
1020	328 EA	SS1STIFF 1 SS304 CTS INSERT STIFFENER			2.2880	750.46
1030	1 EA	V34HB 3/4 BRS-LF 1/4-T HOSEBIBB MXHT			39.3100	39.31
				Package Sub-total:		405,654.77

For terms and conditions, please visit www.pascopipesupply.com

Subtotal:	812,510.26
Tax:	.00
Bid Total:	**812,510.26**

BID PROPOSAL
SEVILLE 1C-BLVD

BID NUMBER: 1015256

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
		Package 00001				
		STORM 1C BLVD				
20	100 LF	HPS42 42 ADS HP STORM CORR PIPE 20			78.9300	7,893.00
30	600 LF	HPS30 30 ADS HP STORM CORR PIPE 20			55.5500	33,330.00
40	380 LF	HPS24 24 ADS HP STORM CORR PIPE 20			35.3900	13,448.20
50	1900 LF	HPS18 18 ADS HP STORM CORR PIPE 20			21.3700	40,603.00
					Package Sub-total:	95,274.20
		Package 00002				
		SEWER 1C BLVD				
80	868 LF	PG8-14SDR26 8 PVC SDR-26 GRN PIPE GSK 14'			9.1500	7,942.20
90	56 LF	PG6-14SDR26 6 PVC SDR-26 GRN PIPE GSK 14			5.0600	283.36
1080	28 LF	PG4-14SDR26 4 PVC SDR-26 GRN PIPE GSK 14			2.2800	63.84
100	1 EA	TAPE-DETSWR 2X1000 DETECTOR TAPE (SEWER)			30.0000	30.00
110	4 EA	/00000017289 23-1/2 PLASTIC INFLOW SHIELD			77.1500	308.60
120	1 EA	PG8PLUG 8 PVC SDR35 SPIGOT PLUG			37.4800	37.48
1090	1 EA	PG8-6Y26 8 X 6 PVC SDR26 HW WYE GXGXG			101.3850	101.39
1100	1 EA	PG6-4DY26 6X4 PV SDR26 HW DOUBLE WYE GSK			74.8512	74.85
1110	1 EA	P6CSPLUG 6 DWV PVC COUNTERSUNK PLUG MIP			8.0500	8.05
1120	1 EA	PG6CAP 6 PVC SDR35 CAP GSK			14.9700	14.97
1130	1 EA	PS6FA 6 PVC 3034 FEMALE ADPT HXFIP			32.0800	32.08
1140	1 EA	PG6-4SL26 6 PVC SDR26 HW STREET 45° SPXG			28.7532	28.75

BID PROPOSAL
SEVILLE 1C-BLVD

BID NUMBER: 1015256

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1150	1 EA	PG6-9L26 6 PVC SDR26 HW 90° GXG			41.3226	41.32
1160	1 EA	PG6-4L26 6 PVC SDR26 HW 45° GXG			38.9124	38.91
1170	2 EA	P4CSPLUG 4 DWV PVC COUNTERSUNK PLUG MIP			5.6900	11.38
1180	2 EA	PG4CAP 4 PVC SDR35 CAP GSK			9.1300	18.26
1190	2 EA	PS4FA 4 PVC 3034 FEMALE ADPT HXFIP			6.7900	13.58
1200	2 EA	PG4-9L26 4 PVC SDR26 HW LR 90° GXG			37.6650	75.33
					Package Sub-total:	9,124.35
		Package 00003				
		FORCEMAIN 1C BLVD				
150	3540 LF	P8DR18-GREEN 8 PVC C900 DR-18 GRN PIPE 20			14.6100	51,719.40
160	40 LF	P3LG 3 PVC SCH40 PIPE BE 20			2.7000	108.00
170	14 EA	W10-500G 10GA X 500' GREEN TRACER WIRE			101.5000	1,421.00
180	4 EA	TAPE-DETFM 2X1000' DET TAPE (FORCE MAIN)			30.0000	120.00
190	7 EA	TAPE-PVCGREEN 2 X 108 GREEN PVC TAPE			6.5000	45.50
200	14 EA	WIRENUT-F4P-1 F4P WP WIRENUT 20-10G (SINGLE)			1.4400	20.16
210	10 EA	BJR8-DIPS 8 BELL JOINT RESTR FOR C900/DI			106.5200	1,065.20
220	5 EA	BRT-8FM 3 BRASS TAG (8 GV FORCE MAIN)			21.1700	105.85
230	5 EA	GV8MJ-NUT 8 KNDY C515 NRS GV MJ W/ NUT			1,314.6700	6,573.35
240	1 EA	VB5-10TOP-S 5¼X10 CI VB TOP ONLY (SCREW)			41.1300	41.13
250	1 EA	VB-LID-SEWER 5¼ CI VB LID ONLY SEWER IMP			25.2600	25.26
260	5 EA	VB5SEWER-SCREW-C 5¼,18X24 CI SCRW VB SWR (3PC)			72.4800	362.40

BID PROPOSAL
SEVILLE 1C-BLVD

BID NUMBER: 1015256

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
270	1 EA	/00000017291 23 1/2 PLASTIC INFLOW SHIELD			77.1500	77.15
280	17 EA	CNCRT-TRAILERPAD 8X4X16 CONCRETE TRAILER PAD			5.0000	85.00
1210	1 EA	TPS8-2-944 8X2 TPS SS SRV SADDLE8.54-9.44			288.6800	288.68
290	1 EA	MJ8-2TPLUGP401 8X2 DI TAP PLUG MJ C153P401IMP			597.7600	597.76
310	42 EA	PMJ8RST 8 MEGA RESTRAINT FOR PVC			55.2300	2,319.66
320	43 EA	MJ8ACC-C 8 MJ GASK & BOLT PACK IMP			20.9100	899.13
330	11 EA	MJ8-4LP401 8 DI 45° MJXMJ C153 P401 IMP			598.9500	6,588.45
1220	1 EA	MJ8SLEEVEP401 8 DI LNG SLV MJ C153 P401 IMP			662.4750	662.48
1230	4 EA	MJ8-22LP401 8 DI 22½° MJXMJ C153 P401 IMP			595.3200	2,381.28
340	6 EA	P3FA 3 DWV PVC FEMALE ADPT FIPXH			7.1800	43.08
350	6 EA	P3CSPLUG 3 DWV PVC COUNTERSUNK PLUG MIP			5.8000	34.80
1240	1 EA	SS2-3 2 X 3 SS316 NIPPLE			12.4600	12.46
1250	1 EA	SS2BV-FP 2 SS316 BV FULL-PORT 1000#			101.6400	101.64
1260	1 EA	ARV2-025 2 ARI D-025 COMB ARV FOR SWR			1,704.7200	1,704.72
360	1 EA	G2-36 2 X 36 GALV NIPPLE TBE			62.1300	62.13
370	1 EA	G2-12 2 X 12 GALV NIPPLE			23.8700	23.87
400	1 EA	G2PLUG 2 GALV PLUG 150#			6.2800	6.28
410	1 EA	G2C-B 2 GALV BANDED COUP 150#			9.1900	9.19
420	1 EA	G2-9L 2 GALV 90° 150#			11.4200	11.42
				Package Sub-total:		77,516.43

BID PROPOSAL
SEVILLE 1C-BLVD

BID NUMBER: 1015256

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
		Package 00004				
		WATERMAIN 1C BLVD				
450	3940 LF	P12DR18-BLUE 12 PVC C900 DR-18 BLUE PIPE20			30.9000	121,746.00
1270	20 LF	P10DR18-BLUE 10 PVC C900 DR-18 BLUE PIPE20			21.9300	438.60
460	160 LF	P8DR18-BLUE 8 PVC C900 DR-18 BLUE PIPE 20			14.6100	2,337.60
470	20 LF	P6DR18-BLUE 6 PVC C900 DR-18 BLUE PIPE 20			8.5100	170.20
480	80 LF	P3LG 3 PVC SCH40 PIPE BE 20'			2.7000	216.00
500	17 EA	W10-500B 10GA X 500' BLUE TRACER WIRE			101.5000	1,725.50
510	4 EA	TAPE-DETWTR 2X1000' DETECTOR TAPE (WATER)			30.0000	120.00
520	10 EA	TAPE-PVCBLUE 2 X 108 BLUE PVC TAPE			6.5000	65.00
530	20 EA	WIRENUT-F4P-1 F4P WP WIRENUT 20-10G (SINGLE)			1.4400	28.80
540	85 EA	BJR12-DIPS 12 BELL JOINT REST FOR C900/DI			202.6100	17,221.85
550	3 EA	BJR8-DIPS 8 BELL JOINT RESTR FOR C900/DI			106.5200	319.56
560	11 EA	BRT-12W 3 BRASS TAG (12 GV WATER)			21.1700	232.87
570	11 EA	GV12MJ-NUT 12 KNDY C515 NRS GV MJ W/ NUT			2,593.9400	28,533.34
1280	1 EA	BRT-10W 3 BRASS TAG (10 GV WATER)			21.1700	21.17
1290	1 EA	GV10MJ-NUT 10 KNDY C515 NRS GV MJ W/ NUT			2,049.9400	2,049.94
580	3 EA	BRT-8W 3 BRASS TAG (8 GV WATER)			21.1700	63.51
590	3 EA	GV8MJ-NUT 8 KNDY C515 NRS GV MJ W/ NUT			1,314.6700	3,944.01
600	3 EA	BRT-6W 3 BRASS TAG (6 GV WATER)			21.1700	63.51
610	3 EA	GV6MJ-NUT 6 KNDY C515 NRS GV MJ W/ NUT			825.3900	2,476.17

BID PROPOSAL
SEVILLE 1C-BLVD

BID NUMBER: 1015256

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
620	3 EA	VB5-10TOP-S 5¼X10 CI VB TOP ONLY (SCREW)			41.1300	123.39
630	3 EA	VB-LID-WATER 5¼ CI VB LID ONLY "WATER IMP			25.2600	75.78
640	18 EA	VB5WATER-SCREW-C 5¼,18X24 CI SCRW VB WTR"(3PC)			72.4800	1,304.64
680	63 EA	CNCRT-TRAILERPAD 8X4X16 CONCRETE TRAILER PAD			5.0000	315.00
690	2 EA	BR2M-FLKIT 2 BRASS OVAL METER FLG KIT			138.1100	276.22
700	4 EA	BR2M-FL 2 BRASS OVAL METER FLG ONLY				
710	4 EA	GK2-18OVAL 2X1/8 EPDM OVAL MTR DROPN GASK				
720	8 EA	HB58-212SS304 5/8 X 2-1/2 SS304L HEX BOLT				
730	8 EA	HN58SS304 5/8 SS304L HEX NUT				
740	3 EA	HYDRMARK-BLUE BLUE REFLECTIVE HYDRANT MARKER			12.5700	37.71
750	1 EA	MJ12-8T 12X8 DI TEE MJXMJ C153 C/L IMP			457.3800	457.38
760	1 EA	MJ12-8R 12X8 DI RED MJXMJ C153 C/L IMP			199.6500	199.65
770	3 EA	MJ12-6T 12X6 DI TEE MJXMJ C153 C/L IMP			397.4850	1,192.46
780	2 EA	MJ12-2TCAP 12X2 DI TAP CAP MJ C153C/L IMP			204.4900	408.98
1300	1 EA	MJ12-2TPLUG 12X2 DI TAP PLUG MJ C153C/L IM			218.4050	218.41
1310	1 EA	MJ12-10T 12X10 DI TEE MJXMJ C153C/L IMP			588.0600	588.06
1320	1 EA	MJ12-10R 12X10 DI RED MJXMJ C153 C/L IM			222.0350	222.04
790	87 EA	PMJ12RST 12 MEGA RESTRAINT FOR PVC			109.7400	9,547.38
800	90 EA	MJ12ACC-C 12 MJ GASK & BOLT PACK IMP			30.6800	2,761.20
1330	3 EA	MJ12T 12 DI TEE MJXMJ C153 C/L IMP			585.6400	1,756.92
810	3 EA	MJ12SLEEVE 12 DI LNG SLV MJ C153 C/L IMP			321.8600	965.58

BID PROPOSAL
SEVILLE 1C-BLVD

BID NUMBER: 1015256

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1340	6 EA	MJ12-4L 12 DI 45° MJXMJ C153 C/L IMP			349.0850	2,094.51
830	13 EA	MJ12-22L 12 DI 22½° MJXMJ C153 C/L IMP			304.9200	3,963.96
1350	5 EA	PMJ10RST 10 MEGA RESTRAINT FOR PVC			125.1200	625.60
1360	6 EA	MJ10ACC-C 10 MJ GASK & BOLT PACK IMP			40.3200	241.92
1370	1 EA	MJ10SLEEVE 10 DI LNG SLV MJ C153 C/L IMP			252.8000	252.80
850	2 EA	MJ8-2TPLUG 8X2 DI TAP PLUG MJ C153C/L IMP			141.5700	283.14
870	12 EA	PMJ8RST 8 MEGA RESTRAINT FOR PVC			55.2300	662.76
880	14 EA	MJ8ACC-C 8 MJ GASK & BOLT PACK IMP			20.9100	292.74
1380	2 EA	MJ8-4L 8 DI 45° MJXMJ C153 C/L IMP			162.1400	324.28
890	12 EA	PMJ6RST 6 MEGA RESTRAINT FOR PVC			45.0800	540.96
900	12 EA	MJ6ACC-C 6 MJ GASK & BOLT PACK IMP			18.6400	223.68
910	3 EA	K81-4 4.0 BURY K81D 5¼ HYDRANT-STD			2,753.6900	8,261.07
920	21 EA	P3FA 3 DWV PVC FEMALE ADPT FIPXH			7.1800	150.78
930	21 EA	P3CSPLUG 3 DWV PVC COUNTERSUNK PLUG MIP			5.8000	121.80
940	2 EA	G2-48 2 X 48 GALV NIPPLE TBE			102.3800	204.76
950	3 EA	G2-36 2 X 36 GALV NIPPLE TBE			62.1300	186.39
960	3 EA	G2-12 2 X 12 GALV NIPPLE			23.8700	71.61
970	5 EA	G2-3 2 X 3 GALV NIPPLE			6.0600	30.30
980	1 EA	G2-34B 2 X 3/4 GALV RED BUSH 150#			7.5800	7.58
990	1 EA	G2T 2 GALV TEE 150#			16.4300	16.43
1000	3 EA	G2PLUG 2 GALV PLUG 150#			6.2800	18.84

BID PROPOSAL
SEVILLE 1C-BLVD

BID NUMBER: 1015256

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1010	3 EA	G2C-B 2 GALV BANDED COUP 150#			9.1900	27.57
1020	6 EA	G2-9L 2 GALV 90° 150#			11.4200	68.52
1030	1 EA	V2BV-FPLF 2 BRASS-LF BV FULL-PORT 600#			73.6000	73.60
1070	1 EA	V34HB 3/4 BRS-LF 1/4-T HOSEBIBB MXHT			39.3100	39.31
				Package Sub-total:		221,009.34

For terms and conditions, please visit www.pascopipesupply.com

Subtotal:	402,924.32
Tax:	.00
Bid Total:	**402,924.32**

BID PROPOSAL
SEVILLE 1B

BID NUMBER: 1015257

Entered By:
Parker King

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
		**************************** JOB NAME: SEVILLE 1B BID DATE: 10/9/25 ORDER BY: RIPA SHIP BY: PREPAID FREIGHT NOTES: **************************** ****STORM 1B**** Package 00001				
360	300 LF	HPS30 30 ADS HP STORM CORR PIPE 20'			55.5500	16,665.00
370	680 LF	HPS24 24 ADS HP STORM CORR PIPE 20'			35.3900	24,065.20
380	3140 LF	HPS18 18 ADS HP STORM CORR PIPE 20'			21.3700	67,101.80
390	280 LF	N12-12 12 ADS N-12 WTIB CORR PIPE 20			9.9900	2,797.20
400	1 EA	/00000017281 12 DRAIN BASIN W/ GRATE			1,050.5300	1,050.53
410	2 EA	/00000017282 12 INLINE DRAIN W/ GRATE			494.7600	989.52
420	1 EA	COR12T-IMWT 12 CORR INJ-MOLD TEE WATERTITE			313.6200	313.62
430	1 EA	COR12-9L-IMWT 12 CORR INJ-MOLD 90° WATERTITE			213.0900	213.09

BID PROPOSAL
SEVILLE 1B

BID NUMBER: 1015257

Entered By:
Parker King

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
440	1 EA	COR12-4L-IMWT 12 CORR INJ-MOLD 45° WATERTITE			186.3300	186.33
					Package Sub-total:	113,382.29
		****SEWER 1B****				
		Package 00002				
470	4340 LF	PG8-14SDR26 8 PVC SDR-26 GRN PIPE GSK 14			9.1500	39,711.00
480	4326 LF	PG6-14SDR26 6 PVC SDR-26 GRN PIPE GSK 14			5.0600	21,889.56
490	2226 LF	PG4-14SDR26 4 PVC SDR-26 GRN PIPE GSK 14			2.2800	5,075.28
500	10 EA	TAPE-DETSWR 2X1000 DETECTOR TAPE (SEWER)			30.0000	300.00
510	23 EA	/00000017283 MH INFILTRATION PROTECTOR NO V			77.1500	1,774.45
520	74 EA	PG8-6Y26 8 X 6 PVC SDR26 HW WYE GXGXG			101.3850	7,502.49
530	17 EA	PG6-4Y26 6 X 4 PVC SDR26 HW WYE GXGXG			62.9802	1,070.66
540	71 EA	PG6-4DY26 6X4 PV SDR26 HW DOUBLE WYE GSK			74.8512	5,314.44
550	88 EA	PG6CAP 6 PVC SDR35 CAP GSK			14.9700	1,317.36
560	88 EA	P6CSPLUG 6 DWV PVC COUNTERSUNK PLUG MIP			8.0500	708.40
570	88 EA	PG6-4SL26 6 PVC SDR26 HW STREET 45° SPXG			28.7532	2,530.28
580	88 EA	PG6-9L26 6 PVC SDR26 HW 90° GXG			41.3226	3,636.39
590	88 EA	PG6-4L26 6 PVC SDR26 HW 45° GXG			38.9124	3,424.29
600	88 EA	PS6FA 6 PVC 3034 FEMALE ADPT HXFIP			28.0600	2,469.28
610	159 EA	P4CSPLUG 4 DWV PVC COUNTERSUNK PLUG MIP			5.6900	904.71
620	159 EA	PG4CAP 4 PVC SDR35 CAP GSK			9.1300	1,451.67

BID PROPOSAL
SEVILLE 1B

BID NUMBER: 1015257	PREPARED FOR: 200347	BRANCH LOCATION: 001
Entered By: Parker King **Valid Until** **Friday, January 30 , 2026**	PINERY CDD 2300 GLADES RD SUITE 410W BOCA RATON, FL 33431	PASCO PIPE SUPPLY 14700 US HWY 19 HUDSON, FL 34667 Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
630	159 EA	PS4FA 4 PVC 3034 FEMALE ADPT HXFIP			6.7900	1,079.61
640	159 EA	PG4-9L26 4 PVC SDR26 HW LR 90° GXG			37.6650	5,988.74
					Package Sub-total:	106,148.61
		****WATERMAIN 1B****				
		Package 00003				
670	200 LF	P12DR18-BLUE 12 PVC C900 DR-18 BLUE PIPE20			30.9000	6,180.00
680	4440 LF	P8DR18-BLUE 8 PVC C900 DR-18 BLUE PIPE 20			14.6100	64,868.40
690	60 LF	P6DR18-BLUE 6 PVC C900 DR-18 BLUE PIPE 20			8.5100	510.60
700	100 LF	P3LG 3 PVC SCH40 PIPE BE 20			2.7000	270.00
710	1560 LF	P2LG 2 PVC SCH40 PIPE BE 20			1.3300	2,074.80
720	34 EA	PY1-100 1X100 CTS DR-9 BLUE POLY			93.1600	3,167.44
730	32 EA	W10-500B 10GA X 500 BLUE TRACER WIRE			101.5000	3,248.00
740	9 EA	TAPE-DETWTR 2X1000 DETECTOR TAPE (WATER)			30.0000	270.00
750	10 EA	TAPE-PVCBLUE 2 X 108 BLUE PVC TAPE			6.5000	65.00
760	120 EA	WIRENUT-F4P-1 F4P WP WIRENUT 20-10G (SINGLE)			1.4400	172.80
770	8 EA	BJR12-DIPS 12 BELL JOINT REST FOR C900/DI			202.6100	1,620.88
780	87 EA	BJR8-DIPS 8 BELL JOINT RESTR FOR C900/DI			106.5200	9,267.24
790	1 EA	BRT-12W 3 BRASS TAG (12 GV WATER)			21.1700	21.17
800	1 EA	GV12MJ-NUT 12 KNDY C515 NRS GV MJ W/ NUT			2,593.3400	2,593.34
810	13 EA	BRT-8W 3 BRASS TAG (8" GV WATER)			21.1700	275.21

BID PROPOSAL
SEVILLE 1B

BID NUMBER: 1015257

Entered By:
Parker King

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
820	13 EA	GV8MJ-NUT 8 KNDY C515 NRS GV MJ W/ NUT			1,314.6700	17,090.71
830	7 EA	BRT-6W 3 BRASS TAG (6" GV WATER)			21.1700	148.19
840	7 EA	GV6MJ-NUT 6 KNDY C515 NRS GV MJ W/ NUT			825.3900	5,777.73
850	1 EA	VB5-10TOP-S 5¼X10 CI VB TOP ONLY (SCREW)			41.1300	41.13
860	1 EA	VB-LID-WATER 5¼ CI VB LID ONLY WATER IMP			25.2600	25.26
870	21 EA	VB5WATER-SCREW-C 5¼,18X24 CI SCRW VB WTR (3PC)			72.4800	1,522.08
880	39 EA	DFW37F-12-1EP-HCU 17X11X12 SMALL METER BOX (HCU)			152.6700	5,954.13
890	61 EA	DFW39F-12-1EP-HCU 16X14X12 LARGE METER BOX (HCU)			170.3100	10,388.91
900	100 EA	CSLOCKSTUD CURB STOP LOCK STUD			3.4400	344.00
910	100 EA	CSLOCKHEAD CURB STOP LOCK HEAD			3.4400	344.00
920	72 EA	CNCRT-TRAILERPAD 8X4X16 CONCRETE TRAILER PAD			5.0000	360.00
930	2 EA	BR2M-FLKIT 2 BRASS OVAL METER FLG KIT			138.1100	276.22
940	4 EA	BR2M-FL 2 BRASS OVAL METER FLG ONLY				
950	4 EA	GK2-18OVAL 2X1/8 EPDM OVAL MTR DROPN GASK				
960	8 EA	HB58-212SS304 5/8 X 2-1/2 SS304L HEX BOLT				
970	8 EA	HN58SS304 5/8 SS304L HEX NUT				
980	7 EA	HYDRMARK-BLUE BLUE REFLECTIVE HYDRANT MARKER			12.5700	87.99
990	1 EA	MJ12-8T 12X8 DI TEE MJXMJ C153 C/L IMP			457.3800	457.38
1000	1 EA	MJ12-8R 12X8 DI RED MJXMJ C153 C/L IMP			199.6500	199.65
1010	1 EA	MJ12-6T 12X6 DI TEE MJXMJ C153 C/L IMP			397.4850	397.49
1020	1 EA	MJ12-2TPLUG 12X2 DI TAP PLUG MJ C153C/L IM			218.4050	218.41

BID PROPOSAL
SEVILLE 1B

BID NUMBER: 1015257

Entered By:
Parker King

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1030	2 EA	MJ12-2TCAP 12X2 DI TAP CAP MJ C153C/L IMP			204.4900	408.98
1040	2 EA	TPS12-1-1356 12X1 TPS SS SRV SAD12.62-13.56			340.2700	680.54
1050	11 EA	PMJ12RST 12 MEGA RESTRAINT FOR PVC			109.7400	1,207.14
1060	12 EA	MJ12ACC-C 12 MJ GASK & BOLT PACK IMP			30.6800	368.16
1070	1 EA	MJ12SLEEVE 12 DI LNG SLV MJ C153 C/L IMP			321.8600	321.86
1080	6 EA	MJ8-6T 8X6 DI TEE MJXMJ C153 C/L IMP			243.8150	1,462.89
1090	98 EA	TPS8-1-944 8X1 TPS SS SRV SADDLE8.54-9.44			275.0900	26,958.82
1100	168 EA	PMJ8RST 8 MEGA RESTRAINT FOR PVC			55.2300	9,278.64
1110	168 EA	MJ8ACC-C 8 MJ GASK & BOLT PACK IMP			20.9100	3,512.88
1120	49 EA	MJ8-4L 8 DI 45° MJXMJ C153 C/L IMP			162.1400	7,944.86
1130	2 EA	MJ8-22L 8 DI 22½° MJXMJ C153 C/L IMP			157.9050	315.81
1140	13 EA	MJ8-11L 8 DI 11¼° MJXMJ C153 C/L IMP			143.3850	1,864.01
1150	28 EA	PMJ6RST 6 MEGA RESTRAINT FOR PVC			37.3200	1,044.96
1160	28 EA	MJ6ACC-C 6 MJ GASK & BOLT PACK IMP			18.6400	521.92
1170	7 EA	K81-4 4.0 BURY K81D 5¼ HYDRANT-STD			2,753.6900	19,275.83
1180	22 EA	P3CSPLUG 3 DWV PVC COUNTERSUNK PLUG MIP			5.8000	127.60
1190	22 EA	P3FA 3 DWV PVC FEMALE ADPT FIPXH			7.1800	157.96
1200	2 EA	G2-48 2 X 48 GALV NIPPLE TBE			102.3800	204.76
1210	1 EA	G2-36 2 X 36 GALV NIPPLE TBE			62.1300	62.13
1220	1 EA	G2-12 2 X 12 GALV NIPPLE			23.8700	23.87
1230	5 EA	G2-3 2 X 3 GALV NIPPLE			6.0600	30.30

BID PROPOSAL
SEVILLE 1B

BID NUMBER: 1015257

Entered By:
Parker King

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1240	1 EA	G2-34B 2 X 3/4 GALV RED BUSH 150#			7.5800	7.58
1250	1 EA	G2T 2 GALV TEE 150#			16.4300	16.43
1260	1 EA	G2PLUG 2 GALV PLUG 150#			6.2800	6.28
1270	1 EA	G2C-B 2 GALV BANDED COUP 150#			9.1900	9.19
1280	4 EA	G2-9L 2 GALV 90° 150#			11.4200	45.68
1290	1 EA	V2BV-FPLF 2 BRASS-LF BV FULL-PORT 600#			73.6000	73.60
1310	61 EA	BR1-34UB-CTS-MTR 1X3/4BRS ANGLE U-BRNCH CTSXMTR			165.0500	10,068.05
1320	39 EA	BR1-34CURB-CTSMTR 1 X3/4 BRASS CURB STOP CTSXMTR			55.9700	2,182.83
1330	100 EA	BR1CORP-M-CTS 1 BRASS CORP STOP MIPXCTS			47.6400	4,764.00
1340	200 EA	SS1STIFF 1 SS304 CTS INSERT STIFFENER			2.2880	457.60
1350	1 EA	V34HB 3/4 BRS-LF 1/4-T HOSEBIBB MXHT			39.3100	39.31
				Package Sub-total:		231,682.63

For terms and conditions, please visit www.pascopipesupply.com

Subtotal:	451,213.53
Tax:	.00
Bid Total:	**451,213.53**

EXHIBIT B
TERMS AND CONDITIONS

1. PRICE. The Price set forth above includes all Goods, insurance, warranties and other materials or services (including without limitation all packing, loading or freight) necessary to produce and deliver the Goods.
2. SCHEDULE. Time is of the essence with respect to this Order, and all Goods shall be produced and delivered within the times set forth in the Schedule. Owner may cancel this Order or any part thereof or reject delivery of Goods if such delivery or performance is not in material accordance with the specifications of this Order, including the Schedule.
3. DELIVERY AND INSPECTION.
    a. All shipments of Goods are to be made, with all shipping costs prepaid by Seller (e.g., insurance, packing, loading, freight, etc.), to the receiving point specified above. Title, and risk of loss, shall pass to Owner at the time such Goods are delivered at the Project site and accepted by Owner or Owner's contractor, provided however that Owner shall have a reasonable opportunity to inspect such Goods prior to acceptance.
    b. All Goods are subject to inspection and approval by Owner at a reasonable time post-delivery. Owner may return Goods not meeting specifications (including over-shipments) at the Seller's expense and risk. Owner will notify Seller of failure. Return authorizations for Goods not received within 30 days will deem such Goods as donations to Owner.
4. TERMS OF PAYMENT. Seller's Invoice ("**Invoice**") must be submitted before payment will be made by Owner pursuant to this Order. Owner shall make payment within 30 days of receipt of a proper invoice, and pursuant to the Local Government Prompt Payment Act, Sections 218.70 et seq., *Florida Statutes* (2021). Any indebtedness of Seller to Owner may, at Owner's option, be credited against amounts owing by Owner hereunder.
5. WARRANTY. Seller shall take all necessary steps to assign any manufacturer's warranties to the Owner. Seller warrants that the title to Goods conveyed shall be good, that the transfer of the Goods shall be rightful, and that the Goods shall be free from any security interest, lien or encumbrance. Seller further warrants that the Goods are free of any rightful claim of infringement, and shall indemnify, defend, and hold harmless the Indemnitees (defined below) against any such claim. Further, the Goods shall be new, shall be free from defects, shall be of merchantable quality, and shall be fit for the Owner's uses. Seller agrees, without prejudice to any other rights Owner may have, to replace or otherwise remedy any defective Goods without further cost to Owner or, at Owner's option, to reimburse Owner for its cost of replacing defective Goods. All Goods are subject to inspection by Owner before, upon, and within a reasonable time after delivery. Goods shall not be replaced without Owner's prior written instructions. Any acceptance by Owner shall not prevent Owner from later rejecting non-conforming Goods. The warranty provided herein shall survive the completion or termination of this Order and is in addition to any warranties provided by law.
6. COMPLIANCE WITH LAW. Seller agrees that at all times it will comply with all applicable federal, state, municipal and local laws, orders and regulations.
7. INDEMNITY. To the fullest extent permitted by law, and in addition to any other obligations of Seller under the Order or otherwise, Seller shall indemnify, hold harmless, and defend Owner, SV Tampa Land LP, and its respective officers, directors, Supervisors, Board members, employees, staff, managers, representatives, successors, and assigns of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused in whole or in part by the negligence, recklessness or intentional wrongful misconduct of the Seller, or any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them, and arising out of or incidental to the performance of this Order. The Seller shall ensure that any and all subcontractors include this express provision for the benefit of the Indemnitees. The parties agree that this paragraph is fully enforceable pursuant to Florida law. In the event that this section is determined to be unenforceable, this paragraph shall be reformed to give the paragraph the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The provisions of this section shall survive the completion or earlier termination of this Order, and are not intended to limit any of the other rights and/or remedies provided to the Owner hereunder.
8. INSURANCE. At all times during the term of this Order agreement, Seller, at its sole cost and expense, shall maintain insurance coverages of the types and amounts set forth below:
    a. Commercial general liability insurance with minimum limits of liability not less than $1,000,000. Such insurance shall include coverage for contractual liability.
    b. Workers' Compensation Insurance covering all employees of Seller in statutory amounts, and employer's liability insurance with limits of not less than $1,000,000 each accident.
    c. Comprehensive automobile liability insurance covering all automobiles used by Seller, with limits of liability of not less than $1,000,000 each occurrence combined single limit bodily injury and property damage.
9. DEFAULT. Upon any material default by Seller hereunder, Owner may, in addition to any other remedies available to Owner at law or in equity, cancel this Order without penalty or liability by written notice to Seller.
10. LIMITATION OF LIABILITY. Nothing herein shall be construed to be a waiver of the Owner's limit of liability contained in section 768.28, *Florida Statutes* or other statute or law.

11. WAIVER. Any failure of Owner to enforce at any time, or for any period of time, any of the provisions of this Order shall not constitute a waiver of such provisions or a waiver of Owner's right to enforce each and every provision.
12. MODIFICATIONS. This Order supersedes all prior discussions, agreements and understandings between the parties and constitutes the entire agreement between the parties with respect to the transaction herein contemplated. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Order shall be binding on Owner only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of Owner.
13. APPLICABLE LAW. The validity, interpretation, and performance of this Order shall be governed by the laws of the State of Florida, in force at the date of this Order. Where not modified by the terms herein, the provisions of Florida's enactment of Article 2 of the Uniform Commercial Code shall apply to this transaction.
14. MECHANIC'S LIENS. Notwithstanding that Owner is a local unit of special purpose government and not subject to the lien provisions of Chapter 713, Florida Statutes, Seller agrees to keep the District's property free of all liens, including equitable liens, claims or encumbrances (collectively, "**Liens**") arising out of the delivery of any Goods by Seller, and shall furnish Owner with appropriate lien waivers from all potential claimants upon request of Owner. If any Liens are filed, Owner may without waiving its rights based on such breach by Seller or releasing Seller from any obligations hereunder, pay or satisfy the same and in such event the sums so paid by Owner shall be due and payable by Seller immediately and without notice or demand, with interest from the date paid by Owner through the date paid by Seller, at the highest rate permitted by law.
15. PERMITS AND LICENSES. Before commencing performance hereunder, Seller shall obtain all permits, approvals, certificates and licenses necessary for the proper performance of this Order and pay all fees and charges therefore. The originals of all such documents shall be delivered to Owner upon receipt by Seller.
16. PARTIAL INVALIDITY. If in any instance any provision of this Order shall be determined to be invalid or unenforceable under any applicable law, such provision shall not apply in such instance, but the remaining provisions shall be given effect in accordance with their terms.
17. ASSIGNMENT AND SUBCONTRACTING. This Order shall not be assigned or transferred by Seller without prior written approval by Owner, and any attempted assignment or transfer without such consent shall be void.
18. RELATIONSHIP. The relationship between Owner and Seller shall be that of independent contractor, and Seller, its agents and employees, shall under no circumstances be deemed employees, agents or representatives of Owner.
19. NOTICES. Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto as indicated on page 1.
20. PUBLIC ENTITY CRIMES. Seller certifies, by acceptance of this purchase order, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provisions of section 287.133(2)(a), *Florida Statutes*.
21. SCRUTINIZED COMPANIES. Supplier certifies, by acceptance of this purchase order, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, *Florida Statutes*, and in the event such status changes, Seller shall immediately notify Owner.
22. TERMINATION. Notwithstanding anything herein to the contrary, Owner shall have the right, at its sole election, to terminate this Order for any cause whatsoever upon the delivery of written notice to Seller. Upon such termination, Seller shall have no remedy against Owner, other than for payment of Goods already produced pursuant to specific written direction by Owner pursuant to Section 2 above, subject to any offsets or claims that Owner may have.
23. PUBLIC RECORDS. Seller acknowledges that this Agreement and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, Florida Statutes.
24. CONFLICTS. To the extent of any conflict between this Terms and Conditions document (Exhibit B) and the Purchase Order, or Vendor Proposal (Exhibit A), these Terms and Conditions (Exhibit B) shall control. Notwithstanding anything in this Agreement to the contrary, the entire contract between the parties shall consist of the Purchase Order, these Terms and Conditions (Exhibit B), and the Vendor Proposal (Exhibit A), with the exception that only the terms within the Vendor Proposal (Exhibit A) that set the price, schedule and quantity / type of materials shall apply and all other terms shall be deemed rejected, and, in an abundance of caution, no terms of any Seller's Credit Application or other document shall be deemed to be a binding agreement between the parties.

CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of the **Pinery Community Development District** (hereinafter "**Governmental Entity**"), Florida Consumer's Certificate of Exemption Number 85-8019792173C-0, affirms that the tangible personal property purchased pursuant to a Purchase Order from Pasco Pipe Supply Inc. will be incorporated into or become a part of a public facility as part of a public works contract pursuant to that certain *Contractor Agreement,* dated October 9, 2025 with RIPA & Associates (Contractor) for the construction of public infrastructure associated with the Sweetwater Preserve Parkway Project.

Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in section 212.08(6), *Florida Statutes*, and Rule 12A- 1.094, *Florida Administrative Code*:

You must initial each of the following requirements.

BK 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.

____ 2. The vendor's invoice will be issued directly to Governmental Entity.

____ 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.

____ 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.

____ 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in section 212.08(6), *Florida Statutes*, and Rule 12A-1.094, *Florida Administrative Code*, Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate and the facts stated in it are true.

Bill Kouwenhoven _____ Chairman
Signature of Authorized Representative — Title

Bill Kouwenhoven _____ 1/13/26
Purchaser's Name (Print or Type) — Date

Federal Employer Identification Number: _____
Telephone Number: _____

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the vendor's and the contractor's books and records. This form supplements and supersedes (to the extent of any conflict) any prior certificates addressing the same purchase.

PINERY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS BII

Docusign Envelope ID: A955ADF2-17F8-4675-B727-155B3F3B61C9

DIRECT PURCHASE ORDER FORM

Pinery CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: Seville

To: **Atlantic TNG**
Attention: Megan Kitchner

DPO # 25-2315-003 - OPO
CO # 2
Date: 3/23/2026
Job # 25-2315
CC:
Approved By: KD

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	02-341 Sanitary Structures	$ 169,634.85	$ 169,634.85
1	LS	02-302 Storm Structures	$ 344,416.80	$ 344,416.80

Docusign Envelope ID: A955ADF2-17F8-4675-B727-155B3F3B61C9

ATLANTIC THE NEXT GENERATION
SUCA Certified WBE Women's Business Enterprise
E-Verify

SALES ORDER

PO BOX 729
SARASOTA, FL 34230
(941) 355-2988
www.AtlanticTNG.com

DATE: 3/18/2026 REV 3.19.2026

PROJECT: SEVILLE PHASE 1C + 1D

BILL TO: SEVILLE CDD
C/O: RIPA AND ASSOCIATES

COUNTY: HERNANDO

ATTN: RACHEL MEYER 813-623-6777

QTY	DESCRIPTION	DISCOUNT COST	AMOUNT
1C			
SANITARY			
	48"Ø MANHOLES - 5" WALLS **COATED INSIDE WITH CS-55 AND COATED OUTSIDE WITH CS-55** *** INCLUDES THE FOLLOWING: ONE (1) SET OF LIFT PINS, CS-102, QUIK-LOK CONNECTOR, LUBRICANT ***		
7	**0'-6' #** S2, B17, D13, J5, M4, W1, N2	1,593.15	$11,152.05
18	**6'-8' #** G3, B11, M3, D10, D9, J2, G4, D11, J3, B10, B16, B15, B14, B13, B12, J4, M2, G5	2,095.70	$37,722.60
4	**8'-10' #** G2, B9, D12, N1	2,478.55	$9,914.20
9	**10'-12' #** E4, D8, E1, S1, D7, E2, D6, G1, D4	2,877.55	$25,897.95
2	**12'-14' #** D5, E3	3,090.35	$6,180.70
40	**USF #** 170-CE-ORS	420.85	$16,834.00
2	**GASGUARD LINER INSIDE #** D5, E3	4,474.50	$8,949.00
STORM			
60	2.5' X 4' CURB INLET TYPE 1, 6" WALL, 6" TOP #47, 48, 49, 50, 51, 71, 72, 73, 74, 77, 78, 80, 81, 87, 132, 133, 136, 137, 141, 145, 148, 149, 150, 151, 153, 154, 157, 158, 159, 160, 161, 163, 164, 165, 166, 170, 171, 173, 174, 175, 176, 177, 180, 181, 184, 185, 187, 188, 228, 229, 230, 231, 232, 233, 234, 235, 236, 240, 243, 246	2,131.80	$127,908.00
2	3' X 4' CURB INLET TYPE 1, 6" WALL, 6" TOP #52, 54	3,190.10	$6,380.20
2	4' X 4' CURB INLET TYPE 1, 6" WALL, 6" TOP #244, 245	3,287.00	$6,574.00
6	4' X 4' CURB INLET TYPE 1/J, 6" WALL, 6" TOP #169, 172, 179, 183, 241, 242	3,179.65	$19,077.90
1	4' X 5' CURB INLET TYPE 1/J, 6" WALL, 6" TOP #237	5,535.65	$5,535.65
71	USF# 1255-AJ	241.30	$17,132.30
3	2.5' X 4' CURB INLET TYPE 2, 6" WALL, 6" TOP SLAB IN FIELD BY OTHERS #140, 144, 168	1,693.85	$5,081.55
1	3' X 4' CURB INLET TYPE 2, 6" WALL, 6" TOP IN FIELD BY OTHERS #53	2,067.20	$2,067.20
4	USF# 1255-AJ	241.30	$965.20
3	2' X 3'1" GRATE TOP INLET TYPE C, 6" WALL, FRAME #76, 139, 152	1,781.25	$5,343.75
3	USF# 6614 PTD	436.05	$1,308.15
1	4' X 4' MANHOLE TYPE J7, 6" WALL, 8" TOP #186	3,504.55	$3,504.55
1	4' X 5' MANHOLE TYPE J7, 6" WALL, 8" TOP #189	4,010.90	$4,010.90
7	48"Ø MANHOLE TYPE P7, 5" WALL, 8" TOP #134, 135, 138, 146, 167, 178, 185A	2,019.70	$14,137.90
4	3.5' X 3.5' MANHOLE TYPE P7, 6" WALL, 8" TOP #142, 155, 182, 247	4,925.75	$19,703.00
1	4' X 4' MANHOLE TYPE J8, 6" WALL, 8" RED #186A	3,477.95	$3,477.95
14	USF# 170-E	328.70	$4,601.80

NOTES

STRUCTURES #82, 83, 84 85, 86 AND 88 MOVED TO PHASE 1A. STRUCTURE #239 AND #86A REMOVED PER APPROVALS. STRUCTURES #218B, 239 AND 240A NOT YET APROVED. RIM AND INVERT HEIGHTS OF SEVERAL SANITARY STRUCTURES CHANGED PER APPROVALS. RIM AND INVERT HEIGHTS OF SEVERAL TYPE 1 STRUCTURES CHANGED PER APPROVALS. ALL TYPE 2 STRUCTURES CHANGED INVERT HEIGHT PER NEW APPROVALS. STRUCTURES #52 AND #54 CHANGED TO 3' X 4'. STRUCTURES #171 AND 240 CHANGED TO 2.5' X 4' PER APPROVALS. STRUCTURE #228 AND #188 ADDED PER NEW PLANS. PRICE UPDATED ACCORDINGLY.

Docusign Envelope ID: A955ADF2-17F8-4675-B727-155B3F3B61C9

1D

SANITARY

48"Ø MANHOLES - 5" WALLS
COATED INSIDE WITH CS-55 AND COATED OUTSIDE WITH CS-55
*** INCLUDES THE FOLLOWING: ONE (1) SET OF LIFT PINS, CS-102, Z-LOK CONNECTOR, LUBRICANT ***

3	**0'-6'** #	H8, T1, U1	1,562.75	$4,688.25
5	**6'-8'** #	H3, H2, H7, H6, H4	1,996.90	$9,984.50
11	**8'-10'** #	E11, P1, E5, E10, E9, P2, E8, E6, E12, H5, H1	2,456.70	$27,023.70
1	**10'-12'** #	E7	2,870.90	$2,870.90
20	**USF** #	170-CE-ORS	420.85	$8,417.00

STORM

18	2.5' X 4' CURB INLET TYPE 1, 6" WALL, 6" TOP SLAB #191, 192, 193, 194, 196, 198, 199, 200, 201, 202, 204, 206, 209, 212, 216, 221, 224, 240A	2,066.25	$37,192.50
7	4' X 4' CURB INLET TYPE 1, 6" WALL, 6" TOP #195, 203, 214, 217, 223, 224, 226	3,146.40	$22,024.80
1	4' X 5' CURB INLET TYPE 1, 6" WALL, 6" TOP #227	4,473.55	$4,473.55
3	2.5' X 4' CURB INLET TYPE 2, 6" WALL, 6" TOP SLAB IN FIELD BY OTHERS #205, 211, 213	1,425.95	$4,277.85
29	USF# 1255-AJ	241.30	$6,997.70
1	3' X 4' VALLEY GUTTER INLET, 6" WALL, 8" TOP #218B	1,945.60	$1,945.60
1	USF# 5106-6149	941.45	$941.45
1	2' X 3'1" GRATE TOP INLET TYPE C, 6" WALL, FRAME #218A	1,937.05	$1,937.05
1	USF# 6614 PTD	436.05	$436.05
1	2' X 3'1" DITCH BOTTOM INLET TYPE C, 6" WALL #239	1,735.65	$1,735.65
1	USF# 6611 PTD	436.05	$436.05
1	4' X 4' MANHOLE TYPE J8, 6" WALL, 8" RED #207	4,522.00	$4,522.00
1	48"Ø MANHOLE TYPE P7, 5" WALL, 8" TOP #210	2,155.55	$2,155.55
2	3.5' X 3.5' MANHOLE TYPE P7, 6" WALL, 8" TOP #215, 222	2,671.40	$5,342.80
1	48"Ø MANHOLE TYPE P8, 5" WALL #194A	1,544.70	$1,544.70
5	USF# 170-E	328.70	$1,643.50

NOTES

STRUCTURE #218A MOVED TO PHASE 1C. STRUCTURES #218, 219, AND 220 DELETED PER APPROVALS. STRUCTURES #240A AND 218B ADDED PER APPROVALS. STRUCTURES #190 AND #208 CHANGED TO MES BY OTHERS PER NEW PLANS. STRUCTURE #194 CHANGED SIZE TO 4' X 4' PER APPROVALS. #227 CHANGED SIZE TO 4' X 5' PER APPROVALS. STRUCTURES #205 CHANGED TO TYPE 2 CURB INLET. #207 CHANGED TO MANHOLE J8. STRUCTURES #215 AND #222 CHANGED TO 3.5' X 3.5' MANHOLES TYPE P7 PER APPROVALS. ALL STRUCTURES CHANGED RIM AND INVERT ELEVATIONS. PRICE UPDATED ACCORDINGLY.

DISCOUNTED TOTAL $514,051.65

LIFTING APPARATUSES ARE AVAILABLE UPON REQUEST, FOR AN ADDITIONAL CHARGE.

UNLESS SPECIFIED HEREIN, TESTING BY INDEPENDENT LABS IS NOT INCLUDED.
IF REQUIRED, ADDITIONAL CHARGES WILL APPLY.

THANK YOU FOR THE OPPORTUNITY TO WORK WITH SEVILLE ON THIS PROJECT.

MEGAN KITCHNER / ***EB***

NOTES: 1) SALES ORDER MUST BE SIGNED AND RETURNED ALONG WITH NOTICE TO OWNER INFORMATION PRIOR TO FABRICATION. 2) PRICES DO NOT INCLUDE SALES TAX. 3) PRICES INCLUDE FREIGHT F.O.B. JOB SITE (IN FULL TRUCKLOAD QUANTITIES) UNLESS STATED OTHERWISE 4) BUYER RESPONSIBLE TO UNLOAD WHEN APPLICABLE. 5) EVERY EFFORT WILL BE MADE TO MEET SCHEDULED DATES, HOWEVER DELIVERY DATES ARE NOT GUARANTEED AND NOT SUBJECT TO BACKCHARGES. 6) PRICES CONTINGENT UPON APPROVAL OF SUBMITTAL DRAWINGS. 7) CONTRACT SUBJECT TO TERMS AND CONDITIONS OF ATLANTIC TNG, LLC. 8) FAILURE OF CONTRACTOR TO PAY ATLANTIC TNG TIMELY SHALL BE A DEFAULT AND ATLANTIC TNG, IN ADDITION TO OTHER REMEDIES, MAY UPON SEVEN (7) DAYS WRITTEN NOTICE STOP WORK PENDING PAYMENT. 9) NOTWITHSTANDING OTHER LANGUAGE IN ANY DOCUMENT, CONTRACTOR SHALL GIVE ATLANTIC TNG FIVE (5) DAYS WRITTEN NOTICE OF AND THE OPPORTUNITY PROMPTLY TO CURE ANY PROBLEM WITH THE WORK THAT MAY BECOME THE SUBJECT OF A BACKCHARGE, OR SUCH BACKCHARGE SHALL BE WAIVED BY CONTRACTOR. 10) SUBJECT TO WARRANTIES, FINAL PAYMENT SHALL CONSTITUTE ACCEPTANCE OF THE WORK. 11) NOTWITHSTANDING OTHER LANGUAGE IN ANY DOCUMENT, PAYMENT TO CONTRACTOR BY OWNER IS NOT A CONDITION PRECEDENT TO CONTRACTOR'S PAYMENT TO ATLANTIC TNG. 12) IN NO EVENT SHALL THE CONTRACTOR REQUIRE ATLANTIC TNG TO PROVIDE AN UNCONDITIONAL WAIVER OR RELEASE OF CLAIM, EITHER PARTIAL OR FINAL, PRIOR TO RECEIVING PAYMENT OR IN AN AMOUNT IN EXCESS OF WHAT HAS BEEN PAID, AND ANY SUCH WAIVER OR RELEASE SHALL BE VOID. 13) ATLANTIC TNG CANNOT BE RESPONSIBLE FOR TYPOS OR OTHER ERRORS AND RESERVES THE RIGHT TO CANCEL ANY ORDERS ARISING FROM SUCH ERRORS.

PLEASE SIGN AND RETURN

CONFIRMING ORDER ONLY. PAY FROM INVOICE.

SIGNATURE **TITLE** **DATE**

TERM: Net 30 days.

"We now accept all major credit cards (*), checks by mail, and/or wire transfers at no charge."

* A 3% Credit Card fee will be added to transactions

If tax exempt, plesae attach owner's certificate and original blanket certificate to Sales Order.

PINERY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS BIII

Revised
01/27/2026 9:24:23 AM

DIRECT PURCHASE ORDER FORM

Pinery CDD
C/O Ripa & Associates
1409 Tech Blvd., Suite 1
Tampa, FL 33619
Phone: (813) 623-6777

Project: Seville

To: **County Materials** Corporation
Attention: Johnny Smith

DPO # 25-2315-004 - OPO
CO #
Date: 1/22/2026
Job # 25-2315
CC:
Approved By: KD

QTY	UNITS	DESCRIPTION	UNIT PRICE	AMOUNT
1	LS	02-301 Storm Pipe	$ 130,643.90	$130,643.90
		Tax Exempt	**Total**	**$130,643.90**

Remarks

See Attached QUOTE

CC:

PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the material supplier.
   NAME: Johnny Smith
   ADDRESS: 25750 CR561 Astatula, FL 34705
   TELEPHONE NUMBER: (352) 343-8488
2. Manufacturer or brand, model or specification number of the item.

   See attached

   _____

3. Quantity needed as estimated by CONTRACTOR. **See attached**
4. The price quoted by the supplier for the construction materials identified above.

   $ **See attached**
5. The sales tax associated with the price quote. $ **0**
6. Shipping and handling insurance cost. $ **See attached**
7. Delivery dates as established by Contractor. **See attached**

OWNER: **Pinery Community Development District**

Chairman — 3/6/26

Authorized Signature (Title) — Date

CONTRACTOR: **RIPA & Associates**

Kelsi DeArce

Digitally signed by Kelsi DeArce
DN: C=US, E=kdearce@ripaconstruction.com, CN=Kelsi DeArce
Date: 2026.01.22 07:59:14-05'00'

Authorized Signature (Title) — Date

Attachment: Purchase Order and Schedule of Items

PURCHASE ORDER
PINERY COMMUNITY DEVELOPMENT DISTRICT

"**Owner**"		"**Seller**"	
Owner:	Pinery Community Development District	Seller:	County Materials Corporation
Address:	c/o 2300 Glades Road, Suite 410W Boca Raton, Florida 33431	Address:	25750 CR561 Astatula, Florida 34705
Phone:	(561) 571-0010	Phone:	(352) 343-8488

"**Project**"

Project Name:	Seville Project	Contract Date:	October 9, 2025, as assigned October 9, 2025
Project Address:	Hernando County, Florida		

Description of Goods or Services – The Owner and Seller are entering into this Purchase Order Agreement for the purpose of the Owner purchasing the items ("**Goods**") listed in the proposal attached as **Exhibit A.**
Schedule – The Goods shall be delivered within _____ days from the date of this Order.
as mutually agreed to by the parties.
Price – $ 130,643.90
Certificate of Exemption #85-8019792173C-0

IN WITNESS HEREOF, the parties have executed this Order effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Order, including the Terms and Conditions attached hereto as **Exhibit B**, and agrees to deliver the Goods as described herein and comply fully with the terms and conditions hereof.

PINERY COMMUNITY DEVELOPMENT DISTRICT
Owner

By:

Name: Bill Kouwenhoven

Title: Chairman

Date Executed: 3/6/26

COUNTY MATERIALS CORPORATION
Seller

By:

Name: Johnny Smith

Title: Sales Representative

Date Executed:

Subject to the amendments made herein.

EXHIBIT A: Proposal
EXHIBIT B: Terms and Conditions

EXHIBIT A

Vendor's Proposal

COUNTY MATERIALS CORPORATION

ASTATULA

25750 CR561
ASTATULA, FL 34705
Phone: (352)343-8488

REVISED

Quotation

Date:	**1/23/2026**	***Bid Date:*** **10/9/2025**	***Time:*** **12:00 AM**	***Project:*** **044-2959-25**	***Revision:*** **1**

Bid To:	**Pinery CDD C/O Ripa & Associates**	***Project Name:***	**Seville Ph1A**
Buyer:	**Pinery CDD C/O Ripa**	***Project Address:***	**0 Seville Clubhouse Dr**
Phone:	**813-624-9103**	***City/State/County:***	**Weeki Wachee, FL, Hernando 34614**
Email:	**bmaley@ripaconstruction.com**	***Memo:***	

Quoted By: **Johnny Smith** ***Cell:*** **(941)915-3671**

Email: **Johnny.Smith@countymaterials.com**

Description	UOM	Qty	Unit Price	Extension
ROUND PIPE				
30" RCP CL3	LF	112.00	$80.75	$9,044.00
36" RCP CL3	LF	168.00	$110.50	$18,564.00
42" RCP CL4	LF	232.00	$223.55	$51,863.60
Net Price				**$79,471.60**
END TREATMENTS				
42" MITERED END SECTION 4:1	EA	1.00	$3,690.00	$3,690.00
36" & 42" STRAP W/ HARDWARE	EA	2.00	$65.00	$130.00
Net Price				**$3,820.00**
Total Net Price				**$83,291.60**

*MES BAR GRATES ARE AVAILABLE IN SINGLE, DOUBLE AND TRIPLE RUN, WITH OR WITHOUT BOLT FRAME. MES BAR GRATES ARE A SPECIAL ORDER ITEM, REQUIRE A MINIMUM OF 2 WEEKS PRODUCTION TIME, ARE NON-RETURNABLE AND NON-REFUNDABLE. CALL FOR MORE INFORMATION OR A QUOTE.

Material to be used for drainage

Clerical errors are subject to correction. All M.E.S. quoted as 4:1 slope unless otherwise noted. All quantities are rounded up to even joints.

PRICE & AVAILABILITY SUBJECT TO CHANGE AFTER 30 DAYS . All sales are subject to all applicable Sales Tax unless exempt tax status is provided prior to first shipment.

Prices quoted are FULL TRUCK LOAD QUANTITIES f.o.b. jobsite; TRUCK NEAR AS POSSIBLE TO JOBSITE UNDER OWN POWER. All ERCP and RCP will require off loading by customer. Subject to possible fuel surcharge. A minimum drop charge may apply on less than full truckload quantities.

A 30% restocking charge will be added to all returned items. ALL DESIGN/SPECIALTY ITEMS ARE NON RETURNABLE, NON REFUNDABLE, & REQUIRE A SIGNED ORDER OR PURCHASE ORDER.

Payment Terms: All invoices are due and payable by the end of the month following the month of purchase. Invoices not paid when due shall accrue interest at the rate of 1-1/2% per month (18% per annum).

Contract: This proposal when signed by Seller and Buyer constitutes a binding contract and is made for acceptance within thirty (30) days from date hereof unless used for bidding purposes, in which case it is for acceptance within thirty (30) days of the awarding of the contract. No other contract will be signed unless this quotation and its attached terms and conditions are made a part thereof. This bid is contingent upon successful negotiations of the contract for this project, between County Materials Corporation and the General Contractor / Contractor / Subcontractor/Buyer.

Signature by Buyer, or Company PO, acknowledges acceptance of the terms and conditions attached. If Buyer fails to sign, the terms and conditions of this document shall become binding upon Seller's delivery or commencement of delivery. Any additional terms and conditions proposed by Buyer, whether written or verbal, are rejected and shall be of no force or effect unless expressly consented to in writing by the Seller.

County Materials Corporation

Seller

Buyer

Johnny Smith - Sales Representative

Print Name & Title: Authorized Rep. For Seller

Print Name: Authorized Rep. For Buyer

Signature Date

Signature Date

Delivery Contact Name:

Phone #:

Delivery Address:

Estimated Start:

Standard terms and conditions www.countymaterials.com

Pipe Terms

DESIGN AND INSTALLATION OF PRODUCT. Supplied Product does not include inspection, testing (not regularly conducted by Seller), installation, unloading, field work, or other product or service unless expressly contained in this Agreement or otherwise agreed to in writing by both parties. All requests for inspections or tests not regularly conducted by Seller must be made by separate written agreement between the parties. Seller is not responsible for and disclaims any and all responsibilities or liabilities related to the work of Buyer or any third party, including but not limited to earthwork, footings or foundation work, or masonry. Seller shall bear no responsibility for site conditions, potential ground movement or soil settlement, design, assembly, or construction means or methods, it being understood that Seller's sole responsibility is to furnish, subject to the terms and conditions hereof, the Product described in this Agreement. Products not listed are specifically excluded. Damage may occur if a Product is not properly assembled, construct-ed, or installed.

SPECIAL DESIGN SERVICES. Materials requiring Design Services will incur charges for inhouse or third-party design services, with the terms of such Design Services agreed to by a separate writing between Buyer and Seller. Buyer is responsible for providing, or causing the engineer or owner to provide, to Seller any necessary design inputs, including but not limited to site conditions, soil/geotechnical inputs (soil make-up, density, water content, void ratio, water table depth), loads, loading configurations, and assumptions. Any changes to the Product requested by Buyer that necessitate Design Services will be billed to the Buyer and may impact the production schedule(s). Seller requires prepayment of all requested Design Services required to manufacture Product.

SHOP DRAWINGS. Shop drawings prepared by Seller and reviewed by Architect and/or Engineer and the Buyer shall be deemed the correct interpretation of the work to be performed and Products produced in conformity with the shop drawings shall be deemed to comply with this Agreement. Detailed shop drawings necessary for fabrication of Product will be furnished to Buyer by Seller for approval before work on the Products can begin. Buyer agrees to review working detailed drawing as soon as available and to return them with signed approval without delay.

Rev: 08/08/2025

Seller: County Materials Corporation

Buyer: Pinery CDD C/O Ripa & Associates

Johnny Smith Sales

Print Name & Title: Authorized Rep. For County Materials Corp.

Johnny Smith 1/23/2026

Signature Date

Pinery CDD C/O Ripa

Print Name & Title: Authorized Rep. For Buyer

3/3/26

Signature Date

Standard terms and conditions www.countymaterials.com

COUNTY MATERIALS CORPORATION

ASTATULA

25750 CR561
ASTATULA, FL 34705
Phone: (352)343-8488

REVISED

Quotation

Date:	**1/23/2026**	***Bid Date:***	**10/9/2025**	***Time:***	**12:00 AM**	***Project:***	**044-2960-25**	***Revision:***	**1**

Bid To:	**Pinery CDD C/O Ripa & Assocaotes**	***Project Name:***	**Seville Ph1B**
Buyer:	**Pinery CDD C/O Ripa**	***Project Address:***	**0 Seville Clubhouse Drive**
Phone:	**813-624-9103**	***City/State/County:***	**Weeki Wachee, FL, Hernando 34614**
Email:	**bmaley@ripaconstruction.com**	***Memo:***	

Quoted By: **Johnny Smith** ***Cell:*** **(941)915-3671**

Email: **Johnny.Smith@countymaterials.com**

Description	UOM	Qty	Unit Price	Extension
ROUND PIPE				
18" RCP CL3	LF	88.00	$34.00	$2,992.00
Net Price				**$2,992.00**
END TREATMENTS				
18" MITERED END SECTION	EA	1.00	$652.50	$652.50
Net Price				**$652.50**
Total Net Price				**$3,644.50**

*MES BAR GRATES ARE AVAILABLE IN SINGLE, DOUBLE AND TRIPLE RUN, WITH OR WITHOUT BOLT FRAME. MES BAR GRATES ARE A SPECIAL ORDER ITEM, REQUIRE A MINIMUM OF 2 WEEKS PRODUCTION TIME, ARE NON-RETURNABLE AND NON-REFUNDABLE. CALL FOR MORE INFORMATION OR A QUOTE.

Material to be used for drainage

Clerical errors are subject to correction. All M.E.S. quoted as 4:1 slope unless otherwise noted. All quantities are rounded up to even joints.

PRICE & AVAILABILITY SUBJECT TO CHANGE AFTER 30 DAYS . All sales are subject to all applicable Sales Tax unless exempt tax status is provided prior to first shipment.

Prices quoted are FULL TRUCK LOAD QUANTITIES f.o.b. jobsite; TRUCK NEAR AS POSSIBLE TO JOBSITE UNDER OWN POWER. All ERCP and RCP will require off loading by customer. Subject to possible fuel surcharge. A minimum drop charge may apply on less than full truckload quantities.

A 30% restocking charge will be added to all returned items. ALL DESIGN/SPECIALTY ITEMS ARE NON RETURNABLE, NON REFUNDABLE, & REQUIRE A SIGNED ORDER OR PURCHASE ORDER.

Payment Terms: All invoices are due and payable by the end of the month following the month of purchase. Invoices not paid when due shall accrue interest at the rate of 1-1/2% per month (18% per annum).

Contract: This proposal when signed by Seller and Buyer constitutes a binding contract and is made for acceptance within thirty (30) days from date hereof unless used for bidding purposes, in which case it is for acceptance within thirty (30) days of the awarding of the contract. No other contract will be signed unless this quotation and its attached terms and conditions are made a part thereof. This bid is contingent upon successful negotiations of the contract for this project, between County Materials Corporation and the General Contractor / Contractor / Subcontractor/Buyer.

Signature by Buyer, or Company PO, acknowledges acceptance of the terms and conditions attached. If Buyer fails to sign, the terms and conditions of this document shall become binding upon Seller's delivery or commencement of delivery. Any additional terms and conditions proposed by Buyer, whether written or verbal, are rejected and shall be of no force or effect unless expressly consented to in writing by the Seller.

County Materials Corporation

Seller

Buyer

Johnny Smith - Sales Representative

Print Name & Title: Authorized Rep. For Seller

Print Name: Authorized Rep. For Buyer

Signature Date Signature Date

Delivery Contact Name: *Phone #:*

Delivery Address: *Estimated Start:*

Standard terms and conditions www.countymaterials.com

Pipe Terms

DESIGN AND INSTALLATION OF PRODUCT. Supplied Product does not include inspection, testing (not regularly conducted by Seller), installation, unloading, field work, or other product or service unless expressly contained in this Agreement or otherwise agreed to in writing by both parties. All requests for inspections or tests not regularly conducted by Seller must be made by separate written agreement between the parties. Seller is not responsible for and disclaims any and all responsibilities or liabilities related to the work of Buyer or any third party, including but not limited to earthwork, footings or foundation work, or masonry. Seller shall bear no responsibility for site conditions, potential ground movement or soil settlement, design, assembly, or construction means or methods, it being understood that Seller's sole responsibility is to furnish, subject to the terms and conditions hereof, the Product described in this Agreement. Products not listed are specifically excluded. Damage may occur if a Product is not properly assembled, construct-ed, or installed.

SPECIAL DESIGN SERVICES. Materials requiring Design Services will incur charges for inhouse or third-party design services, with the terms of such Design Services agreed to by a separate writing between Buyer and Seller. Buyer is responsible for providing, or causing the engineer or owner to provide, to Seller any necessary design inputs, including but not limited to site conditions, soil/geotechnical inputs (soil make-up, density, water content, void ratio, water table depth), loads, loading configurations, and assumptions. Any changes to the Product requested by Buyer that necessitate Design Services will be billed to the Buyer and may impact the production schedule(s). Seller requires prepayment of all requested Design Services required to manufacture Product.

SHOP DRAWINGS. Shop drawings prepared by Seller and reviewed by Architect and/or Engineer and the Buyer shall be deemed the correct interpretation of the work to be performed and Products produced in conformity with the shop drawings shall be deemed to comply with this Agreement. Detailed shop drawings necessary for fabrication of Product will be furnished to Buyer by Seller for approval before work on the Products can begin. Buyer agrees to review working detailed drawing as soon as available and to return them with signed approval without delay.

Rev: 08/08/2025

Seller: County Materials Corporation

Buyer: Pinery CDD C/O Ripa & Assocaotes

Johnny Smith Sales

Print Name & Title: Authorized Rep. For County Materials Corp.

Johnny Smith 1/23/2026

Signature Date

Pinery CDD C/O Ripa

Print Name & Title: Authorized Rep. For Buyer

3/3/26

Signature Date

Standard terms and conditions www.countymaterials.com

COUNTY MATERIALS CORPORATION

ASTATULA

25750 CR561
ASTATULA, FL 34705
Phone: (352)343-8488

REVISED

Quotation

Date:	**1/21/2026**	***Bid Date:*** **10/9/2025**	***Time:*** **12:00 AM**	***Project:*** **044-2961-25**	***Revision:*** **1**

Bid To:	**Pinery CDD C/O Ripa**	***Project Name:***	**Seville Ph1C**
Buyer:	**Pinery CDD C/O Ripa & Associates**	***Project Address:***	**0 Seville Clubhouse Dr**
Phone:	**813-695-1828**	***City/State/County:***	**Weeki Wachee, FL, Hernando 34614**
Email:	**kdearce@ripaconstruction.com**	***Memo:***	

Quoted By: **Johnny Smith** ***Cell:*** **(941)915-3671**
Email: **Johnny.Smith@countymaterials.com**

Description	UOM	Qty	Unit Price	Extension
ROUND PIPE				
Net Price				**$0.00**
ROUND PIPE				
24" RCP CL3	LF	72.00	$52.70	$3,794.40
30" RCP CL3	LF	144.00	$80.75	$11,628.00
30" RCP CL4	LF	96.00	$105.40	$10,118.40
Net Price				**$25,540.80**
END TREATMENTS				
24" MITERED END SECTION	EA	1.00	$855.00	$855.00
30" MITERED END SECTION 4:1	EA	3.00	$2,250.00	$6,750.00
36" & 42" STRAP W/ HARDWARE	EA	6.00	$65.00	$390.00
Net Price				**$7,995.00**
Total Net Price				**$33,535.80**

*MES BAR GRATES ARE AVAILABLE IN SINGLE, DOUBLE AND TRIPLE RUN, WITH OR WITHOUT BOLT FRAME. MES BAR GRATES ARE A SPECIAL ORDER ITEM, REQUIRE A MINIMUM OF 2 WEEKS PRODUCTION TIME, ARE NON-RETURNABLE AND NON-REFUNDABLE. CALL FOR MORE INFORMATION OR A QUOTE.

Material to be used for drainage

Clerical errors are subject to correction. All M.E.S. quoted as 4:1 slope unless otherwise noted. All quantities are rounded up to even joints.

PRICE & AVAILABILITY SUBJECT TO CHANGE AFTER 30 DAYS . All sales are subject to all applicable Sales Tax unless exempt tax status is provided prior to first shipment.

Prices quoted are FULL TRUCK LOAD QUANTITIES f.o.b. jobsite; TRUCK NEAR AS POSSIBLE TO JOBSITE UNDER OWN POWER. All ERCP and RCP will require off loading by customer. Subject to possible fuel surcharge. A minimum drop charge may apply on less than full truckload quantities.

A 30% restocking charge will be added to all returned items. ALL DESIGN/SPECIALTY ITEMS ARE NON RETURNABLE, NON REFUNDABLE, & REQUIRE A SIGNED ORDER OR PURCHASE ORDER.

Payment Terms: All invoices are due and payable by the end of the month following the month of purchase. Invoices not paid when due shall accrue interest at the rate of 1-1/2% per month (18% per annum).

Contract: This proposal when signed by Seller and Buyer constitutes a binding contract and is made for acceptance within thirty (30) days from date hereof unless used for bidding purposes, in which case it is for acceptance within thirty (30) days of the awarding of the contract. No other contract will be signed unless this quotation and its attached terms and conditions are made a part thereof. This bid is contingent upon successful negotiations of the contract for this project, between County Materials Corporation and the General Contractor / Contractor / Subcontractor/Buyer.

Signature by Buyer, or Company PO, acknowledges acceptance of the terms and conditions attached. If Buyer fails to sign, the terms and conditions of this document shall become binding upon Seller's delivery or commencement of delivery. Any additional terms and conditions proposed by Buyer, whether written or verbal, are rejected and shall be of no force or effect unless expressly consented to in writing by the Seller.

County Materials Corporation

Seller

Buyer

Johnny Smith - Sales Representative

Print Name & Title: Authorized Rep. For Seller

Print Name: Authorized Rep. For Buyer

Signature Date

Signature Date

Delivery Contact Name:

Phone #:

Delivery Address:

Estimated Start:

Standard terms and conditions www.countymaterials.com

Pipe Terms

DESIGN AND INSTALLATION OF PRODUCT. Supplied Product does not include inspection, testing (not regularly conducted by Seller), installation, unloading, field work, or other product or service unless expressly contained in this Agreement or otherwise agreed to in writing by both parties. All requests for inspections or tests not regularly conducted by Seller must be made by separate written agreement between the parties. Seller is not responsible for and disclaims any and all responsibilities or liabilities related to the work of Buyer or any third party, including but not limited to earthwork, footings or foundation work, or masonry. Seller shall bear no responsibility for site conditions, potential ground movement or soil settlement, design, assembly, or construction means or methods, it being understood that Seller's sole responsibility is to furnish, subject to the terms and conditions hereof, the Product described in this Agreement. Products not listed are specifically excluded. Damage may occur if a Product is not properly assembled, construct-ed, or installed.

SPECIAL DESIGN SERVICES. Materials requiring Design Services will incur charges for inhouse or third-party design services, with the terms of such Design Services agreed to by a separate writing between Buyer and Seller. Buyer is responsible for providing, or causing the engineer or owner to provide, to Seller any necessary design inputs, including but not limited to site conditions, soil/geotechnical inputs (soil make-up, density, water content, void ratio, water table depth), loads, loading configurations, and assumptions. Any changes to the Product requested by Buyer that necessitate Design Services will be billed to the Buyer and may impact the production schedule(s). Seller requires prepayment of all requested Design Services required to manufacture Product.

SHOP DRAWINGS. Shop drawings prepared by Seller and reviewed by Architect and/or Engineer and the Buyer shall be deemed the correct interpretation of the work to be performed and Products produced in conformity with the shop drawings shall be deemed to comply with this Agreement. Detailed shop drawings necessary for fabrication of Product will be furnished to Buyer by Seller for approval before work on the Products can begin. Buyer agrees to review working detailed drawing as soon as available and to return them with signed approval without delay.

Rev: 08/08/2025

Seller: County Materials Corporation

Buyer: Pinery CDD C/O Ripa

Johnny Smith Sales

Print Name & Title: Authorized Rep. For County Materials Corp.

Johnny Smith 1/21/2026

Signature Date

Pinery CDD C/O Ripa & Associates

Print Name & Title: Authorized Rep. For Buyer

3/3/26

Signature Date

Standard terms and conditions www.countymaterials.com

COUNTY MATERIALS CORPORATION

ASTATULA

25750 CR561
ASTATULA, FL 34705
Phone: (352)343-8488

REVISED

Quotation

Date:	**1/21/2026**	***Bid Date:***	**10/9/2025**	***Time:***	**12:00 AM**	***Project:***	**044-2962-25**	***Revision:***	**1**

Bid To:	**Pinery CDD C/O Ripa**	***Project Name:***	**Seville Ph1D**
Buyer:	**Pinery CDD C/O Ripa & Associates**	***Project Address:***	**0 Seville Clubhouse Dr**
Phone:	**813-695-1828**	***City/State/County:***	**Weeki Wachee, FL, Hernando 34614**
Email:	**kdearce@ripaconstruction.com**	***Memo:***	

Quoted By: **Johnny Smith** ***Cell:*** **(941)915-3671**

Email: **Johnny.Smith@countymaterials.com**

Description	UOM	Qty	Unit Price	Extension
ROUND PIPE				
36" RCP CL3	LF	64.00	$110.50	$7,072.00
Net Price				**$7,072.00**
END TREATMENTS				
36" MITERED END SECTION 4:1	EA	1.00	$2,970.00	$2,970.00
36" & 42" STRAP W/ HARDWARE	EA	2.00	$65.00	$130.00
Net Price				**$3,100.00**
Total Net Price				**$10,172.00**

*MES BAR GRATES ARE AVAILABLE IN SINGLE, DOUBLE AND TRIPLE RUN, WITH OR WITHOUT BOLT FRAME. MES BAR GRATES ARE A SPECIAL ORDER ITEM, REQUIRE A MINIMUM OF 2 WEEKS PRODUCTION TIME, ARE NON-RETURNABLE AND NON-REFUNDABLE. CALL FOR MORE INFORMATION OR A QUOTE.

Material to be used for drainage

Clerical errors are subject to correction. All M.E.S. quoted as 4:1 slope unless otherwise noted. All quantities are rounded up to even joints.

PRICE & AVAILABILITY SUBJECT TO CHANGE AFTER 30 DAYS . All sales are subject to all applicable Sales Tax unless exempt tax status is provided prior to first shipment.

Prices quoted are FULL TRUCK LOAD QUANTITIES f.o.b. jobsite; TRUCK NEAR AS POSSIBLE TO JOBSITE UNDER OWN POWER. All ERCP and RCP will require off loading by customer. Subject to possible fuel surcharge. A minimum drop charge may apply on less than full truckload quantities.

A 30% restocking charge will be added to all returned items. ALL DESIGN/SPECIALTY ITEMS ARE NON RETURNABLE, NON REFUNDABLE, & REQUIRE A SIGNED ORDER OR PURCHASE ORDER.

Payment Terms: All invoices are due and payable by the end of the month following the month of purchase. Invoices not paid when due shall accrue interest at the rate of 1-1/2% per month (18% per annum).

Contract: This proposal when signed by Seller and Buyer constitutes a binding contract and is made for acceptance within thirty (30) days from date hereof unless used for bidding purposes, in which case it is for acceptance within thirty (30) days of the awarding of the contract. No other contract will be signed unless this quotation and its attached terms and conditions are made a part thereof. This bid is contingent upon successful negotiations of the contract for this project, between County Materials Corporation and the General Contractor / Contractor / Subcontractor/Buyer.

Signature by Buyer, or Company PO, acknowledges acceptance of the terms and conditions attached. If Buyer fails to sign, the terms and conditions of this document shall become binding upon Seller's delivery or commencement of delivery. Any additional terms and conditions proposed by Buyer, whether written or verbal, are rejected and shall be of no force or effect unless expressly consented to in writing by the Seller.

County Materials Corporation

Seller

Buyer

Johnny Smith - Sales Representative

Print Name & Title: Authorized Rep. For Seller

Signature Date

Print Name: Authorized Rep. For Buyer

Signature Date

Delivery Contact Name: *Phone #:*

Delivery Address: *Estimated Start:*

Standard terms and conditions www.countymaterials.com

Pipe Terms

DESIGN AND INSTALLATION OF PRODUCT. Supplied Product does not include inspection, testing (not regularly conducted by Seller), installation, unloading, field work, or other product or service unless expressly contained in this Agreement or otherwise agreed to in writing by both parties. All requests for inspections or tests not regularly conducted by Seller must be made by separate written agreement between the parties. Seller is not responsible for and disclaims any and all responsibilities or liabilities related to the work of Buyer or any third party, including but not limited to earthwork, footings or foundation work, or masonry. Seller shall bear no responsibility for site conditions, potential ground movement or soil settlement, design, assembly, or construction means or methods, it being understood that Seller's sole responsibility is to furnish, subject to the terms and conditions hereof, the Product described in this Agreement. Products not listed are specifically excluded. Damage may occur if a Product is not properly assembled, construct-ed, or installed.

SPECIAL DESIGN SERVICES. Materials requiring Design Services will incur charges for inhouse or third-party design services, with the terms of such Design Services agreed to by a separate writing between Buyer and Seller. Buyer is responsible for providing, or causing the engineer or owner to provide, to Seller any necessary design inputs, including but not limited to site conditions, soil/geotechnical inputs (soil make-up, density, water content, void ratio, water table depth), loads, loading configurations, and assumptions. Any changes to the Product requested by Buyer that necessitate Design Services will be billed to the Buyer and may impact the production schedule(s). Seller requires prepayment of all requested Design Services required to manufacture Product.

SHOP DRAWINGS. Shop drawings prepared by Seller and reviewed by Architect and/or Engineer and the Buyer shall be deemed the correct interpretation of the work to be performed and Products produced in conformity with the shop drawings shall be deemed to comply with this Agreement. Detailed shop drawings necessary for fabrication of Product will be furnished to Buyer by Seller for approval before work on the Products can begin. Buyer agrees to review working detailed drawing as soon as available and to return them with signed approval without delay.

Rev: 08/08/2025

Seller: County Materials Corporation

Buyer: Pinery CDD C/O Ripa

Johnny Smith Sales

Print Name & Title: Authorized Rep. For County Materials Corp.

Johnny Smith 1/21/2026

Signature Date

Pinery CDD C/O Ripa & Associates

Print Name & Title: Authorized Rep. For Buyer

3/3/26

Signature Date

Standard terms and conditions www.countymaterials.com

EXHIBIT B

TERMS AND CONDITIONS

1. PRICE. The Price set forth above includes all Goods, insurance, warranties and other materials or services (including without limitation all packing, loading or freight) necessary to produce and deliver the Goods.
2. SCHEDULE. Time is of the essence with respect to this Order, and all Goods shall be produced and delivered within the times set forth in the Schedule. Owner may cancel this Order or any part thereof or reject delivery of Goods if such delivery or performance is not in material accordance with the specifications of this Order, including the Schedule.
3. DELIVERY AND INSPECTION.
   a. All shipments of Goods are to be made, with all shipping costs prepaid by Seller (e.g., insurance, packing, loading, freight, etc.), to the receiving point specified above. Title, and risk of loss, shall pass to Owner at the time such Goods are delivered at the Project site and accepted by Owner or Owner's contractor, provided however that Owner shall have a reasonable opportunity to inspect such Goods prior to acceptance.
   b. All Goods are subject to inspection and approval by Owner within 24 hours post-delivery. Owner may return Goods not meeting specifications (including over-shipments) at the Seller's expense and risk. Owner will notify Seller of failure. Return authorizations for Goods not received within 30 days will deem such Goods as donations to Owner.
4. TERMS OF PAYMENT. Seller's Invoice ("**Invoice**") must be submitted before payment will be made by Owner pursuant to this Order. Owner shall make payment within 30 days of receipt of a proper invoice, and pursuant to the Local Government Prompt Payment Act, Sections 218.70 et seq., *Florida Statutes* (2021). Any indebtedness of Seller to Owner may, at Owner's option, be credited against amounts owing by Owner hereunder.
5. WARRANTY. Seller shall take all necessary steps to assign any manufacturer's warranties to the Owner. Seller warrants that the title to Goods conveyed shall be good, that the transfer of the Goods shall be rightful, and that the Goods shall be free from any security interest, lien or encumbrance. Seller further warrants that the Goods are free of any rightful claim of infringement, and shall indemnify, defend with counsel of its choosing, and hold harmless the Indemnitees (defined below) against any such claim. Further, the Goods shall be new, shall be free from defects, shall be of merchantable quality, and shall be fit for the Owner's uses. Seller agrees, without prejudice to any other rights Owner may have, to replace or otherwise remedy any defective Goods without further cost to Owner or, at Owner's option, to reimburse Owner for its cost of replacing defective Goods. All Goods are subject to inspection by Owner before, upon, and within 24 hours after delivery. Goods shall not be replaced without Owner's prior written instructions. Any acceptance by Owner shall not prevent Owner from later rejecting non-conforming Goods. The warranty provided herein shall survive the completion or termination of this Order and is in addition to any warranties provided by law.
6. COMPLIANCE WITH LAW. Seller agrees that at all times it will comply with all applicable federal, state, municipal and local laws, orders and regulations.
7. INDEMNITY. To the fullest extent permitted by law, and in addition to any other obligations of Seller under the Order or otherwise, Seller shall indemnify, hold harmless, and defend Owner by counsel of its choosing, SV Tampa Land LP, and its respective officers, directors, Supervisors, Board members, employees, staff, managers, representatives, successors, and assigns of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from liabilities, actual damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused in whole or in part by the negligence, recklessness or intentional wrongful misconduct of the Seller, or any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them, and arising out of or incidental to the performance of this Order. The Seller shall ensure that any and all subcontractors include this express provision for the benefit of the Indemnitees. The parties agree that this paragraph is fully enforceable pursuant to Florida law. In the event that this section is determined to be unenforceable, this paragraph shall be reformed to give the paragraph the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The provisions of this section shall survive the completion or earlier termination of this Order, and are not intended to limit any of the other rights and/or remedies provided to the Owner hereunder.
8. INSURANCE. At all times during the term of this Order agreement, Seller, at its sole cost and expense, shall maintain insurance coverages of the types and amounts set forth below:
   a. Commercial general liability insurance with minimum limits of liability not less than $1,000,000. Such insurance shall include coverage for contractual liability.
   b. Workers' Compensation Insurance covering all employees of Seller in statutory amounts, and employer's liability insurance with limits of not less than $1,000,000 each accident.
   c. Comprehensive automobile liability insurance covering all automobiles used by Seller, with limits of liability of not less than $1,000,000 each occurrence combined single limit bodily injury and property damage.
9. DEFAULT. Upon any material default by Seller hereunder, Owner may, in addition to any other remedies available to Owner at law or in equity, cancel this Order without penalty or liability by written notice to Seller.
10. LIMITATION OF LIABILITY. Nothing herein shall be construed to be a waiver of the Owner's limit of liability contained in section 768.28, *Florida Statutes* or other statute or law.

11. WAIVER. Any failure of Owner to enforce at any time, or for any period of time, any of the provisions of this Order shall not constitute a waiver of such provisions or a waiver of Owner's right to enforce each and every provision.
12. MODIFICATIONS. This Order supersedes all prior discussions, agreements and understandings between the parties and constitutes the entire agreement between the parties with respect to the transaction herein contemplated. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Order shall be binding on Owner only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of Owner.
13. APPLICABLE LAW. The validity, interpretation, and performance of this Order shall be governed by the laws of the State of Florida, in force at the date of this Order. Where not modified by the terms herein, the provisions of Florida's enactment of Article 2 of the Uniform Commercial Code shall apply to this transaction.
14. MECHANIC'S LIENS. Notwithstanding that Owner is a local unit of special purpose government and not subject to the lien provisions of Chapter 713, Florida Statutes, Seller agrees to keep the District's property free of all liens, including equitable liens, claims or encumbrances (collectively, "**Liens**") arising out of the delivery of any Goods by Seller, and shall furnish Owner with appropriate lien waivers from all potential claimants upon request of Owner. If any Liens are filed, Owner may without waiving its rights based on such breach by Seller or releasing Seller from any obligations hereunder, pay or satisfy the same and in such event the sums so paid by Owner shall be due and payable by Seller immediately and without notice or demand, with interest from the date paid by Owner through the date paid by Seller, at the highest rate permitted by law.
15. PERMITS AND LICENSES. Before commencing performance hereunder, Seller shall obtain all permits, approvals, certificates and licenses necessary for the proper performance of this Order and pay all fees and charges therefore. The originals of all such documents shall be delivered to Owner upon receipt by Seller.
16. PARTIAL INVALIDITY. If in any instance any provision of this Order shall be determined to be invalid or unenforceable under any applicable law, such provision shall not apply in such instance, but the remaining provisions shall be given effect in accordance with their terms.
17. ASSIGNMENT AND SUBCONTRACTING. This Order shall not be assigned or transferred by Seller without prior written approval by Owner, and any attempted assignment or transfer without such consent shall be void.
18. RELATIONSHIP. The relationship between Owner and Seller shall be that of independent contractor, and Seller, its agents and employees, shall under no circumstances be deemed employees, agents or representatives of Owner.
19. NOTICES. Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto as indicated on page 1.
20. PUBLIC ENTITY CRIMES. Seller certifies, by acceptance of this purchase order, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provisions of section 287.133(2)(a), *Florida Statutes*.
21. SCRUTINIZED COMPANIES. Supplier certifies, by acceptance of this purchase order, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, *Florida Statutes*, and in the event such status changes, Seller shall immediately notify Owner.
22. TERMINATION. Notwithstanding anything herein to the contrary, Owner shall have the right, at its sole election, to terminate this Order for any cause whatsoever upon the delivery of written notice to Seller. Upon such termination, Seller shall have no remedy against Owner, other than for payment of Goods already produced pursuant to specific written direction by Owner pursuant to Section 2 above, subject to any offsets or claims that Owner may have.
23. PUBLIC RECORDS. Seller acknowledges that this Agreement and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, Florida Statutes.
24. CONFLICTS. To the extent of any conflict between this Terms and Conditions document (Exhibit B) and the Purchase Order, or Vendor Proposal (Exhibit A), these Terms and Conditions (Exhibit B) shall control. Notwithstanding anything in this Agreement to the contrary, the entire contract between the parties shall consist of the Purchase Order, these Terms and Conditions (Exhibit B), and the Vendor Proposal (Exhibit A), with the exception that only the terms within the Vendor Proposal (Exhibit A) that set the price, schedule and quantity / type of materials shall apply and all other terms shall be deemed rejected.

CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of the **Pinery Community Development District** (hereinafter "**Governmental Entity**"), Florida Consumer's Certificate of Exemption Number 85-8019792173C-0, affirms that the tangible personal property purchased pursuant to a Purchase Order from County Materials Corporation. will be incorporated into or become a part of a public facility as part of a public works contract pursuant to that certain *Contractor Agreement,* dated October 9, 2025 with RIPA & Associates (Contractor) for the construction of public infrastructure associated with the Sweetwater Preserve Parkway Project.

Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in section 212.08(6), *Florida Statutes*, and Rule 12A- 1.094, *Florida Administrative Code*:

You must initial each of the following requirements.

____ 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.

____ 2. The vendor's invoice will be issued directly to Governmental Entity.

____ 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.

____ 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.

____ 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in section 212.08(6), *Florida Statutes*, and Rule 12A-1.094, *Florida Administrative Code*, Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate and the facts stated in it are true.

	Chairman
Signature of Authorized Representative	Title
Bill Kouwenhoven	3/3/26
Purchaser's Name (Print or Type)	Date

Federal Employer Identification Number: _____
Telephone Number: _____

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the vendor's and the contractor's books and records. This form supplements and supersedes (to the extent of any conflict) any prior certificates addressing the same purchase.

PINERY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS C

PINERY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS CI

PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the material supplier.
   NAME: Adam Mort
   ADDRESS: 14700 Us Highway 19, Hudson, Florida 34667
   TELEPHONE NUMBER:
2. Manufacturer or brand, model or specification number of the item.

   See attached

   _____

3. Quantity needed as estimated by CONTRACTOR. **See attached**
4. The price quoted by the supplier for the construction materials identified above.

   $ **See attached**
5. The sales tax associated with the price quote. $ **0**
6. Shipping and handling insurance cost. $ **See attached**
7. Delivery dates as established by Contractor. **See attached**

OWNER: **Pinery Community Development District**

Chairman — 1/13/26

Authorized Signature (Title) — Date

CONTRACTOR: **RIPA & Associates**

Kelsi DeArce — Digitally signed by Kelsi DeArce DN: C=US, E=kdearce@ripaconstruction.com, CN=Kelsi DeArce Date: 2026.01.07 08:31:22-05'00'

Authorized Signature (Title) — Date

Attachment: Purchase Order and Schedule of Items

PURCHASE ORDER
PINERY COMMUNITY DEVELOPMENT DISTRICT

	"Owner"		"Seller"
Owner:	Pinery Community Development District	Seller:	Pasco Pipe Supply Inc.
Address:	c/o 2300 Glades Road, Suite 410W Boca Raton, Florida 33431	Address:	14700 Us Highway 19 Hudson, Florida 34667
Phone:	(561) 571-0010	Phone:	

"Project"

Project Name:	Seville Project	Contract Date:	October 9, 2025, as assigned October 9, 2025
Project Address:	Hernando County, Florida		

Description of Goods or Services – The Owner and Seller are entering into this Purchase Order Agreement for the purpose of the Owner purchasing the items ("**Goods**") listed in the proposal attached as **Exhibit A.**
Schedule – The Goods shall be delivered within_____days from the date of this Order.
Price – $ 2,841,673.82
Certificate of Exemption #85-8019792173C-0

IN WITNESS HEREOF, the parties have executed this Order effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Order, including the Terms and Conditions attached hereto as **Exhibit B**, and agrees to deliver the Goods as described herein and comply fully with the terms and conditions hereof.

PINERY COMMUNITY DEVELOPMENT DISTRICT
Owner
By: Bill Kouwenhoven
Name: Bill Kouwenhoven
Title: Chairman
Date Executed: 1/13/26

PASCO PIPE SUPPLY INC.
Seller
By:
Name: ADAM D. TAYLOR
Title: PRESIDENT
Date Executed: 01/05/2026

EXHIBIT A: Proposal
EXHIBIT B: Terms and Conditions

EXHIBIT A

Vendor's Proposal

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250

Entered By:
Parker King

Valid Until
Saturday, January 31 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
		**************************** JOB NAME: SEVILLE 1A BID DATE: 10/9/25 ORDER BY: RIPA SHIP BY: PREPAID FREIGHT NOTES: **************************** ****STORM 1A**** Package 00001				
360	200 LF	HPS36 36 ADS HP STORM CORR PIPE 20			61.4500	12,290.00
370	380 LF	HPS30 30 ADS HP STORM CORR PIPE 20			55.5500	21,109.00
380	1600 LF	HPS24 24 ADS HP STORM CORR PIPE 20			35.3900	56,624.00
390	3040 LF	HPS18 18 ADS HP STORM CORR PIPE 20			21.3700	64,964.80
1650	60 LF	HPS12 12 ADS HP STORM CORR PIPE 20			19.8100	1,188.60
400	480 LF	N12-12 12 ADS N-12 WTIB CORR PIPE 20			9.9900	4,795.20
410	2 EA	/00000017271 12 DRAIN BASIN W/ GRATE			1,050.5300	2,101.06
420	4 EA	/00000017272 12 INLINE DRAIN W/ GRATE			494.7600	1,979.04

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250

Entered By:
Parker King

Valid Until
Saturday, January 31 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
430	3 EA	COR12T-IMWT 12 CORR INJ-MOLD TEE WATERTITE			313.6200	940.86
440	1 EA	COR12-9L-IMWT 12 CORR INJ-MOLD 90° WATERTITE			213.0900	213.09
					Package Sub-total:	166,205.65
		****SEWER 1A****				
		Package 00002				
470	2954 LF	PG12-14SDR26 12 PVC SDR-26 GRN PIPE GSK 14			20.4700	60,468.38
480	4158 LF	PG8-14SDR26 8 PVC SDR-26 GRN PIPE GSK 14			9.1500	38,045.70
490	4900 LF	PG6-14SDR26 6 PVC SDR-26 GRN PIPE GSK 14			5.0600	24,794.00
500	2464 LF	PG4-14SDR26 4 PVC SDR-26 GRN PIPE GSK 14			2.2800	5,617.92
510	12 EA	TAPE-DETSWR 2X1000 DETECTOR TAPE (SEWER)			30.0000	360.00
520	35 EA	/00000017280 MH INFILTRATION PROTECTOR NO V			77.1500	2,700.25
530	1 EA	/00000017273 8 X 4 MANHOLE BOOT			86.6700	86.67
540	1 EA	MHBOOT12-8 12 X 8 MANHOLE BOOT (7.5-9.0)			71.6700	71.67
550	4 EA	WA58-6SS304 5/8 X 6 SS304L WEDGE ANCHOR			13.3200	53.28
560	32 EA	PG12-6Y26 12 X 6 PVC SDR26 HW WYE GXGXG			308.7360	9,879.55
1660	1 EA	PG8PLUG 8 PVC SDR35 SPIGOT PLUG			45.4400	45.44
580	1 EA	RC56-88 8 FLEX COUP PVC/CI X PVC/CI			30.2800	30.28
590	48 EA	PG8-6Y26 8 X 6 PVC SDR26 HW WYE GXGXG			101.3850	4,866.48
600	2 EA	BRK-8SS304 8 SS304 BRACKET CLAMP FOR SDR			116.7000	233.40
610	1 EA	PG8-9SL26 8 PVC SDR26 HW STREET 90° SPXG			211.2948	211.29

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250	PREPARED FOR: 200347	BRANCH LOCATION: 001
Entered By: Parker King **Valid Until** **Saturday, January 31 , 2026**	PINERY CDD 2300 GLADES RD SUITE 410W BOCA RATON, FL 33431	PASCO PIPE SUPPLY 14700 US HWY 19 HUDSON, FL 34667 Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
620	1 EA	DB18-B8 18 B DROP BOWL W/8OUT (6-8'WW)			336.7600	336.76
630	1 EA	/00000017274 8 DROP BOWL HOOD			222.3000	222.30
640	22 EA	PG6-4Y26 6 X 4 PVC SDR26 HW WYE GXGXG			62.9802	1,385.56
650	77 EA	PG6-4DY26 6X4 PV SDR26 HW DOUBLE WYE GSK			74.8512	5,763.54
660	99 EA	PG6CAP 6 PVC SDR35 CAP GSK			14.9700	1,482.03
670	99 EA	P6CSPLUG 6 DWV PVC COUNTERSUNK PLUG MIP			8.0500	796.95
680	99 EA	PG6-4SL26 6 PVC SDR26 HW STREET 45° SPXG			28.7532	2,846.57
690	99 EA	PG6-9L26 6 PVC SDR26 HW 90° GXG			41.3226	4,090.94
700	99 EA	PG6-4L26 6 PVC SDR26 HW 45° GXG			38.9124	3,852.33
710	99 EA	PS6FA 6 PVC 3034 FEMALE ADPT HXFIP			32.0800	3,175.92
720	176 EA	P4CSPLUG 4 DWV PVC COUNTERSUNK PLUG MIP			5.6900	1,001.44
730	176 EA	PG4CAP 4 PVC SDR35 CAP GSK			9.1300	1,606.88
740	176 EA	PS4FA 4 PVC 3034 FEMALE ADPT HXFIP			6.7900	1,195.04
750	176 EA	PG4-9L26 4 PVC SDR26 HW LR 90° GXG			37.6650	6,629.04
				Package Sub-total:		181,849.61
		****WATERMAIN 2A****				
		Package 00003				
780	840 LF	P12DR18-BLUE 12 PVC C900 DR-18 BLUE PIPE20			30.9000	25,956.00
790	5880 LF	P8DR18-BLUE 8 PVC C900 DR-18 BLUE PIPE 20			14.6100	85,906.80
800	100 LF	P6DR18-BLUE 6 PVC C900 DR-18 BLUE PIPE 20			8.5100	851.00

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250

Entered By:
Parker King

Valid Until
Saturday, January 31 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
810	460 LF	P4DR18-BLUE 4 PVC C900 DR-18 BLUE PIPE 20			4.1900	1,927.40
820	220 LF	P3LG 3 PVC SCH40 PIPE BE 20'			2.7000	594.00
830	1140 LF	P2LG 2 PVC SCH40 PIPE BE 20'			1.3300	1,516.20
840	27 EA	PY1-100 1X100 CTS DR-9 BLUE POLY			93.1600	2,515.32
850	39 EA	W10-500B 10GA X 500 BLUE TRACER WIRE			101.5000	3,958.50
860	11 EA	TAPE-DETWTR 2X1000 DETECTOR TAPE (WATER)			30.0000	330.00
870	17 EA	TAPE-PVCBLUE 2 X 108 BLUE PVC TAPE			6.5000	110.50
880	125 EA	WIRENUT-F4P-1 F4P WP WIRENUT 20-10G (SINGLE)			1.4400	180.00
890	38 EA	BJR12-DIPS 12 BELL JOINT REST FOR C900/DI			202.6100	7,699.18
900	145 EA	BJR8-DIPS 8 BELL JOINT RESTR FOR C900/DI			106.5200	15,445.40
920	4 EA	BJR4-DIPS 4 BELL JOINT RESTR FOR C900/DI			54.2800	217.12
930	8 EA	BRT-12W 3 BRASS TAG (12 GV WATER)			21.1700	169.36
940	8 EA	GV12MJ-NUT 12 KNDY C515 NRS GV MJ W/ NUT			2,593.9400	20,751.52
950	32 EA	BRT-8W 3 BRASS TAG (8 GV WATER)			21.1700	677.44
960	31 EA	GV8MJ-NUT 8 KNDY C515 NRS GV MJ W/ NUT			1,314.6700	40,754.77
1670	1 EA	GV8TAP-NUT 8 KNDY C515 TAP GV MJXFL W/NUT			1,711.0500	1,711.05
970	9 EA	BRT-6W 3 BRASS TAG (6 GV WATER)			21.1700	190.53
980	9 EA	GV6MJ-NUT 6 KNDY C515 NRS GV MJ W/ NUT			825.3900	7,428.51
1680	1 EA	BRT-2W 3 BRASS TAG (2" GV WATER)			21.1700	21.17
1690	1 EA	GV2FIP-NUT 2 KNDY C515 NRS GV FIPT W/ NUT			414.7300	414.73
1020	9 EA	VB5-10TOP-S 5¼X10 CI VB TOP ONLY (SCREW)			41.1300	370.17

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250

Entered By:
Parker King

Valid Until
Saturday, January 31 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1030	9 EA	VB-LID-WATER 5¼ CI VB LID ONLY "WATER IMP			25.2600	227.34
1040	50 EA	VB5WATER-SCREW-C 5¼,18X24 CI SCRW VB WTR"(3PC)			72.4800	3,624.00
1050	29 EA	DFW37F-12-1EP-HCU 17X11X12 SMALL METER BOX (HCU)			152.6700	4,427.43
1060	64 EA	DFW39F-12-1EP-HCU 16X14X12 LARGE METER BOX (HCU)			170.3100	10,899.84
1070	93 EA	CSLOCKSTUD CURB STOP LOCK STUD			3.4400	319.92
1080	93 EA	CSLOCKHEAD CURB STOP LOCK HEAD			3.4400	319.92
1090	176 EA	CNCRT-TRAILERPAD 8X4X16 CONCRETE TRAILER PAD			5.0000	880.00
1100	2 EA	BR2M-FLKIT 2 BRASS OVAL METER FLG KIT			138.1100	276.22
1110	4 EA	BR2M-FL 2 BRASS OVAL METER FLG ONLY				
1120	4 EA	GK2-18OVAL 2X1/8 EPDM OVAL MTR DROPN GASK				
1130	8 EA	HB58-212SS304 5/8 X 2-1/2 SS304L HEX BOLT				
1140	8 EA	HN58SS304 5/8 SS304L HEX NUT				
1150	9 EA	HYDRMARK-BLUE BLUE REFLECTIVE HYDRANT MARKER			12.5700	113.13
1160	1 EA	MJ12-8R 12X8 DI RED MJXMJ C153 C/L IMP			199.6500	199.65
1710	1 EA	MJ12-8X 12X8 DI CROSS MJ C153 C/L IMP			554.1800	554.18
1170	1 EA	MJ12-6T 12X6 DI TEE MJXMJ C153 C/L IMP			397.4850	397.49
1700	2 EA	MJ12T 12 DI TEE MJXMJ C153 C/L IMP			585.6400	1,171.28
1180	5 EA	MJ12-2TPLUG 12X2 DI TAP PLUG MJ C153C/L IM			218.4050	1,092.03
1720	3 EA	MJ12-4L 12 DI 45° MJXMJ C153 C/L IMP			349.0850	1,047.26
1730	12 EA	MJ12-22L 12 DI 22½° MJXMJ C153 C/L IMP			304.9200	3,659.04
1190	57 EA	PMJ12RST 12 MEGA RESTRAINT FOR PVC			109.7400	6,255.18

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250

Entered By:
Parker King

Valid Until
Saturday, January 31 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1200	62 EA	MJ12ACC-C 12 MJ GASK & BOLT PACK IMP			30.6800	1,902.16
1220	1 EA	/00000019085 10X8 TPS TAPPING SLEEVE			1,940.1900	1,940.19
1230	10 EA	MJ8-6T 8X6 DI TEE MJXMJ C153 C/L IMP			243.8150	2,438.15
1250	1 EA	MJ8-4R 8X4 DI RED MJXMJ C153 C/L IMP			108.9000	108.90
1260	4 EA	MJ8-2TPLUG 8X2 DI TAP PLUG MJ C153C/L IMP			141.5700	566.28
1740	2 EA	MJ8-2TCAP 8X2 DI TAP CAP MJ C153 C/L IMP			124.6300	249.26
1270	87 EA	TPS8-1-944 8X1 TPS SS SRV SADDLE8.54-9.44			275.0900	23,932.83
1280	229 EA	PMJ8RST 8 MEGA RESTRAINT FOR PVC			55.2300	12,647.67
1290	233 EA	MJ8ACC-C 8 MJ GASK & BOLT PACK IMP			20.9100	4,872.03
1300	6 EA	MJ8T 8 DI TEE MJXMJXMJ C153 C/L IMP			294.6350	1,767.81
1310	54 EA	MJ8-4L 8 DI 45° MJXMJ C153 C/L IMP			162.1400	8,755.56
1320	5 EA	MJ8-22L 8 DI 22½° MJXMJ C153 C/L IMP			157.9050	789.53
1330	4 EA	MJ8-11L 8 DI 11¼° MJXMJ C153 C/L IMP			143.3850	573.54
1350	36 EA	PMJ6RST 6 MEGA RESTRAINT FOR PVC			37.3200	1,343.52
1360	36 EA	MJ6ACC-C 6 MJ GASK & BOLT PACK IMP			18.6400	671.04
1370	1 EA	FAK6-8SS304 6/8 SS304L FLG BOLT & NUT KIT			36.2600	36.26
1380	1 EA	GK8FF 8 X 1/8 FF RR FLANGE GASKET			9.8700	9.87
1400	9 EA	K81-4 4.0 BURY K81D 5¼ HYDRANT-STD			2,754.3200	24,788.88
1410	6 EA	TPS4-1-513 4X1 TPS SS SRV SADDLE4.45-5.13			268.4400	1,610.64
1420	36 EA	PMJ4RST 4 MEGA RESTRAINT FOR PVC			37.2600	1,341.36
1430	36 EA	MJ4ACC-C 4 MJ GASK & BOLT PACK IMP			23.6800	852.48

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250	PREPARED FOR: 200347	BRANCH LOCATION: 001
Entered By: Parker King **Valid Until** **Saturday, January 31 , 2026**	PINERY CDD 2300 GLADES RD SUITE 410W BOCA RATON, FL 33431	PASCO PIPE SUPPLY 14700 US HWY 19 HUDSON, FL 34667 Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1440	3 EA	MJ4-4L 4 DI 45° MJXMJ C153 C/L IMP			70.1800	210.54
1450	6 EA	MJ4-22L 4 DI 22½° MJXMJ C153 C/L IMP			65.9450	395.67
1460	2 EA	MJ4-11L 4 DI 11¼° MJXMJ C153 C/L IMP			63.5250	127.05
1750	1 EA	MJ4T 4 DI TEE MJXMJXMJ C153 C/L IMP			110.1100	110.11
1760	5 EA	MJ4-22L 4 DI 22½° MJXMJ C153 C/L IMP			65.9450	329.73
1470	58 EA	P3CSPLUG 3 DWV PVC COUNTERSUNK PLUG MIP			5.8000	336.40
1480	58 EA	P3FA 3 DWV PVC FEMALE ADPT FIPXH			7.1800	416.44
1490	2 EA	G2-48 2 X 48 GALV NIPPLE TBE			102.3800	204.76
1500	9 EA	G2-36 2 X 36 GALV NIPPLE TBE			62.1300	559.17
1510	9 EA	G2-12 2 X 12 GALV NIPPLE			23.8700	214.83
1770	1 EA	G2-6 2 X 6 GALV NIPPLE			10.9200	10.92
1520	5 EA	G2-3 2 X 3 GALV NIPPLE			6.0600	30.30
1530	1 EA	G2-34B 2 X 3/4 GALV RED BUSH 150#			7.5800	7.58
1540	1 EA	G2T 2 GALV TEE 150#			16.4300	16.43
1550	9 EA	G2PLUG 2 GALV PLUG 150#			6.2800	56.52
1560	9 EA	G2C-B 2 GALV BANDED COUP 150#			9.1900	82.71
1570	12 EA	G2-9L 2 GALV 90° 150#			11.4200	137.04
1580	1 EA	V2BV-FPLF 2 BRASS-LF BV FULL-PORT 600#			73.6000	73.60
1600	64 EA	BR1-34UB-CTS-MTR 1X3/4BRS ANGLE U-BRNCH CTSXMTR			165.0500	10,563.20
1610	29 EA	BR1-34CURB-CTSMTR 1 X3/4 BRASS CURB STOP CTSXMTR			55.9700	1,623.13
1620	93 EA	BR1CORP-M-CTS 1 BRASS CORP STOP MIPXCTS			47.6400	4,430.52

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250

Entered By:
Parker King

Valid Until
Saturday, January 31 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1630	186 EA	SS1STIFF 1 SS304 CTS INSERT STIFFENER			2.2880	425.57
1640	1 EA	V34HB 3/4 BRS-LF 1/4-T HOSEBIBB MXHT			39.3100	39.31
					Package Sub-total:	366,760.07
		Package 00004 **FORCEMAIN 1A**				
1800	700 LF	P8DR18-GREEN 8 PVC C900 DR-18 GRN PIPE 20			14.6100	10,227.00
1810	20 LF	P3LG 3 PVC SCH40 PIPE BE 20			2.7000	54.00
1820	3 EA	W10-500G 10GA X 500 GREEN TRACER WIRE			101.5000	304.50
1830	1 EA	TAPE-DETFM 2X1000 DET TAPE (FORCE MAIN)			30.0000	30.00
1840	2 EA	TAPE-PVCGREEN 2 X 108 GREEN PVC TAPE			6.5000	13.00
1850	4 EA	WIRENUT-F4P-1 F4P WP WIRENUT 20-10G (SINGLE)			1.4400	5.76
1860	8 EA	BJR8-DIPS 8 BELL JOINT RESTR FOR C900/DI			106.5200	852.16
1870	2 EA	BRT-8FM 3 BRASS TAG (8" GV FORCE MAIN)			21.1700	42.34
1880	1 EA	GV8MJ-NUT 8 KNDY C515 NRS GV MJ W/ NUT			1,314.6700	1,314.67
1890	1 EA	GV8TAP-NUT 8 KNDY C515 TAP GV MJXFL W/NUT			1,711.0500	1,711.05
1900	2 EA	VB5-10TOP-S 5¼X10 CI VB TOP ONLY (SCREW)			41.1300	82.26
1910	2 EA	VB-LID-SEWER 5¼ CI VB LID ONLY SEWER IMP			31.1100	62.22
1920	2 EA	VB5SEWER-SCREW-C 5¼,18X24 CI SCRW VB SWR (3PC)			72.4800	144.96
1930	10 EA	CNCRT-TRAILERPAD 8X4X16 CONCRETE TRAILER PAD			5.0000	50.00
1940	1 EA	/00000019087 10X8 TPS TAPPING SLEEVE			1,940.1900	1,940.19
1950	2 EA	MJ8-2TPLUGP401 8X2 DI TAP PLUG MJ C153P401IMP			565.0700	1,130.14

BID PROPOSAL
SEVILLE 1A

BID NUMBER: 1015250

Entered By:
Parker King

Valid Until
Saturday, January 31 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1960	21 EA	PMJ8RST 8 MEGA RESTRAINT FOR PVC			55.2300	1,159.83
1970	23 EA	MJ8ACC-C 8 MJ GASK & BOLT PACK IMP			20.9100	480.93
1980	1 EA	FAK6-8SS304 6/8 SS304L FLG BOLT & NUT KIT			36.2600	36.26
1990	1 EA	GK8FF 8 X 1/8 FF RR FLANGE GASKET			9.8700	9.87
2000	5 EA	MJ8-4LP401 8 DI 45° MJXMJ C153 P401 IMP			598.9500	2,994.75
2010	3 EA	MJ8-22LP401 8 DI 22½° MJXMJ C153 P401 IMP			595.3200	1,785.96
2020	1 EA	MJ8-11LP401 8 DI 11¼° MJXMJ C153 P401 IMP			574.7500	574.75
2030	4 EA	P3FA 3 DWV PVC FEMALE ADPT FIPXH			7.1800	28.72
2040	4 EA	P3CSPLUG 3 DWV PVC COUNTERSUNK PLUG MIP			5.8000	23.20
2050	2 EA	G2-36 2 X 36 GALV NIPPLE TBE			62.1300	124.26
2060	2 EA	G2-12 2 X 12 GALV NIPPLE			23.8700	47.74
2070	2 EA	G2PLUG 2 GALV PLUG 150#			6.2800	12.56
2080	2 EA	G2C-B 2 GALV BANDED COUP 150#			9.1900	18.38
2090	2 EA	G2-9L 2 GALV 90° 150#			11.4200	22.84
				Package Sub-total:		25,284.30

For terms and conditions, please visit www.pascopipesupply.com

Subtotal:	740,099.63
Tax:	.00
Bid Total:	**740,099.63**

BID PROPOSAL
SEVILLE 1D

BID NUMBER: 1015252

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
		Package 00001				
		STORM 1D				
1030	820 LF	HPS30 30 ADS HP STORM CORR PIPE 20			55.5500	45,551.00
20	1020 LF	HPS24 24 ADS HP STORM CORR PIPE 20			35.3900	36,097.80
30	1980 LF	HPS18 18 ADS HP STORM CORR PIPE 20			21.3700	42,312.60
				Package Sub-total:		123,961.40
		Package 00002				
		SEWER 1D				
60	4158 LF	PG8-14SDR26 8 PVC SDR-26 GRN PIPE GSK 14'			9.1500	38,045.70
70	2702 LF	PG6-14SDR26 6 PVC SDR-26 GRN PIPE GSK 14'			5.0600	13,672.12
80	1400 LF	PG4-14SDR26 4 PVC SDR-26 GRN PIPE GSK 14			2.2800	3,192.00
90	8 EA	TAPE-DETSWR 2X1000 DETECTOR TAPE (SEWER)			30.0000	240.00
100	20 EA	/00000017278 23 1/2 PLASTIC INFLOW SHIELD			77.1500	1,543.00
130	44 EA	PG8-6Y26 8 X 6 PVC SDR26 HW WYE GXGXG			101.3850	4,460.94
180	10 EA	PG6-4Y26 6 X 4 PVC SDR26 HW WYE GXGXG			62.9802	629.80
190	45 EA	PG6-4DY26 6X4 PV SDR26 HW DOUBLE WYE GSK			74.8512	3,368.30
200	55 EA	PG6CAP 6 PVC SDR35 CAP GSK			14.9700	823.35
210	55 EA	P6CSPLUG 6 DWV PVC COUNTERSUNK PLUG MIP			8.0500	442.75
220	55 EA	PG6-4SL26 6 PVC SDR26 HW STREET 45° SPXG			28.7532	1,581.43
230	55 EA	PG6-9L26 6 PVC SDR26 HW 90° GXG			41.3226	2,272.74
240	55 EA	PG6-4L26 6 PVC SDR26 HW 45° GXG			38.9124	2,140.18

BID PROPOSAL
SEVILLE 1D

BID NUMBER: 1015252

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
250	55 EA	PS6FA 6 PVC 3034 FEMALE ADPT HXFIP			28.0600	1,543.30
260	100 EA	P4CSPLUG 4 DWV PVC COUNTERSUNK PLUG MIP			5.6900	569.00
270	100 EA	PG4CAP 4 PVC SDR35 CAP GSK			9.1300	913.00
280	100 EA	PS4FA 4 PVC 3034 FEMALE ADPT HXFIP			6.7900	679.00
290	100 EA	PG4-9L26 4 PVC SDR26 HW LR 90° GXG			37.6650	3,766.50
				Package Sub-total:		79,883.11
		Package 00003 **WATERMAIN 1D**				
320	460 LF	P12DR18-BLUE 12 PVC C900 DR-18 BLUE PIPE20			30.9000	14,214.00
330	4020 LF	P8DR18-BLUE 8 PVC C900 DR-18 BLUE PIPE 20			14.6100	58,732.20
340	620 LF	P6DR18-BLUE 6 PVC C900 DR-18 BLUE PIPE 20			8.5100	5,276.20
350	140 LF	P3LG 3 PVC SCH40 PIPE BE 20'			2.7000	378.00
360	1080 LF	P2LG 2 PVC SCH40 PIPE BE 20'			1.3300	1,436.40
370	24 EA	PY1-100 1X100' CTS DR-9 BLUE POLY			93.1600	2,235.84
380	29 EA	W10-500B 10GA X 500' BLUE TRACER WIRE			101.5000	2,943.50
390	8 EA	TAPE-DETWTR 2X1000' DETECTOR TAPE (WATER)			30.0000	240.00
400	12 EA	TAPE-PVCBLUE 2 X 108 BLUE PVC TAPE			6.5000	78.00
410	88 EA	WIRENUT-F4P-1 F4P WP WIRENUT 20-10G (SINGLE)			1.4400	126.72
420	9 EA	BJR12-DIPS 12 BELL JOINT REST FOR C900/DI			202.6100	1,823.49
430	90 EA	BJR8-DIPS 8 BELL JOINT RESTR FOR C900/DI			106.5200	9,586.80
440	8 EA	BJR6-DIPS 6 BELL JOINT RESTR FOR C900/DI			67.6200	540.96

BID PROPOSAL
SEVILLE 1D

BID NUMBER: 1015252

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
450	4 EA	BRT-12W 3 BRASS TAG (12 GV WATER)			21.1700	84.68
460	4 EA	GV12MJ-NUT 12 KNDY C515 NRS GV MJ W/ NUT			2,593.9400	10,375.76
470	17 EA	BRT-8W 3 BRASS TAG (8" GV WATER)			21.1700	359.89
480	17 EA	GV8MJ-NUT 8 KNDY C515 NRS GV MJ W/ NUT			1,314.6700	22,349.39
490	9 EA	BRT-6W 3 BRASS TAG (6 GV WATER)			21.1700	190.53
500	9 EA	GV6MJ-NUT 6 KNDY C515 NRS GV MJ W/ NUT			825.3900	7,428.51
510	2 EA	VB5-10TOP-S 5¼X10 CI VB TOP ONLY (SCREW)			41.1300	82.26
520	2 EA	VB-LID-WATER 5¼ CI VB LID ONLY WATER IMP			25.2600	50.52
530	30 EA	VB5WATER-SCREW-C 5¼,18X24 CI SCRW VB WTR (3PC)			72.4800	2,174.40
540	28 EA	DFW37F-12-1EP-HCU 17X11X12 SMALL METER BOX (HCU)			152.6700	4,274.76
550	36 EA	DFW39F-12-1EP-HCU 16X14X12 LARGE METER BOX (HCU)			170.3100	6,131.16
560	64 EA	CSLOCKSTUD CURB STOP LOCK STUD			3.4400	220.16
570	64 EA	CSLOCKHEAD CURB STOP LOCK HEAD			3.4400	220.16
580	101 EA	CNCRT-TRAILERPAD 8X4X16 CONCRETE TRAILER PAD			5.0000	505.00
590	2 EA	BR2M-FLKIT 2 BRASS OVAL METER FLG KIT			138.1100	276.22
600	4 EA	BR2M-FL 2 BRASS OVAL METER FLG ONLY				
610	4 EA	GK2-18OVAL 2X1/8 EPDM OVAL MTR DROPN GASK				
620	8 EA	HB58-212SS304 5/8 X 2-1/2 SS304L HEX BOLT				
630	8 EA	HN58SS304 5/8 SS304L HEX NUT				
640	7 EA	HYDRMARK-BLUE BLUE REFLECTIVE HYDRANT MARKER			12.5700	87.99
650	1 EA	MJ12-8T 12X8 DI TEE MJXMJ C153 C/L IMP			457.3800	457.38

BID PROPOSAL
SEVILLE 1D

BID NUMBER: 1015252

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
660	1 EA	MJ12-6T 12X6 DI TEE MJXMJ C153 C/L IMP			397.4850	397.49
1040	2 EA	MJ12-2TCAP 12X2 DI TAP CAP MJ C153C/L IMP			204.4900	408.98
670	2 EA	MJ12-2TPLUG 12X2 DI TAP PLUG MJ C153C/L IM			218.4050	436.81
680	19 EA	PMJ12RST 12 MEGA RESTRAINT FOR PVC			109.7400	2,085.06
690	21 EA	MJ12ACC-C 12 MJ GASK & BOLT PACK IMP			30.6800	644.28
700	1 EA	MJ12T 12 DI TEE MJXMJ C153 C/L IMP			585.6400	585.64
710	1 EA	MJ12SLEEVE 12 DI LNG SLV MJ C153 C/L IMP			321.8600	321.86
720	8 EA	MJ8-6T 8X6 DI TEE MJXMJ C153 C/L IMP			243.8150	1,950.52
740	49 EA	TPS8-1-944 8X1 TPS SS SRV SADDLE8.54-9.44			275.0900	13,479.41
750	147 EA	PMJ8RST 8 MEGA RESTRAINT FOR PVC			55.2300	8,118.81
760	147 EA	MJ8ACC-C 8 MJ GASK & BOLT PACK IMP			20.9100	3,073.77
770	4 EA	MJ8T 8 DI TEE MJXMJXMJ C153 C/L IMP			294.6350	1,178.54
780	1 EA	MJ8SLEEVE 8 DI LNG SLV MJ C153 C/L IMP			200.2550	200.26
790	41 EA	MJ8-4L 8 DI 45° MJXMJ C153 C/L IMP			162.1400	6,647.74
810	15 EA	TPS6-1-742 6X1 TPS SS SRV SADDLE6.55-7.42			282.4900	4,237.35
820	46 EA	PMJ6RST 6 MEGA RESTRAINT FOR PVC			37.3200	1,716.72
830	46 EA	MJ6ACC-C 6 MJ GASK & BOLT PACK IMP			18.6400	857.44
840	4 EA	MJ6-4L 6 DI 45° MJXMJ C153 C/L IMP			111.3200	445.28
1050	2 EA	MJ6-22L 6 DI 22½° MJXMJ C153 C/L IMP			101.0350	202.07
850	7 EA	K81-4 4.0' BURY K81D 5¼" HYDRANT-STD			2,754.3200	19,280.24
860	1 EA	V34HB 3/4 BRS-LF 1/4-T HOSEBIBB MXHT			39.3100	39.31

BID PROPOSAL
SEVILLE 1D

BID NUMBER: 1015252

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
870	32 EA	P3FA 3 DWV PVC FEMALE ADPT FIPXH			7.1800	229.76
880	32 EA	P3CSPLUG 3 DWV PVC COUNTERSUNK PLUG MIP			5.8000	185.60
890	2 EA	G2-48 2 X 48 GALV NIPPLE TBE			102.3800	204.76
900	2 EA	G2-36 2 X 36 GALV NIPPLE TBE			62.1300	124.26
910	2 EA	G2-12 2 X 12 GALV NIPPLE			23.8700	47.74
920	5 EA	G2-3 2 X 3 GALV NIPPLE			6.0600	30.30
930	1 EA	G2-34B 2 X 3/4 GALV RED BUSH 150#			7.5800	7.58
940	1 EA	G2T 2 GALV TEE 150#			16.4300	16.43
950	2 EA	G2PLUG 2 GALV PLUG 150#			6.2800	12.56
960	2 EA	G2C-B 2 GALV BANDED COUP 150#			9.1900	18.38
970	8 EA	G2-9L 2 GALV 90° 150#			11.4200	91.36
980	1 EA	V2BV-FPLF 2 BRASS-LF BV FULL-PORT 600#			73.6000	73.60
990	36 EA	BR1-34UB-CTS-MTR 1X3/4BRS ANGLE U-BRNCH CTSXMTR			165.0500	5,941.80
1000	28 EA	BR1-34CURB-CTSMTR 1 X3/4 BRASS CURB STOP CTSXMTR			55.9700	1,567.16
1010	64 EA	BR1CORP-M-CTS 1 BRASS CORP STOP MIPXCTS			47.6400	3,048.96
1020	128 EA	SS1STIFF 1 SS304 CTS INSERT STIFFENER			2.2880	292.86
					Package Sub-total:	231,081.57

For terms and conditions, please visit www.pascopipesupply.com

Subtotal:	434,926.08
Tax:	.00
Bid Total:	**434,926.08**

BID PROPOSAL

25-2315 SEVILLE - 1C

BID NUMBER: 1015255

Entered By:
Mark Wessinger

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
		********** 25-2315 SEVILLE - 1C **********				
		Package 00001 ** STORM 1C **				
100	200 LF	HPS42 42 ADS HP STORM CORR PIPE 20			78.9300	15,786.00
110	40 LF	HPS36 36 ADS HP STORM CORR PIPE 20			61.4500	2,458.00
120	440 LF	HPS30 30 ADS HP STORM CORR PIPE 20			55.5500	24,442.00
130	2240 LF	HPS24 24 ADS HP STORM CORR PIPE 20			35.3900	79,273.60
140	5100 LF	HPS18 18 ADS HP STORM CORR PIPE 20			21.3700	108,987.00
					Package Sub-total:	230,946.60
		Package 00002 ** SEWER 1C **				
180	7518 LF	PG8-14SDR26 8 PVC SDR-26 GRN PIPE GSK 14			9.1500	68,789.70
190	6972 LF	PG6-14SDR26 6 PVC SDR-26 GRN PIPE GSK 14			5.0600	35,278.32
200	3528 LF	PG4-14SDR26 4 PVC SDR-26 GRN PIPE GSK 14			2.2800	8,043.84
210	11 EA	TAPE-DETSWR 2X1000 DETECTOR TAPE (SEWER)			30.0000	330.00
220	37 EA	/00000017287 SAN MH INFILTRATION PRO			77.1500	2,854.55
250	111 EA	PG8-6Y26 8 X 6 PVC SDR26 HW WYE GXGXG			101.3850	11,253.74

BID PROPOSAL

25-2315 SEVILLE - 1C

BID NUMBER: 1015255

Entered By:
Mark Wessinger

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
300	32 EA	PG6-4Y26 6 X 4 PVC SDR26 HW WYE GXGXG			62.9802	2,015.37
310	110 EA	PG6-4DY26 6X4 PV SDR26 HW DOUBLE WYE GSK			74.8512	8,233.63
320	142 EA	PG6CAP 6 PVC SDR35 CAP GSK			14.9700	2,125.74
330	142 EA	P6CSPLUG 6 DWV PVC COUNTERSUNK PLUG MIP			8.0500	1,143.10
340	142 EA	PG6-4SL26 6 PVC SDR26 HW STREET 45° SPXG			28.7532	4,082.95
350	142 EA	PG6-9L26 6 PVC SDR26 HW 90° GXG			41.3226	5,867.81
360	142 EA	PG6-4L26 6 PVC SDR26 HW 45° GXG			38.9124	5,525.56
370	142 EA	P6FA 6 DWV PVC FEMALE ADPT FIPXH			32.0800	4,555.36
380	252 EA	P4CSPLUG 4 DWV PVC COUNTERSUNK PLUG MIP			6.7900	1,711.08
390	252 EA	PG4CAP 4 PVC SDR35 CAP GSK			7.9900	2,013.48
400	252 EA	PS4FA 4 PVC 3034 FEMALE ADPT HXFIP			10.2900	2,593.08
410	252 EA	PG4-9L26 4 PVC SDR26 HW LR 90° GXG			37.6650	9,491.58
					Package Sub-total:	175,908.89
		Package 00003 ** WATERMAIN 1C **				
450	8660 LF	P8DR18-BLUE 8 PVC C900 DR-18 BLUE PIPE 20			14.6100	126,522.60
460	120 LF	P6DR18-BLUE 6 PVC C900 DR-18 BLUE PIPE 20			8.7300	1,047.60
470	160 LF	P3LG 3 PVC SCH40 PIPE BE 20			2.7000	432.00
480	2540 LF	P2LG 2 PVC SCH40 PIPE BE 20			1.3300	3,378.20
490	52 EA	PY1-100 1X100 CTS DR-9 BLUE POLY			93.1600	4,844.32

BID PROPOSAL

25-2315 SEVILLE - 1C

BID NUMBER: 1015255

Entered By:
Mark Wessinger

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
500	60 EA	W10-500B 10GA X 500' BLUE TRACER WIRE			101.5000	6,090.00
510	15 EA	TAPE-DETWTR 2X1000' DETECTOR TAPE (WATER)			30.0000	450.00
520	18 EA	TAPE-PVCBLUE 2 X 108 BLUE PVC TAPE			6.5000	117.00
530	200 EA	WIRENUT-F4P-1 F4P WP WIRENUT 20-10G (SINGLE)			1.4400	288.00
540	158 EA	BJR8-DIPS 8 BELL JOINT RESTR FOR C900/DI			106.5200	16,830.16
550	30 EA	BRT-8W 3 BRASS TAG (8 GV WATER)			21.1700	635.10
560	30 EA	GV8MJ-NUT 8 KNDY C515 NRS GV MJ W/ NUT			1,314.6700	39,440.10
570	13 EA	BRT-6W 3 BRASS TAG (6 GV WATER)			21.1700	275.21
580	13 EA	GV6MJ-NUT 6 KNDY C515 NRS GV MJ W/ NUT			825.3900	10,730.07
590	1 EA	VB5-10TOP-S 5¼X10 CI VB TOP ONLY (SCREW)			41.1300	41.13
600	1 EA	VB-LID-WATER 5¼ CI VB LID ONLY WATER IMP			25.2600	25.26
610	43 EA	VB5WATER-SCREW-C 5¼,18X24 CI SCRW VB WTR (3PC)			72.4800	3,116.64
620	62 EA	DFW37F-12-1EP-HCU 17X11X12 SMALL METER BOX (HCU)			152.6700	9,465.54
630	102 EA	DFW39F-12-1EP-HCU 16X14X12 LARGE METER BOX (HCU)			170.3100	17,371.62
640	164 EA	CSLOCKSTUD CURB STOP LOCK STUD			3.4400	564.16
650	164 EA	CSLOCKHEAD CURB STOP LOCK HEAD			3.4400	564.16
660	144 EA	CNCRT-TRAILERPAD 8X4X16 CONCRETE TRAILER PAD			5.0000	720.00
670	2 EA	BR2M-FLKIT 2 BRASS OVAL METER FLG KIT			138.1100	276.22
680	4 EA	BR2M-FL 2 BRASS OVAL METER FLG ONLY				
690	4 EA	GK2-18OVAL 2X1/8 EPDM OVAL MTR DROPN GASK				
700	8 EA	HB58-212SS304 5/8 X 2-1/2 SS304L HEX BOLT				

BID PROPOSAL

25-2315 SEVILLE - 1C

BID NUMBER: 1015255

Entered By:
Mark Wessinger

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
710	8 EA	HN58SS304 5/8 SS304L HEX NUT				
720	13 EA	HYDRMARK-BLUE BLUE REFLECTIVE HYDRANT MARKER			12.5700	163.41
730	13 EA	MJ8-6T 8X6 DI TEE MJXMJ C153 C/L IMP			243.8150	3,169.60
740	1 EA	MJ8-2TPLUG 8X2 DI TAP PLUG MJ C153C/L IMP			144.2900	144.29
750	2 EA	MJ8-2TCAP 8X2 DI TAP CAP MJ C153 C/L IMP			124.6300	249.26
760	168 EA	TPS8-1-944 8X1 TPS SS SRV SADDLE8.54-9.44			275.0900	46,215.12
770	321 EA	PMJ8RST 8 MEGA RESTRAINT FOR PVC			55.2300	17,728.83
780	322 EA	MJ8ACC-C 8 MJ GASK & BOLT PACK IMP			20.9100	6,733.02
790	7 EA	MJ8T 8 DI TEE MJXMJXMJ C153 C/L IMP			294.6350	2,062.45
800	5 EA	MJ8SLEEVE 8 DI LNG SLV MJ C153 C/L IMP			200.2550	1,001.28
810	94 EA	MJ8-4L 8 DI 45° MJXMJ C153 C/L IMP			162.1400	15,241.16
820	5 EA	MJ8-22L 8 DI 22½° MJXMJ C153 C/L IMP			157.9050	789.53
830	2 EA	MJ8-11L 8 DI 11¼° MJXMJ C153 C/L IMP			143.3850	286.77
840	52 EA	PMJ6RST 6 MEGA RESTRAINT FOR PVC			37.3200	1,940.64
850	52 EA	MJ6ACC-C 6 MJ GASK & BOLT PACK IMP			18.2200	947.44
860	13 EA	K81-4 4.0 BURY K81D 5¼ HYDRANT-STD			2,753.6900	35,797.97
870	44 EA	P3FA 3 DWV PVC FEMALE ADPT FIPXH			7.1800	315.92
880	44 EA	P3CSPLUG 3 DWV PVC COUNTERSUNK PLUG MIP			5.8000	255.20
890	2 EA	G2-48 2 X 48 GALV NIPPLE TBE			102.3800	204.76
900	1 EA	G2-36 2 X 36 GALV NIPPLE TBE			62.1300	62.13
910	1 EA	G2-12 2 X 12 GALV NIPPLE			23.8700	23.87

BID PROPOSAL

25-2315 SEVILLE - 1C

BID NUMBER: 1015255

Entered By:
Mark Wessinger

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
920	5 EA	G2-3 2 X 3 GALV NIPPLE			6.0600	30.30
930	1 EA	G2-34B 2 X 3/4 GALV RED BUSH 150#			7.5800	7.58
940	1 EA	G2T 2 GALV TEE 150#			16.4300	16.43
950	1 EA	G2PLUG 2 GALV PLUG 150#			6.2800	6.28
960	1 EA	G2C-B 2 GALV BANDED COUP 150#			9.1900	9.19
970	4 EA	G2-9L 2 GALV 90° 150#			11.4200	45.68
980	1 EA	V2BV-FPLF 2 BRASS-LF BV FULL-PORT 600#			73.6000	73.60
990	102 EA	BR1-34UB-CTS-MTR 1X3/4BRS ANGLE U-BRNCH CTSXMTR			165.0500	16,835.10
1000	62 EA	BR1-34CURB-CTSMTR 1 X3/4 BRASS CURB STOP CTSXMTR			55.9700	3,470.14
1010	164 EA	BR1CORP-M-CTS 1 BRASS CORP STOP MIPXCTS			47.6400	7,812.96
1020	328 EA	SS1STIFF 1 SS304 CTS INSERT STIFFENER			2.2880	750.46
1030	1 EA	V34HB 3/4 BRS-LF 1/4-T HOSEBIBB MXHT			39.3100	39.31
				Package Sub-total:		405,654.77

For terms and conditions, please visit www.pascopipesupply.com

Subtotal:	812,510.26
Tax:	.00
Bid Total:	**812,510.26**

BID PROPOSAL
SEVILLE 1C-BLVD

BID NUMBER: 1015256

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
		Package 00001				
		STORM 1C BLVD				
20	100 LF	HPS42 42 ADS HP STORM CORR PIPE 20			78.9300	7,893.00
30	600 LF	HPS30 30 ADS HP STORM CORR PIPE 20			55.5500	33,330.00
40	380 LF	HPS24 24 ADS HP STORM CORR PIPE 20			35.3900	13,448.20
50	1900 LF	HPS18 18 ADS HP STORM CORR PIPE 20			21.3700	40,603.00
					Package Sub-total:	95,274.20
		Package 00002				
		SEWER 1C BLVD				
80	868 LF	PG8-14SDR26 8 PVC SDR-26 GRN PIPE GSK 14'			9.1500	7,942.20
90	56 LF	PG6-14SDR26 6 PVC SDR-26 GRN PIPE GSK 14			5.0600	283.36
1080	28 LF	PG4-14SDR26 4 PVC SDR-26 GRN PIPE GSK 14			2.2800	63.84
100	1 EA	TAPE-DETSWR 2X1000 DETECTOR TAPE (SEWER)			30.0000	30.00
110	4 EA	/00000017289 23-1/2 PLASTIC INFLOW SHIELD			77.1500	308.60
120	1 EA	PG8PLUG 8 PVC SDR35 SPIGOT PLUG			37.4800	37.48
1090	1 EA	PG8-6Y26 8 X 6 PVC SDR26 HW WYE GXGXG			101.3850	101.39
1100	1 EA	PG6-4DY26 6X4 PV SDR26 HW DOUBLE WYE GSK			74.8512	74.85
1110	1 EA	P6CSPLUG 6 DWV PVC COUNTERSUNK PLUG MIP			8.0500	8.05
1120	1 EA	PG6CAP 6 PVC SDR35 CAP GSK			14.9700	14.97
1130	1 EA	PS6FA 6 PVC 3034 FEMALE ADPT HXFIP			32.0800	32.08
1140	1 EA	PG6-4SL26 6 PVC SDR26 HW STREET 45° SPXG			28.7532	28.75

BID PROPOSAL
SEVILLE 1C-BLVD

BID NUMBER: 1015256

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1150	1 EA	PG6-9L26 6 PVC SDR26 HW 90° GXG			41.3226	41.32
1160	1 EA	PG6-4L26 6 PVC SDR26 HW 45° GXG			38.9124	38.91
1170	2 EA	P4CSPLUG 4 DWV PVC COUNTERSUNK PLUG MIP			5.6900	11.38
1180	2 EA	PG4CAP 4 PVC SDR35 CAP GSK			9.1300	18.26
1190	2 EA	PS4FA 4 PVC 3034 FEMALE ADPT HXFIP			6.7900	13.58
1200	2 EA	PG4-9L26 4 PVC SDR26 HW LR 90° GXG			37.6650	75.33
					Package Sub-total:	9,124.35
		Package 00003				
		FORCEMAIN 1C BLVD				
150	3540 LF	P8DR18-GREEN 8 PVC C900 DR-18 GRN PIPE 20			14.6100	51,719.40
160	40 LF	P3LG 3 PVC SCH40 PIPE BE 20			2.7000	108.00
170	14 EA	W10-500G 10GA X 500' GREEN TRACER WIRE			101.5000	1,421.00
180	4 EA	TAPE-DETFM 2X1000' DET TAPE (FORCE MAIN)			30.0000	120.00
190	7 EA	TAPE-PVCGREEN 2 X 108 GREEN PVC TAPE			6.5000	45.50
200	14 EA	WIRENUT-F4P-1 F4P WP WIRENUT 20-10G (SINGLE)			1.4400	20.16
210	10 EA	BJR8-DIPS 8 BELL JOINT RESTR FOR C900/DI			106.5200	1,065.20
220	5 EA	BRT-8FM 3 BRASS TAG (8 GV FORCE MAIN)			21.1700	105.85
230	5 EA	GV8MJ-NUT 8 KNDY C515 NRS GV MJ W/ NUT			1,314.6700	6,573.35
240	1 EA	VB5-10TOP-S 5¼X10 CI VB TOP ONLY (SCREW)			41.1300	41.13
250	1 EA	VB-LID-SEWER 5¼ CI VB LID ONLY SEWER IMP			25.2600	25.26
260	5 EA	VB5SEWER-SCREW-C 5¼,18X24 CI SCRW VB SWR (3PC)			72.4800	362.40

BID PROPOSAL
SEVILLE 1C-BLVD

BID NUMBER: 1015256

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
270	1 EA	/00000017291 23 1/2 PLASTIC INFLOW SHIELD			77.1500	77.15
280	17 EA	CNCRT-TRAILERPAD 8X4X16 CONCRETE TRAILER PAD			5.0000	85.00
1210	1 EA	TPS8-2-944 8X2 TPS SS SRV SADDLE8.54-9.44			288.6800	288.68
290	1 EA	MJ8-2TPLUGP401 8X2 DI TAP PLUG MJ C153P401IMP			597.7600	597.76
310	42 EA	PMJ8RST 8 MEGA RESTRAINT FOR PVC			55.2300	2,319.66
320	43 EA	MJ8ACC-C 8 MJ GASK & BOLT PACK IMP			20.9100	899.13
330	11 EA	MJ8-4LP401 8 DI 45° MJXMJ C153 P401 IMP			598.9500	6,588.45
1220	1 EA	MJ8SLEEVEP401 8 DI LNG SLV MJ C153 P401 IMP			662.4750	662.48
1230	4 EA	MJ8-22LP401 8 DI 22½° MJXMJ C153 P401 IMP			595.3200	2,381.28
340	6 EA	P3FA 3 DWV PVC FEMALE ADPT FIPXH			7.1800	43.08
350	6 EA	P3CSPLUG 3 DWV PVC COUNTERSUNK PLUG MIP			5.8000	34.80
1240	1 EA	SS2-3 2 X 3 SS316 NIPPLE			12.4600	12.46
1250	1 EA	SS2BV-FP 2 SS316 BV FULL-PORT 1000#			101.6400	101.64
1260	1 EA	ARV2-025 2 ARI D-025 COMB ARV FOR SWR			1,704.7200	1,704.72
360	1 EA	G2-36 2 X 36 GALV NIPPLE TBE			62.1300	62.13
370	1 EA	G2-12 2 X 12 GALV NIPPLE			23.8700	23.87
400	1 EA	G2PLUG 2 GALV PLUG 150#			6.2800	6.28
410	1 EA	G2C-B 2 GALV BANDED COUP 150#			9.1900	9.19
420	1 EA	G2-9L 2 GALV 90° 150#			11.4200	11.42
				Package Sub-total:		77,516.43

BID PROPOSAL
SEVILLE 1C-BLVD

BID NUMBER: 1015256

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
		Package 00004				
		WATERMAIN 1C BLVD				
450	3940 LF	P12DR18-BLUE 12 PVC C900 DR-18 BLUE PIPE20			30.9000	121,746.00
1270	20 LF	P10DR18-BLUE 10 PVC C900 DR-18 BLUE PIPE20			21.9300	438.60
460	160 LF	P8DR18-BLUE 8 PVC C900 DR-18 BLUE PIPE 20			14.6100	2,337.60
470	20 LF	P6DR18-BLUE 6 PVC C900 DR-18 BLUE PIPE 20			8.5100	170.20
480	80 LF	P3LG 3 PVC SCH40 PIPE BE 20'			2.7000	216.00
500	17 EA	W10-500B 10GA X 500' BLUE TRACER WIRE			101.5000	1,725.50
510	4 EA	TAPE-DETWTR 2X1000' DETECTOR TAPE (WATER)			30.0000	120.00
520	10 EA	TAPE-PVCBLUE 2 X 108 BLUE PVC TAPE			6.5000	65.00
530	20 EA	WIRENUT-F4P-1 F4P WP WIRENUT 20-10G (SINGLE)			1.4400	28.80
540	85 EA	BJR12-DIPS 12 BELL JOINT REST FOR C900/DI			202.6100	17,221.85
550	3 EA	BJR8-DIPS 8 BELL JOINT RESTR FOR C900/DI			106.5200	319.56
560	11 EA	BRT-12W 3 BRASS TAG (12 GV WATER)			21.1700	232.87
570	11 EA	GV12MJ-NUT 12 KNDY C515 NRS GV MJ W/ NUT			2,593.9400	28,533.34
1280	1 EA	BRT-10W 3 BRASS TAG (10 GV WATER)			21.1700	21.17
1290	1 EA	GV10MJ-NUT 10 KNDY C515 NRS GV MJ W/ NUT			2,049.9400	2,049.94
580	3 EA	BRT-8W 3 BRASS TAG (8 GV WATER)			21.1700	63.51
590	3 EA	GV8MJ-NUT 8 KNDY C515 NRS GV MJ W/ NUT			1,314.6700	3,944.01
600	3 EA	BRT-6W 3 BRASS TAG (6 GV WATER)			21.1700	63.51
610	3 EA	GV6MJ-NUT 6 KNDY C515 NRS GV MJ W/ NUT			825.3900	2,476.17

BID PROPOSAL
SEVILLE 1C-BLVD

BID NUMBER: 1015256

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
620	3 EA	VB5-10TOP-S 5¼X10 CI VB TOP ONLY (SCREW)			41.1300	123.39
630	3 EA	VB-LID-WATER 5¼ CI VB LID ONLY "WATER IMP			25.2600	75.78
640	18 EA	VB5WATER-SCREW-C 5¼,18X24 CI SCRW VB WTR"(3PC)			72.4800	1,304.64
680	63 EA	CNCRT-TRAILERPAD 8X4X16 CONCRETE TRAILER PAD			5.0000	315.00
690	2 EA	BR2M-FLKIT 2 BRASS OVAL METER FLG KIT			138.1100	276.22
700	4 EA	BR2M-FL 2 BRASS OVAL METER FLG ONLY				
710	4 EA	GK2-18OVAL 2X1/8 EPDM OVAL MTR DROPN GASK				
720	8 EA	HB58-212SS304 5/8 X 2-1/2 SS304L HEX BOLT				
730	8 EA	HN58SS304 5/8 SS304L HEX NUT				
740	3 EA	HYDRMARK-BLUE BLUE REFLECTIVE HYDRANT MARKER			12.5700	37.71
750	1 EA	MJ12-8T 12X8 DI TEE MJXMJ C153 C/L IMP			457.3800	457.38
760	1 EA	MJ12-8R 12X8 DI RED MJXMJ C153 C/L IMP			199.6500	199.65
770	3 EA	MJ12-6T 12X6 DI TEE MJXMJ C153 C/L IMP			397.4850	1,192.46
780	2 EA	MJ12-2TCAP 12X2 DI TAP CAP MJ C153C/L IMP			204.4900	408.98
1300	1 EA	MJ12-2TPLUG 12X2 DI TAP PLUG MJ C153C/L IM			218.4050	218.41
1310	1 EA	MJ12-10T 12X10 DI TEE MJXMJ C153C/L IMP			588.0600	588.06
1320	1 EA	MJ12-10R 12X10 DI RED MJXMJ C153 C/L IM			222.0350	222.04
790	87 EA	PMJ12RST 12 MEGA RESTRAINT FOR PVC			109.7400	9,547.38
800	90 EA	MJ12ACC-C 12 MJ GASK & BOLT PACK IMP			30.6800	2,761.20
1330	3 EA	MJ12T 12 DI TEE MJXMJ C153 C/L IMP			585.6400	1,756.92
810	3 EA	MJ12SLEEVE 12 DI LNG SLV MJ C153 C/L IMP			321.8600	965.58

BID PROPOSAL
SEVILLE 1C-BLVD

BID NUMBER: 1015256

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1340	6 EA	MJ12-4L 12 DI 45° MJXMJ C153 C/L IMP			349.0850	2,094.51
830	13 EA	MJ12-22L 12 DI 22½° MJXMJ C153 C/L IMP			304.9200	3,963.96
1350	5 EA	PMJ10RST 10 MEGA RESTRAINT FOR PVC			125.1200	625.60
1360	6 EA	MJ10ACC-C 10 MJ GASK & BOLT PACK IMP			40.3200	241.92
1370	1 EA	MJ10SLEEVE 10 DI LNG SLV MJ C153 C/L IMP			252.8000	252.80
850	2 EA	MJ8-2TPLUG 8X2 DI TAP PLUG MJ C153C/L IMP			141.5700	283.14
870	12 EA	PMJ8RST 8 MEGA RESTRAINT FOR PVC			55.2300	662.76
880	14 EA	MJ8ACC-C 8 MJ GASK & BOLT PACK IMP			20.9100	292.74
1380	2 EA	MJ8-4L 8 DI 45° MJXMJ C153 C/L IMP			162.1400	324.28
890	12 EA	PMJ6RST 6 MEGA RESTRAINT FOR PVC			45.0800	540.96
900	12 EA	MJ6ACC-C 6 MJ GASK & BOLT PACK IMP			18.6400	223.68
910	3 EA	K81-4 4.0 BURY K81D 5¼ HYDRANT-STD			2,753.6900	8,261.07
920	21 EA	P3FA 3 DWV PVC FEMALE ADPT FIPXH			7.1800	150.78
930	21 EA	P3CSPLUG 3 DWV PVC COUNTERSUNK PLUG MIP			5.8000	121.80
940	2 EA	G2-48 2 X 48 GALV NIPPLE TBE			102.3800	204.76
950	3 EA	G2-36 2 X 36 GALV NIPPLE TBE			62.1300	186.39
960	3 EA	G2-12 2 X 12 GALV NIPPLE			23.8700	71.61
970	5 EA	G2-3 2 X 3 GALV NIPPLE			6.0600	30.30
980	1 EA	G2-34B 2 X 3/4 GALV RED BUSH 150#			7.5800	7.58
990	1 EA	G2T 2 GALV TEE 150#			16.4300	16.43
1000	3 EA	G2PLUG 2 GALV PLUG 150#			6.2800	18.84

BID PROPOSAL
SEVILLE 1C-BLVD

BID NUMBER: 1015256

Entered By:
Adam Mort

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1010	3 EA	G2C-B 2 GALV BANDED COUP 150#			9.1900	27.57
1020	6 EA	G2-9L 2 GALV 90° 150#			11.4200	68.52
1030	1 EA	V2BV-FPLF 2 BRASS-LF BV FULL-PORT 600#			73.6000	73.60
1070	1 EA	V34HB 3/4 BRS-LF 1/4-T HOSEBIBB MXHT			39.3100	39.31
					Package Sub-total:	221,009.34

For terms and conditions, please visit www.pascopipesupply.com

Subtotal:	402,924.32
Tax:	.00
Bid Total:	**402,924.32**

BID PROPOSAL
SEVILLE 1B

BID NUMBER: 1015257

Entered By:
Parker King

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
		**************************** JOB NAME: SEVILLE 1B BID DATE: 10/9/25 ORDER BY: RIPA SHIP BY: PREPAID FREIGHT				
		NOTES:				
		**************************** **STORM 1B** Package 00001				
360	300 LF	HPS30 30 ADS HP STORM CORR PIPE 20'			55.5500	16,665.00
370	680 LF	HPS24 24 ADS HP STORM CORR PIPE 20'			35.3900	24,065.20
380	3140 LF	HPS18 18 ADS HP STORM CORR PIPE 20'			21.3700	67,101.80
390	280 LF	N12-12 12 ADS N-12 WTIB CORR PIPE 20			9.9900	2,797.20
400	1 EA	/00000017281 12 DRAIN BASIN W/ GRATE			1,050.5300	1,050.53
410	2 EA	/00000017282 12 INLINE DRAIN W/ GRATE			494.7600	989.52
420	1 EA	COR12T-IMWT 12 CORR INJ-MOLD TEE WATERTITE			313.6200	313.62
430	1 EA	COR12-9L-IMWT 12 CORR INJ-MOLD 90° WATERTITE			213.0900	213.09

BID PROPOSAL
SEVILLE 1B

BID NUMBER: 1015257

Entered By:
Parker King

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
440	1 EA	COR12-4L-IMWT 12 CORR INJ-MOLD 45° WATERTITE			186.3300	186.33
					Package Sub-total:	113,382.29
		****SEWER 1B****				
		Package 00002				
470	4340 LF	PG8-14SDR26 8 PVC SDR-26 GRN PIPE GSK 14			9.1500	39,711.00
480	4326 LF	PG6-14SDR26 6 PVC SDR-26 GRN PIPE GSK 14			5.0600	21,889.56
490	2226 LF	PG4-14SDR26 4 PVC SDR-26 GRN PIPE GSK 14			2.2800	5,075.28
500	10 EA	TAPE-DETSWR 2X1000 DETECTOR TAPE (SEWER)			30.0000	300.00
510	23 EA	/00000017283 MH INFILTRATION PROTECTOR NO V			77.1500	1,774.45
520	74 EA	PG8-6Y26 8 X 6 PVC SDR26 HW WYE GXGXG			101.3850	7,502.49
530	17 EA	PG6-4Y26 6 X 4 PVC SDR26 HW WYE GXGXG			62.9802	1,070.66
540	71 EA	PG6-4DY26 6X4 PV SDR26 HW DOUBLE WYE GSK			74.8512	5,314.44
550	88 EA	PG6CAP 6 PVC SDR35 CAP GSK			14.9700	1,317.36
560	88 EA	P6CSPLUG 6 DWV PVC COUNTERSUNK PLUG MIP			8.0500	708.40
570	88 EA	PG6-4SL26 6 PVC SDR26 HW STREET 45° SPXG			28.7532	2,530.28
580	88 EA	PG6-9L26 6 PVC SDR26 HW 90° GXG			41.3226	3,636.39
590	88 EA	PG6-4L26 6 PVC SDR26 HW 45° GXG			38.9124	3,424.29
600	88 EA	PS6FA 6 PVC 3034 FEMALE ADPT HXFIP			28.0600	2,469.28
610	159 EA	P4CSPLUG 4 DWV PVC COUNTERSUNK PLUG MIP			5.6900	904.71
620	159 EA	PG4CAP 4 PVC SDR35 CAP GSK			9.1300	1,451.67

BID PROPOSAL
SEVILLE 1B

BID NUMBER: 1015257

Entered By:
Parker King

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
630	159 EA	PS4FA 4 PVC 3034 FEMALE ADPT HXFIP			6.7900	1,079.61
640	159 EA	PG4-9L26 4 PVC SDR26 HW LR 90° GXG			37.6650	5,988.74
					Package Sub-total:	106,148.61
		****WATERMAIN 1B****				
		Package 00003				
670	200 LF	P12DR18-BLUE 12 PVC C900 DR-18 BLUE PIPE20			30.9000	6,180.00
680	4440 LF	P8DR18-BLUE 8 PVC C900 DR-18 BLUE PIPE 20			14.6100	64,868.40
690	60 LF	P6DR18-BLUE 6 PVC C900 DR-18 BLUE PIPE 20			8.5100	510.60
700	100 LF	P3LG 3 PVC SCH40 PIPE BE 20			2.7000	270.00
710	1560 LF	P2LG 2 PVC SCH40 PIPE BE 20			1.3300	2,074.80
720	34 EA	PY1-100 1X100 CTS DR-9 BLUE POLY			93.1600	3,167.44
730	32 EA	W10-500B 10GA X 500 BLUE TRACER WIRE			101.5000	3,248.00
740	9 EA	TAPE-DETWTR 2X1000 DETECTOR TAPE (WATER)			30.0000	270.00
750	10 EA	TAPE-PVCBLUE 2 X 108 BLUE PVC TAPE			6.5000	65.00
760	120 EA	WIRENUT-F4P-1 F4P WP WIRENUT 20-10G (SINGLE)			1.4400	172.80
770	8 EA	BJR12-DIPS 12 BELL JOINT REST FOR C900/DI			202.6100	1,620.88
780	87 EA	BJR8-DIPS 8 BELL JOINT RESTR FOR C900/DI			106.5200	9,267.24
790	1 EA	BRT-12W 3 BRASS TAG (12 GV WATER)			21.1700	21.17
800	1 EA	GV12MJ-NUT 12 KNDY C515 NRS GV MJ W/ NUT			2,593.3400	2,593.34
810	13 EA	BRT-8W 3 BRASS TAG (8" GV WATER)			21.1700	275.21

BID PROPOSAL
SEVILLE 1B

BID NUMBER: 1015257

Entered By:
Parker King

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
820	13 EA	GV8MJ-NUT 8 KNDY C515 NRS GV MJ W/ NUT			1,314.6700	17,090.71
830	7 EA	BRT-6W 3 BRASS TAG (6" GV WATER)			21.1700	148.19
840	7 EA	GV6MJ-NUT 6 KNDY C515 NRS GV MJ W/ NUT			825.3900	5,777.73
850	1 EA	VB5-10TOP-S 5¼X10 CI VB TOP ONLY (SCREW)			41.1300	41.13
860	1 EA	VB-LID-WATER 5¼ CI VB LID ONLY WATER IMP			25.2600	25.26
870	21 EA	VB5WATER-SCREW-C 5¼,18X24 CI SCRW VB WTR (3PC)			72.4800	1,522.08
880	39 EA	DFW37F-12-1EP-HCU 17X11X12 SMALL METER BOX (HCU)			152.6700	5,954.13
890	61 EA	DFW39F-12-1EP-HCU 16X14X12 LARGE METER BOX (HCU)			170.3100	10,388.91
900	100 EA	CSLOCKSTUD CURB STOP LOCK STUD			3.4400	344.00
910	100 EA	CSLOCKHEAD CURB STOP LOCK HEAD			3.4400	344.00
920	72 EA	CNCRT-TRAILERPAD 8X4X16 CONCRETE TRAILER PAD			5.0000	360.00
930	2 EA	BR2M-FLKIT 2 BRASS OVAL METER FLG KIT			138.1100	276.22
940	4 EA	BR2M-FL 2 BRASS OVAL METER FLG ONLY				
950	4 EA	GK2-18OVAL 2X1/8 EPDM OVAL MTR DROPN GASK				
960	8 EA	HB58-212SS304 5/8 X 2-1/2 SS304L HEX BOLT				
970	8 EA	HN58SS304 5/8 SS304L HEX NUT				
980	7 EA	HYDRMARK-BLUE BLUE REFLECTIVE HYDRANT MARKER			12.5700	87.99
990	1 EA	MJ12-8T 12X8 DI TEE MJXMJ C153 C/L IMP			457.3800	457.38
1000	1 EA	MJ12-8R 12X8 DI RED MJXMJ C153 C/L IMP			199.6500	199.65
1010	1 EA	MJ12-6T 12X6 DI TEE MJXMJ C153 C/L IMP			397.4850	397.49
1020	1 EA	MJ12-2TPLUG 12X2 DI TAP PLUG MJ C153C/L IM			218.4050	218.41

BID PROPOSAL
SEVILLE 1B

BID NUMBER: 1015257

Entered By:
Parker King

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1030	2 EA	MJ12-2TCAP 12X2 DI TAP CAP MJ C153C/L IMP			204.4900	408.98
1040	2 EA	TPS12-1-1356 12X1 TPS SS SRV SAD12.62-13.56			340.2700	680.54
1050	11 EA	PMJ12RST 12 MEGA RESTRAINT FOR PVC			109.7400	1,207.14
1060	12 EA	MJ12ACC-C 12 MJ GASK & BOLT PACK IMP			30.6800	368.16
1070	1 EA	MJ12SLEEVE 12 DI LNG SLV MJ C153 C/L IMP			321.8600	321.86
1080	6 EA	MJ8-6T 8X6 DI TEE MJXMJ C153 C/L IMP			243.8150	1,462.89
1090	98 EA	TPS8-1-944 8X1 TPS SS SRV SADDLE8.54-9.44			275.0900	26,958.82
1100	168 EA	PMJ8RST 8 MEGA RESTRAINT FOR PVC			55.2300	9,278.64
1110	168 EA	MJ8ACC-C 8 MJ GASK & BOLT PACK IMP			20.9100	3,512.88
1120	49 EA	MJ8-4L 8 DI 45° MJXMJ C153 C/L IMP			162.1400	7,944.86
1130	2 EA	MJ8-22L 8 DI 22½° MJXMJ C153 C/L IMP			157.9050	315.81
1140	13 EA	MJ8-11L 8 DI 11¼° MJXMJ C153 C/L IMP			143.3850	1,864.01
1150	28 EA	PMJ6RST 6 MEGA RESTRAINT FOR PVC			37.3200	1,044.96
1160	28 EA	MJ6ACC-C 6 MJ GASK & BOLT PACK IMP			18.6400	521.92
1170	7 EA	K81-4 4.0 BURY K81D 5¼ HYDRANT-STD			2,753.6900	19,275.83
1180	22 EA	P3CSPLUG 3 DWV PVC COUNTERSUNK PLUG MIP			5.8000	127.60
1190	22 EA	P3FA 3 DWV PVC FEMALE ADPT FIPXH			7.1800	157.96
1200	2 EA	G2-48 2 X 48 GALV NIPPLE TBE			102.3800	204.76
1210	1 EA	G2-36 2 X 36 GALV NIPPLE TBE			62.1300	62.13
1220	1 EA	G2-12 2 X 12 GALV NIPPLE			23.8700	23.87
1230	5 EA	G2-3 2 X 3 GALV NIPPLE			6.0600	30.30

BID PROPOSAL
SEVILLE 1B

BID NUMBER: 1015257

Entered By:
Parker King

Valid Until
Friday, January 30 , 2026

PREPARED FOR: 200347

PINERY CDD
2300 GLADES RD SUITE 410W
BOCA RATON, FL 33431

BRANCH LOCATION: 001

PASCO PIPE SUPPLY
14700 US HWY 19
HUDSON, FL 34667

Telephone: 727-863-4339

LINE	QUANTITY	DESCRIPTION	UNIT PRICE	DISCOUNT	NET UNIT PRICE	EXTENDED PRICE
1240	1 EA	G2-34B 2 X 3/4 GALV RED BUSH 150#			7.5800	7.58
1250	1 EA	G2T 2 GALV TEE 150#			16.4300	16.43
1260	1 EA	G2PLUG 2 GALV PLUG 150#			6.2800	6.28
1270	1 EA	G2C-B 2 GALV BANDED COUP 150#			9.1900	9.19
1280	4 EA	G2-9L 2 GALV 90° 150#			11.4200	45.68
1290	1 EA	V2BV-FPLF 2 BRASS-LF BV FULL-PORT 600#			73.6000	73.60
1310	61 EA	BR1-34UB-CTS-MTR 1X3/4BRS ANGLE U-BRNCH CTSXMTR			165.0500	10,068.05
1320	39 EA	BR1-34CURB-CTSMTR 1 X3/4 BRASS CURB STOP CTSXMTR			55.9700	2,182.83
1330	100 EA	BR1CORP-M-CTS 1 BRASS CORP STOP MIPXCTS			47.6400	4,764.00
1340	200 EA	SS1STIFF 1 SS304 CTS INSERT STIFFENER			2.2880	457.60
1350	1 EA	V34HB 3/4 BRS-LF 1/4-T HOSEBIBB MXHT			39.3100	39.31
				Package Sub-total:		231,682.63

For terms and conditions, please visit www.pascopipesupply.com

Subtotal:	451,213.53
Tax:	.00
Bid Total:	**451,213.53**

EXHIBIT B
TERMS AND CONDITIONS

1. PRICE. The Price set forth above includes all Goods, insurance, warranties and other materials or services (including without limitation all packing, loading or freight) necessary to produce and deliver the Goods.
2. SCHEDULE. Time is of the essence with respect to this Order, and all Goods shall be produced and delivered within the times set forth in the Schedule. Owner may cancel this Order or any part thereof or reject delivery of Goods if such delivery or performance is not in material accordance with the specifications of this Order, including the Schedule.
3. DELIVERY AND INSPECTION.
    a. All shipments of Goods are to be made, with all shipping costs prepaid by Seller (e.g., insurance, packing, loading, freight, etc.), to the receiving point specified above. Title, and risk of loss, shall pass to Owner at the time such Goods are delivered at the Project site and accepted by Owner or Owner's contractor, provided however that Owner shall have a reasonable opportunity to inspect such Goods prior to acceptance.
    b. All Goods are subject to inspection and approval by Owner at a reasonable time post-delivery. Owner may return Goods not meeting specifications (including over-shipments) at the Seller's expense and risk. Owner will notify Seller of failure. Return authorizations for Goods not received within 30 days will deem such Goods as donations to Owner.
4. TERMS OF PAYMENT. Seller's Invoice ("**Invoice**") must be submitted before payment will be made by Owner pursuant to this Order. Owner shall make payment within 30 days of receipt of a proper invoice, and pursuant to the Local Government Prompt Payment Act, Sections 218.70 et seq., *Florida Statutes* (2021). Any indebtedness of Seller to Owner may, at Owner's option, be credited against amounts owing by Owner hereunder.
5. WARRANTY. Seller shall take all necessary steps to assign any manufacturer's warranties to the Owner. Seller warrants that the title to Goods conveyed shall be good, that the transfer of the Goods shall be rightful, and that the Goods shall be free from any security interest, lien or encumbrance. Seller further warrants that the Goods are free of any rightful claim of infringement, and shall indemnify, defend, and hold harmless the Indemnitees (defined below) against any such claim. Further, the Goods shall be new, shall be free from defects, shall be of merchantable quality, and shall be fit for the Owner's uses. Seller agrees, without prejudice to any other rights Owner may have, to replace or otherwise remedy any defective Goods without further cost to Owner or, at Owner's option, to reimburse Owner for its cost of replacing defective Goods. All Goods are subject to inspection by Owner before, upon, and within a reasonable time after delivery. Goods shall not be replaced without Owner's prior written instructions. Any acceptance by Owner shall not prevent Owner from later rejecting non-conforming Goods. The warranty provided herein shall survive the completion or termination of this Order and is in addition to any warranties provided by law.
6. COMPLIANCE WITH LAW. Seller agrees that at all times it will comply with all applicable federal, state, municipal and local laws, orders and regulations.
7. INDEMNITY. To the fullest extent permitted by law, and in addition to any other obligations of Seller under the Order or otherwise, Seller shall indemnify, hold harmless, and defend Owner, SV Tampa Land LP, and its respective officers, directors, Supervisors, Board members, employees, staff, managers, representatives, successors, and assigns of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused in whole or in part by the negligence, recklessness or intentional wrongful misconduct of the Seller, or any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them, and arising out of or incidental to the performance of this Order. The Seller shall ensure that any and all subcontractors include this express provision for the benefit of the Indemnitees. The parties agree that this paragraph is fully enforceable pursuant to Florida law. In the event that this section is determined to be unenforceable, this paragraph shall be reformed to give the paragraph the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The provisions of this section shall survive the completion or earlier termination of this Order, and are not intended to limit any of the other rights and/or remedies provided to the Owner hereunder.
8. INSURANCE. At all times during the term of this Order agreement, Seller, at its sole cost and expense, shall maintain insurance coverages of the types and amounts set forth below:
    a. Commercial general liability insurance with minimum limits of liability not less than $1,000,000. Such insurance shall include coverage for contractual liability.
    b. Workers' Compensation Insurance covering all employees of Seller in statutory amounts, and employer's liability insurance with limits of not less than $1,000,000 each accident.
    c. Comprehensive automobile liability insurance covering all automobiles used by Seller, with limits of liability of not less than $1,000,000 each occurrence combined single limit bodily injury and property damage.
9. DEFAULT. Upon any material default by Seller hereunder, Owner may, in addition to any other remedies available to Owner at law or in equity, cancel this Order without penalty or liability by written notice to Seller.
10. LIMITATION OF LIABILITY. Nothing herein shall be construed to be a waiver of the Owner's limit of liability contained in section 768.28, *Florida Statutes* or other statute or law.

11. WAIVER. Any failure of Owner to enforce at any time, or for any period of time, any of the provisions of this Order shall not constitute a waiver of such provisions or a waiver of Owner's right to enforce each and every provision.
12. MODIFICATIONS. This Order supersedes all prior discussions, agreements and understandings between the parties and constitutes the entire agreement between the parties with respect to the transaction herein contemplated. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Order shall be binding on Owner only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of Owner.
13. APPLICABLE LAW. The validity, interpretation, and performance of this Order shall be governed by the laws of the State of Florida, in force at the date of this Order. Where not modified by the terms herein, the provisions of Florida's enactment of Article 2 of the Uniform Commercial Code shall apply to this transaction.
14. MECHANIC'S LIENS. Notwithstanding that Owner is a local unit of special purpose government and not subject to the lien provisions of Chapter 713, Florida Statutes, Seller agrees to keep the District's property free of all liens, including equitable liens, claims or encumbrances (collectively, "**Liens**") arising out of the delivery of any Goods by Seller, and shall furnish Owner with appropriate lien waivers from all potential claimants upon request of Owner. If any Liens are filed, Owner may without waiving its rights based on such breach by Seller or releasing Seller from any obligations hereunder, pay or satisfy the same and in such event the sums so paid by Owner shall be due and payable by Seller immediately and without notice or demand, with interest from the date paid by Owner through the date paid by Seller, at the highest rate permitted by law.
15. PERMITS AND LICENSES. Before commencing performance hereunder, Seller shall obtain all permits, approvals, certificates and licenses necessary for the proper performance of this Order and pay all fees and charges therefore. The originals of all such documents shall be delivered to Owner upon receipt by Seller.
16. PARTIAL INVALIDITY. If in any instance any provision of this Order shall be determined to be invalid or unenforceable under any applicable law, such provision shall not apply in such instance, but the remaining provisions shall be given effect in accordance with their terms.
17. ASSIGNMENT AND SUBCONTRACTING. This Order shall not be assigned or transferred by Seller without prior written approval by Owner, and any attempted assignment or transfer without such consent shall be void.
18. RELATIONSHIP. The relationship between Owner and Seller shall be that of independent contractor, and Seller, its agents and employees, shall under no circumstances be deemed employees, agents or representatives of Owner.
19. NOTICES. Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto as indicated on page 1.
20. PUBLIC ENTITY CRIMES. Seller certifies, by acceptance of this purchase order, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provisions of section 287.133(2)(a), *Florida Statutes*.
21. SCRUTINIZED COMPANIES. Supplier certifies, by acceptance of this purchase order, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, *Florida Statutes*, and in the event such status changes, Seller shall immediately notify Owner.
22. TERMINATION. Notwithstanding anything herein to the contrary, Owner shall have the right, at its sole election, to terminate this Order for any cause whatsoever upon the delivery of written notice to Seller. Upon such termination, Seller shall have no remedy against Owner, other than for payment of Goods already produced pursuant to specific written direction by Owner pursuant to Section 2 above, subject to any offsets or claims that Owner may have.
23. PUBLIC RECORDS. Seller acknowledges that this Agreement and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, Florida Statutes.
24. CONFLICTS. To the extent of any conflict between this Terms and Conditions document (Exhibit B) and the Purchase Order, or Vendor Proposal (Exhibit A), these Terms and Conditions (Exhibit B) shall control. Notwithstanding anything in this Agreement to the contrary, the entire contract between the parties shall consist of the Purchase Order, these Terms and Conditions (Exhibit B), and the Vendor Proposal (Exhibit A), with the exception that only the terms within the Vendor Proposal (Exhibit A) that set the price, schedule and quantity / type of materials shall apply and all other terms shall be deemed rejected, and, in an abundance of caution, no terms of any Seller's Credit Application or other document shall be deemed to be a binding agreement between the parties.

CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of the **Pinery Community Development District** (hereinafter "**Governmental Entity**"), Florida Consumer's Certificate of Exemption Number 85-8019792173C-0, affirms that the tangible personal property purchased pursuant to a Purchase Order from Pasco Pipe Supply Inc. will be incorporated into or become a part of a public facility as part of a public works contract pursuant to that certain *Contractor Agreement,* dated October 9, 2025 with RIPA & Associates (Contractor) for the construction of public infrastructure associated with the Sweetwater Preserve Parkway Project.

Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in section 212.08(6), *Florida Statutes*, and Rule 12A- 1.094, *Florida Administrative Code*:

You must initial each of the following requirements.

BK 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.

BK 2. The vendor's invoice will be issued directly to Governmental Entity.

BK 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.

BK 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.

BK 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in section 212.08(6), *Florida Statutes*, and Rule 12A-1.094, *Florida Administrative Code*, Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate and the facts stated in it are true.

Bill Kouwenhoven — Signature of Authorized Representative

Chairman — Title

Bill Kouwenhoven — Purchaser's Name (Print or Type)

1/13/26 — Date

Federal Employer Identification Number: _____

Telephone Number: _____

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the vendor's and the contractor's books and records. This form supplements and supersedes (to the extent of any conflict) any prior certificates addressing the same purchase.

PINERY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS CII

PURCHASE REQUISITION REQUEST FORM

1. Contact Person for the material supplier.
   NAME: Lia Ditcher
   ADDRESS: PO Box 729, Sarasota, FL 34230
   TELEPHONE NUMBER: 941-355-2988
2. Manufacturer or brand, model or specification number of the item.

   See attached

   ---

3. Quantity needed as estimated by CONTRACTOR. **See attached**
4. The price quoted by the supplier for the construction materials identified above.

   $ **See attached**
5. The sales tax associated with the price quote. $ **0**
6. Shipping and handling insurance cost. $ **See attached**
7. Delivery dates as established by Contractor. **See attached**

OWNER: **Pinery Community Development District**

1/13/26

Authorized Signature (Title) Date

CONTRACTOR: **RIPA & Associates**

Kelsi DeArce

Digitally signed by Kelsi DeArce
DN: C=US, E=kdearce@ripaconstruction.com, CN=Kelsi DeArce
Date: 2026.01.07 07:58:10-05'00'

Authorized Signature (Title) Date

Attachment: Purchase Order and Schedule of Items

PURCHASE ORDER
PINERY COMMUNITY DEVELOPMENT DISTRICT

"Owner"		"Seller"	
Owner:	Pinery Community Development District	Seller:	Atlantic TNG LLC
Address:	c/o 2300 Glades Road, Suite 410W Boca Raton, Florida 33431	Address:	PO Box 729 Sarasota, Florida 34230
Phone:	(561) 571-0010	Phone:	(941) 355-2988

"**Project**"

Project Name:	Seville Project	Contract Date:	October 9, 2025, as assigned October 9, 2025
Project Address:	Hernando County, Florida		

Description of Goods or Services – The Owner and Seller are entering into this Purchase Order Agreement for the purpose of the Owner purchasing the items ("**Goods**") listed in the proposal attached as **Exhibit A.**
Schedule – The Goods shall be delivered within schedule pending days from the date of this Order.
Price – $303,472.75
Certificate of Exemption #85-8019792173C-0

IN WITNESS HEREOF, the parties have executed this Order effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Order, including the Terms and Conditions attached hereto as **Exhibit B**, and agrees to deliver the Goods as described herein and comply fully with the terms and conditions hereof.

PINERY COMMUNITY DEVELOPMENT DISTRICT
Owner
By: Bill Kouwenhoven
Name: Bill Kouwenhoven
Title: Chairman
Date Executed: 1/13/26

ATLANTIC TNG LLC
Seller
By: Lia Ditcher
Name: Lia Ditcher
Title: Controller
Date Executed: 12/18/25

EXHIBIT A: Proposal
EXHIBIT B: Terms and Conditions

EXHIBIT A

Vendor's Proposal

07/23/25

FLORIDA

Consumer's Certificate of Exemption

Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 01/18

Certificate Number	Effective Date	Expiration Date	Exemption Category
85-8019792173C-0	04/25/2025	04/30/2030	COUNTY GOVERNMENT

This certifies that

PINERY COMMUNITY DEVELOPMENT DICSTRICT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.

FLORIDA

Important Information for Exempt Organizations

DR-14
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).

2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.

3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.

4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).

5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.

6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.

PINERY COMMUNITY DEVELOPMENT DICSTRICT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

EXHIBIT B
TERMS AND CONDITIONS

1. PRICE. The Price set forth above includes all Goods, insurance, warranties and other materials or services (including without limitation all packing, loading or freight) necessary to produce and deliver the Goods.
2. SCHEDULE. Time is of the essence with respect to this Order, and all Goods shall be produced and delivered within the times set forth in the Schedule. Owner may cancel this Order or any part thereof or reject delivery of Goods if such delivery or performance is not in material accordance with the specifications of this Order, including the Schedule.
3. DELIVERY AND INSPECTION.
    a. All shipments of Goods are to be made, with all shipping costs prepaid by Seller (e.g., insurance, packing, loading, freight, etc.), to the receiving point specified above. Title, and risk of loss, shall pass to Owner at the time such Goods are delivered at the Project site and accepted by Owner or Owner's contractor, provided however that Owner shall have a reasonable opportunity to inspect such Goods prior to acceptance.
    b. All Goods are subject to inspection and approval by Owner at a reasonable time post-delivery. Owner may return Goods not meeting specifications (including over-shipments) at the Seller's expense and risk. Owner will notify Seller of failure. Return authorizations for Goods not received within 30 days will deem such Goods as donations to Owner.
4. TERMS OF PAYMENT. Seller's Invoice ("**Invoice**") must be submitted before payment will be made by Owner pursuant to this Order. Owner shall make payment within 30 days of receipt of a proper invoice, and pursuant to the Local Government Prompt Payment Act, Sections 218.70 et seq., *Florida Statutes* (2021). Any indebtedness of Seller to Owner may, at Owner's option, be credited against amounts owing by Owner hereunder.
5. WARRANTY. Seller shall take all necessary steps to assign any manufacturer's warranties to the Owner. Seller warrants that the title to Goods conveyed shall be good, that the transfer of the Goods shall be rightful, and that the Goods shall be free from any security interest, lien or encumbrance. Seller further warrants that the Goods are free of any rightful claim of infringement, and shall indemnify, defend, and hold harmless the Indemnitees (defined below) against any such claim. Further, the Goods shall be new, shall be free from defects, shall be of merchantable quality, and shall be fit for the Owner's uses. Seller agrees, without prejudice to any other rights Owner may have, to replace or otherwise remedy any defective Goods without further cost to Owner or, at Owner's option, to reimburse Owner for its cost of replacing defective Goods. All Goods are subject to inspection by Owner before, upon, and within a reasonable time after delivery. Goods shall not be replaced without Owner's prior written instructions. Any acceptance by Owner shall not prevent Owner from later rejecting non-conforming Goods. The warranty provided herein shall survive the completion or termination of this Order and is in addition to any warranties provided by law.
6. COMPLIANCE WITH LAW. Seller agrees that at all times it will comply with all applicable federal, state, municipal and local laws, orders and regulations.
7. INDEMNITY. To the fullest extent permitted by law, and in addition to any other obligations of Seller under the Order or otherwise, Seller shall indemnify, hold harmless, and defend Owner, SV Tampa Land LP, and its respective officers, directors, Supervisors, Board members, employees, staff, managers, representatives, successors, and assigns of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused in whole or in part by the negligence, recklessness or intentional wrongful misconduct of the Seller, or any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them, and arising out of or incidental to the performance of this Order. The Seller shall ensure that any and all subcontractors include this express provision for the benefit of the Indemnitees. The parties agree that this paragraph is fully enforceable pursuant to Florida law. In the event that this section is determined to be unenforceable, this paragraph shall be reformed to give the paragraph the maximum effect allowed by Florida law and for the benefit of the Indemnitees. The provisions of this section shall survive the completion or earlier termination of this Order, and are not intended to limit any of the other rights and/or remedies provided to the Owner hereunder.
8. INSURANCE. At all times during the term of this Order agreement, Seller, at its sole cost and expense, shall maintain insurance coverages of the types and amounts set forth below:
    a. Commercial general liability insurance with minimum limits of liability not less than $1,000,000. Such insurance shall include coverage for contractual liability.
    b. Workers' Compensation Insurance covering all employees of Seller in statutory amounts, and employer's liability insurance with limits of not less than $1,000,000 each accident.
    c. Comprehensive automobile liability insurance covering all automobiles used by Seller, with limits of liability of not less than $1,000,000 each occurrence combined single limit bodily injury and property damage.
9. DEFAULT. Upon any material default by Seller hereunder, Owner may, in addition to any other remedies available to Owner at law or in equity, cancel this Order without penalty or liability by written notice to Seller.
10. LIMITATION OF LIABILITY. Nothing herein shall be construed to be a waiver of the Owner's limit of liability contained in section 768.28, *Florida Statutes* or other statute or law.

11. WAIVER. Any failure of Owner to enforce at any time, or for any period of time, any of the provisions of this Order shall not constitute a waiver of such provisions or a waiver of Owner's right to enforce each and every provision.
12. MODIFICATIONS. This Order supersedes all prior discussions, agreements and understandings between the parties and constitutes the entire agreement between the parties with respect to the transaction herein contemplated. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Order shall be binding on Owner only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of Owner.
13. APPLICABLE LAW. The validity, interpretation, and performance of this Order shall be governed by the laws of the State of Florida, in force at the date of this Order. Where not modified by the terms herein, the provisions of Florida's enactment of Article 2 of the Uniform Commercial Code shall apply to this transaction.
14. MECHANIC'S LIENS. Notwithstanding that Owner is a local unit of special purpose government and not subject to the lien provisions of Chapter 713, Florida Statutes, Seller agrees to keep the District's property free of all liens, including equitable liens, claims or encumbrances (collectively, "**Liens**") arising out of the delivery of any Goods by Seller, and shall furnish Owner with appropriate lien waivers from all potential claimants upon request of Owner. If any Liens are filed, Owner may without waiving its rights based on such breach by Seller or releasing Seller from any obligations hereunder, pay or satisfy the same and in such event the sums so paid by Owner shall be due and payable by Seller immediately and without notice or demand, with interest from the date paid by Owner through the date paid by Seller, at the highest rate permitted by law.
15. PERMITS AND LICENSES. Before commencing performance hereunder, Seller shall obtain all permits, approvals, certificates and licenses necessary for the proper performance of this Order and pay all fees and charges therefore. The originals of all such documents shall be delivered to Owner upon receipt by Seller.
16. PARTIAL INVALIDITY. If in any instance any provision of this Order shall be determined to be invalid or unenforceable under any applicable law, such provision shall not apply in such instance, but the remaining provisions shall be given effect in accordance with their terms.
17. ASSIGNMENT AND SUBCONTRACTING. This Order shall not be assigned or transferred by Seller without prior written approval by Owner, and any attempted assignment or transfer without such consent shall be void.
18. RELATIONSHIP. The relationship between Owner and Seller shall be that of independent contractor, and Seller, its agents and employees, shall under no circumstances be deemed employees, agents or representatives of Owner.
19. NOTICES. Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto as indicated on page 1.
20. PUBLIC ENTITY CRIMES. Seller certifies, by acceptance of this purchase order, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provisions of section 287.133(2)(a), *Florida Statutes*.
21. SCRUTINIZED COMPANIES. Supplier certifies, by acceptance of this purchase order, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, *Florida Statutes*, and in the event such status changes, Seller shall immediately notify Owner.
22. TERMINATION. Notwithstanding anything herein to the contrary, Owner shall have the right, at its sole election, to terminate this Order for any cause whatsoever upon the delivery of written notice to Seller. Upon such termination, Seller shall have no remedy against Owner, other than for payment of Goods already produced pursuant to specific written direction by Owner pursuant to Section 2 above, subject to any offsets or claims that Owner may have.
23. PUBLIC RECORDS. Seller acknowledges that this Agreement and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, Florida Statutes.
24. CONFLICTS. To the extent of any conflict between this Terms and Conditions document (Exhibit B) and the Purchase Order, or Vendor Proposal (Exhibit A), these Terms and Conditions (Exhibit B) shall control. Notwithstanding anything in this Agreement to the contrary, the entire contract between the parties shall consist of the Purchase Order, these Terms and Conditions (Exhibit B), and the Vendor Proposal (Exhibit A), with the exception that only the terms within the Vendor Proposal (Exhibit A) that set the price, schedule and quantity / type of materials shall apply and all other terms shall be deemed rejected, and, in an abundance of caution, no terms of any Seller's Credit Application or other document shall be deemed to be a binding agreement between the parties.

CERTIFICATE OF ENTITLEMENT

The undersigned authorized representative of the **Pinery Community Development District** (hereinafter "**Governmental Entity**"), Florida Consumer's Certificate of Exemption Number 85-8019792173C-0, affirms that the tangible personal property purchased pursuant to a Purchase Order from [Vendor] will be incorporated into or become a part of a public facility as part of a public works contract pursuant to that certain *Contractor Agreement,* dated October 9, 2025 with RIPA & Associates (Contractor) for the construction of public infrastructure associated with the Sweetwater Preserve Parkway Project.

Governmental Entity affirms that the purchase of the tangible personal property contained in the attached Purchase Order meets the following exemption requirements contained in section 212.08(6), *Florida Statutes*, and Rule 12A- 1.094, *Florida Administrative Code*:

You must initial each of the following requirements.

BK 1. The attached Purchase Order is issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works.

BK 2. The vendor's invoice will be issued directly to Governmental Entity.

BK 3. Payment of the vendor's invoice will be made directly by Governmental Entity to the vendor from public funds.

BK 4. Governmental Entity will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor.

BK 5. Governmental Entity assumes the risk of damage or loss at the time of purchase or delivery by the vendor.

Governmental Entity affirms that if the tangible personal property identified in the attached Purchase Order does not qualify for the exemption provided in section 212.08(6), *Florida Statutes*, and Rule 12A-1.094, *Florida Administrative Code*, Governmental Entity will be subject to the tax, interest, and penalties due on the tangible personal property purchased. If the Florida Department of Revenue determines that the tangible personal property purchased tax-exempt by issuing this Certificate does not qualify for the exemption, Governmental Entity will be liable for any tax, penalty, and interest determined to be due.

I understand that if I fraudulently issue this certificate to evade the payment of sales tax I will be liable for payment of the sales tax plus a penalty of 200% of the tax and may be subject to conviction of a third degree felony. Under the penalties of perjury, I declare that I have read the foregoing Certificate and the facts stated in it are true.

Bill Kouwenhoven — Chairman
Signature of Authorized Representative — Title

Bill Kouwenhoven — 1/13/26
Purchaser's Name (Print or Type) — Date

Federal Employer Identification Number: _____
Telephone Number: _____

You must attach a copy of the Purchase Order to this Certificate of Entitlement. Do not send to the Florida Department of Revenue. This Certificate of Entitlement must be retained in the vendor's and the contractor's books and records. This form supplements and supersedes (to the extent of any conflict) any prior certificates addressing the same purchase.

PINERY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS D

Docusign Envelope ID: 900DE909-340A-4511-9014-E5466C31C2A8

ASSIGNMENT OF CONTRACTOR AGREEMENT
[PINERY HARDSCAPE PROJECT – PINERY CDD]

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by all the parties hereto, Starwood Land SV Tampa Land Ventures L.P. ("**Assignor**") does hereby transfer, assign and convey unto Pinery Community Development District ("**District**" or "**Assignee**"), all of the rights, interests, benefits and privileges of Assignor under that certain *Contractor Agreement,* dated October 9, 2025 ("**Agreement**"), by and between Assignor and Windward Building Group Inc. ("**Contractor**"), providing for certain construction services related to the project known and identified as "Seville Project" ("**Project**").

Assignee does hereby assume all obligations of Assignor under the Agreement arising or accruing after the date hereof. Contractor hereby consents to the assignment of the Agreement and all of Assignor's rights, interests, benefits, privileges, and obligations to Assignee. Further, upon execution of this Assignment, the provisions set forth in **Exhibit "A"** hereto are incorporated in and made a part of the Agreement. In the event of any inconsistency, ambiguity, or conflict between any of the terms or conditions of the Agreement, as amended and assigned, and **Exhibit "A,"** the terms and conditions of **Exhibit "A"** shall prevail. Developer represents that the contract was publicly and competitively bid, and that the pricing is fair and reasonable, and consistent with market conditions. Further, Developer agrees to indemnify and defend the District in connection with any claims arising from the procurement process and assignment of the construction contract.

Executed in multiple counterparts to be effective the 21st day of January, 2026.

WINDWARD BUILDING GROUP INC.

By: _____
Printed Name: Trevor Sas
Title: President

PINERY COMMUNITY DEVELOPMENT DISTRICT

Signed by:
By: Bill Kouwenhoven
BDD1639E38CB4AB...
Printed Name: Bill Kouwenhoven
Title: Chairperson

STARWOOD LAND SV TAMPA LAND VENTURES L.P.

By: _____
Printed Name: John Brian
Title: Authorized Signatory

Docusign Envelope ID: 900DE909-340A-4511-9014-E5466C31C2A8

EXHIBIT A

Docusign Envelope ID: 900DE909-340A-4511-9014-E5466C31C2A8

ADDENDUM ("ADDENDUM") TO CONTRACT ("CONTRACT")
[PINERY HARDSCAPE PROJECT – PINERY CDD]

1. ASSIGNMENT. This Addendum applies to that certain *Contractor Agreement,* dated October 9, 2025 ("**Contract**") between the Pinery Community Development District ("**District**") and Windward Building Group, Inc. ("**Contractor**"), which Contract was assigned to the District simultaneous with the execution of this Addendum. To the extent the terms of the Contract conflict with this Addendum, the terms of this Addendum shall control.

2. PAYMENT AND PERFORMANCE BONDS; NO LIEN RIGHTS. Before commencing the work, and consistent with the requirements of Section 255.05, Florida Statutes, the Contractor shall execute, deliver to the District, and record in the public records of ~~Manatee~~ Hernando County, Florida, a payment and performance bond with a surety insurer authorized to do business in this state as surety or, to the extent permitted by the District in its sole discretion, provide an alternative form of security as authorized under Section 255.05, Florida Statutes. The cost of such bond shall be added to Contractor's proposal and shall be invoiced to the District. Such bond and/or security shall be for the amount equal to the contract balance and shall be in effect for a full year from the time of completion of the project. Contractor agrees that the District is a local unit of special purpose government and not an "Owner" as defined in Section 713.01(23), Florida Statutes. Therefore, notwithstanding anything in the Contract to the contrary, there are no lien rights available to any person providing materials or services for improvements in connection with the project. Contractor shall notify any subcontractors, material suppliers or others claiming interest in the work of the existence of the payment and performance bond.

3. INSURANCE. In addition to the existing additional insureds under the Contract, the District, its officers, supervisors, agents, attorneys, engineers, managers, and representatives also shall be named as additional insureds under the insurance provided pursuant to the Contract. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida. If Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

4. LOCAL GOVERNMENT PROMPT PAYMENT ACT. Notwithstanding any other provision of the Contract, all payments to the Contractor shall be made in a manner consistent with the Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*. Contractor shall make payments due to subcontractors and materialmen and laborers within ten (10) days in accordance with the prompt payment provisions contained in Section 218.735(6), 218.735(7), and 218.74, Florida Statutes. All payments due and not made within the time prescribed by Section 218.735, Florida Statutes, bear interest at the rate of one percent (1%) per month on the unpaid balance in accordance with Section 218.735(9), *Florida Statutes*.

5. INDEMNIFICATION. Contractor's indemnification, defense, and hold harmless obligations under the Contract shall continue to apply to the original indemnitees and shall further include the District and its supervisors, consultants, agents, attorneys, managers, engineers and representatives. To the extent that a maximum limit for indemnification is required by law, and not

Docusign Envelope ID: 900DE909-340A-4511-9014-E5466C31C2A8

otherwise set forth in the Contract, the indemnification limit shall be the greater of the limits of the insurance amounts set forth in the Contract or Five Million Dollars ($5,000,000), which amounts Contractor agrees are reasonable and enforceable, and were included as part of the bid and/or assignment documents. The Contractor's obligations hereunder are intended to be consistent with all provisions of applicable law, and to the extent found inconsistent by a court of competent jurisdiction, the Contract shall be deemed amended and/or reformed consistent with the intent of this paragraph and such that the obligations apply to the maximum limits of the law.

6. TAX EXEMPT DIRECT PURCHASES. The parties agree that the District may in its sole discretion elect to undertake a direct purchase of any or all materials incorporated into the work performed according to the Contract. In such event, the following conditions shall apply:

a. The District represents to Contractor that the District is a governmental entity exempt from Florida sales and use tax, and has provided Contractor with a copy of its Consumer Exemption Certificate.

b. The District may elect to implement a direct purchase arrangement whereby the District will directly acquire certain materials ("**Direct Purchase Materials**") necessary for the work directly from the suppliers to take advantage of District's tax exempt status.

c. Prior to purchasing any materials, the Contractor shall contact the District to determine which materials will be treated as Direct Purchase Materials.

d. The District shall issue a Certificate of Entitlement to each supplier of Direct Purchase Materials, and to the Contractor. Each Certificate of Entitlement will be in the format specified by Rule 12A-1.094(4)(c), Florida Administrative Code. Each Certificate of Entitlement shall have attached thereto the corresponding purchase order. Each Certificate of Entitlement shall affirm that (1) the attached purchase order is being issued directly to the vendor supplying the tangible personal property the Contractor will use in the identified public works; (2) the vendor's invoice will be issued directly to the District; (3) payment of the vendor's invoice will be made directly by the District to the vendor from public funds; (4) the District will take title to the tangible personal property from the vendor at the time of purchase or of delivery by the vendor; and (5) the District assumes the risk of damage or loss at the time of purchase or delivery by the vendor. Each Certificate of Entitlement shall acknowledge that if the Department of Revenue determines the purchase is not a tax exempt purchase by a governmental entity, then the governmental entity will be responsible for any tax, penalties and interest determined to be due.

e. The District shall issue purchase orders directly to suppliers of Direct Purchase Materials. The District shall issue a separate Certificate of Entitlement for each purchase order. Such purchase orders shall require that the supplier provide the required shipping and handling insurance and provide for delivery F.O.B. jobsite. Corresponding change orders shall be executed at the time of the direct purchase to reflect the direct purchases made by the District and if the original contract contemplated sale of materials and installation by same person, the change order shall reflect sale of materials and installation by different legal entities.

Docusign Envelope ID: 900DE909-340A-4511-9014-E5466C31C2A8

f. Upon delivery of the Direct Purchase Materials to the jobsite, the District shall inspect the materials and invoices to determine that they conform to the purchase order. If the materials conform, the District shall accept and take title to the Direct Purchase Materials.

g. Suppliers shall issue invoices directly to the District. The District shall process invoices and issue payment directly to the suppliers from public funds.

h. Upon acceptance of Direct Purchase Materials, the District shall assume risk of loss of same until they are incorporated into the project. Contractor shall be responsible for safeguarding all Direct Purchase Materials and for obtaining and managing all warranties and guarantees for all material and products.

i. The District shall, at its option, maintain builder's risk insurance on the Direct Purchase Materials.

7. PUBLIC RECORDS. The Contractor agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with the services provided hereunder and agrees to cooperate with public record requests made thereunder. In connection with this Contract, Contractor agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Contractor must:

a. Keep and maintain public records required by the District to perform the service.
b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the Contractor does not transfer the records to the District.
d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the Contractor or keep and maintain public records required by the District to perform the service. If the Contractor transfers all public records to the District upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Agreement, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT

Docusign Envelope ID: 900DE909-340A-4511-9014-E5466C31C2A8

C/O 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431 PHONE (561) 571-0010, AND E-MAIL CERBONEC@WHHASSOCIATIES.COM.

8. SOVEREIGN IMMUNITY. Nothing in the Contract shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other statute, and nothing in the Contract shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

9. NOTICES. Notices provided to the District pursuant to the Contract shall be provided to the following individuals:

District:	Pinery Community Development District 2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Attn: District Manager
With a copy to:	Kutak Rock LLP 101 W. College Ave Tallahassee, Florida 32301 Attn: District Counsel

10. SCRUTINIZED COMPANIES STATEMENT. Upon the Assignment, Contractor shall properly execute a sworn statement pursuant to Section 287.135(5), *Florida Statutes*, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit A**. If the Contractor is found to have submitted a false certification as provided in Section 287.135(5), *Florida Statutes*, or has been placed on the Scrutinized Companies that Boycott Israel List, or is engaged in the boycott of Israel, or has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, the District may immediately terminate the Contract.

11. PUBLIC ENTITY CRIMES STATEMENT. Upon the Assignment, Contractor shall properly execute a sworn statement under Section 287.133(3)(a), *Florida Statutes*, regarding public entity crimes, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statement shall be substantially in the form of the attached **Exhibit B**.

12. TRENCH SAFETY ACT STATEMENTS. Upon the Assignment, Contractor shall properly execute a Trench Safety Act Compliance Statement and a Trench Safety Act Compliance Cost Statement, and by signing this Addendum represents that Contractor is able to execute such sworn statement. The statements shall be substantially in the form of the attached **Exhibit C**.

13. CONSTRUCTION DEFECTS. PURSUANT TO SECTION 558.005, FLORIDA STATUTES, ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

Docusign Envelope ID: 900DE909-340A-4511-9014-E5466C31C2A8

14. CONFIDENTIALITY. Given the District's status as a public entity, Section 20 of the Agreement does not apply to the Contract as it relates to the District and on a going forward basis.

15. THIRD PARTY BENEFICIARY/ENFORCEMENT RIGHTS. The Parties agree that Cornerstone Land Company LLC shall retain the right to enforce the Contract for any claims relating to the payment of subcontractors and materialmen which were due and owing prior to the assignment of the Contract.

16. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

(Signatures on Next Page)

Docusign Envelope ID: 900DE909-340A-4511-9014-E5466C31C2A8

IN WITNESS WHEREOF, the parties hereto hereby acknowledge and agree to this Addendum.

WINDWARD BUILDING GROUP INC.

Witness

By: Trevor Sas
Its: President

Lori Kemp
Print Name of Witness

PINERY COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Bill Kouwenhoven
BDD1639E38CB4AB...

Witness

By:
Its: Chairperson

Print Name of Witness

Exhibit A: Scrutinized Companies Statement
Exhibit B: Public Entity Crimes Statement
Exhibit C: Trench Safety Act Statement

Docusign Envelope ID: 900DE909-340A-4511-9014-E5466C31C2A8

EXHIBIT A

SCRUTINIZED COMPANIES STATEMENT

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Pinery Community Development District

by Trevor Sas, President
(print individual's name and title)

for Windward Building Group, Inc.
(print name of entity submitting sworn statement)

whose business address is

650 2nd Ave South, St. Petersburg, Florida 33701

2. I understand that, subject to limited exemptions, Section 287.135, *Florida Statutes*, provides that a company that at the time of bidding or submitting a proposal for a new contract or renewal of an existing contract is on the Scrutinized Companies that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinize Companies with Activities in the Iran Petroleum Energy Sector List, or is engaged in business operations in Cuba or Syria (together, **"Prohibited Criteria"**), is ineligible for, and may not bid on, submit a proposal for, or enter into or renew a contract with a local governmental entity for goods or services of $1 million or more.

3. Based on information and belief, at the time the entity submitting this sworn statement submits its proposal to the District, neither the entity, nor any of its officers, directors, executives, partners, shareholders, members, or agents meets any of the Prohibited Criteria. If awarded the contract, the Proposer will immediately notify the District in writing if either the Proposer, or any of its officers, directors, executives, partners, shareholders, members, or agents, meets any of the Prohibited Criteria.

Signature by authorized representative of Contractor

STATE OF FLORIDA)
COUNTY OF Pinellas)

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization, this 21st day of January, 2026, by Trevor Sas as President of Windward Building Group Inc.. S/He [X] is personally known to me or [ ] produced _____ as identification.

(Official Notary Seal)

Name: Lori Kemp

Notary Public State of Florida
Lori Kemp
My Commission HH 710187
Expires 9/21/2029

Docusign Envelope ID: 900DE909-340A-4511-9014-E5466C31C2A8

EXHIBIT B

PUBLIC ENTITY CRIMES STATEMENT

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to Pinery Community Development District.

2. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of ___President___ for Windward Building Group Inc. ("Contractor"), and am authorized to make this Sworn Statement on behalf of Contractor.

3. Contractor's business address is 650 2nd Ave South, St. Petersburg, Florida 33701

4. Contractor's Federal Employer Identification Number (FEIN) is 47-5416364

   (If the Contractor has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

5. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

6. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

7. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

   a. A predecessor or successor of a person convicted of a public entity crime; or,

   b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

8. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public

Docusign Envelope ID: 900DE909-340A-4511-9014-E5466C31C2A8

entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

9. Based on information and belief, the statement which I have marked below is true in relation to the Contractor submitting this sworn statement. (Please indicate which statement applies.)

X Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity, have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity or an affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (please indicate which additional statement applies):

____ There has been a proceeding concerning the conviction before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge did not place the person or affiliate on the convicted vendor list. (Please attach a copy of the final order.)

____ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before an Administrative Law Judge of the State of Florida, Division of Administrative Hearings. The final order entered by the Administrative Law Judge determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

____ The person or affiliate has not been placed on the convicted vendor list. (Please describe any action taken by or pending with the Florida Department of Management Services.)

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/VENDOR EXECUTING THIS PUBLIC ENTITY CRIME AFFIDAVIT TO VERIFY THAT NONE OF THE SUBCONTRACTORS/SUPPLIERS UTILIZED FOR THIS BID/QUOTE HAVE BEEN CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989. IN THE EVENT IT IS LATER DISCOVERED THAT A SUBCONTRACTOR/SUPPLIER HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME, THE CONTRACTOR/VENDOR SHALL SUBSTITUTE THE SUBCONTRACTOR/ SUPPLIER WITH ANOTHER WHO HAS NOT RECEIVED A CONVICTION. ANY COST ASSOCIATED WITH THIS SUBSTITUTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR/VENDOR.

Docusign Envelope ID: 900DE909-340A-4511-9014-E5466C31C2A8

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Sworn Statement under Section 287.133(3)(a), Florida Statutes, Regarding Public Entity Crimes and all of the information provided is true and correct.

Dated this 21st day of January, 2026.

By: Trevor Sas

Title: President

STATE OF FLORIDA)
COUNTY OF Pinellas)

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21st day of January, 2026, by Trevor Sas S/He [X] is personally known to me or [___] produced _____ as identification.

(Official Notary Seal)

Name: Lori Kemp

Notary Public State of Florida
Lori Kemp
My Commission HH 710187
Expires 9/21/2029

Docusign Envelope ID: 900DE909-340A-4511-9014-E5466C31C2A8

EXHIBIT C

PINERY COMMUNITY DEVELOPMENT DISTRICT
TRENCH SAFETY ACT COMPLIANCE STATEMENT

INSTRUCTIONS

Because trench excavations on this project are expected to be in excess of 5 feet, Florida's Trench Safety Act, Sections 553.60 – 553.64, *Florida Statutes*, requires that construction on the project comply with Occupational Safety and Health Administration Standard 29 C.F.R.s. 1926.650 Subpart P. The Contractor is required to execute this Compliance Statement and the Compliance Cost Statement. The costs for complying with the Trench Safety Act must be incorporated into the Contract Price.

This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

CERTIFICATION

1. I understand that the Trench Safety Act requires me to comply with OSHA Standard 29 C.F.R.s. 1926.650 Subpart P. I will comply with The Trench Safety Act, and I will design and provide trench safety systems at all trench excavations in excess of five feet in depth for this project.
2. The estimated cost imposed by compliance with The Trench Safety Act will be:
   $3,000 Three Thousand _____ Dollars
3. The amount listed above has been included within the Contract Price.

Dated this 21st day of January, 2026.

Contractor: _____

By: Trevor Sas
Title: President

STATE OF FLORIDA)
COUNTY OF Pinellas)

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21st day of January, 2026, by Trevor Sas
S/He [X] is personally known to me or [___] produced _____ as identification.

(Official Notary Seal)

Name: Lori Kemp

Notary Public State of Florida
Lori Kemp
My Commission HH 710187
Expires 9/21/2029

Docusign Envelope ID: 900DE909-340A-4511-9014-E5466C31C2A8

PINERY COMMUNITY DEVELOPMENT DISTRICT
TRENCH SAFETY ACT COMPLIANCE COST STATEMENT

INSTRUCTIONS

Because trench excavations on this Project are expected to be in excess of 5 feet, Florida's Trench Safety Act, Sections 553.60 – 553.64, *Florida Statutes*, requires that the Contractor submit a statement of the costs of complying with the Trench Safety Act. Said costs must also be incorporated into the Contract Price. This form must be certified in the presence of a notary public or other officer authorized to administer oaths. By executing this statement, Contractor acknowledges that included in the various items of its Contract Price are costs for complying with the Florida Trench Safety Act. The Contractor further identifies the costs as follows:

Type of Trench Safety Mechanism	Quantity	Unit Cost[1]	Item Total Cost
Shoring	150	$20	$3,000
		Project Total	$3,000

Dated this 21st day of January, 2026.

Contractor: _____

By: Trevor Sas
Title: President

STATE OF FLORIDA)
COUNTY OF Pinellas)

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21st day of January, 2026, by Trevor Sas
S/He [X] is personally known to me or [ ] produced _____ as identification.

(Official Notary Seal)
Notary Public State of Florida
Lori Kemp
My Commission HH 710187
Expires 9/21/2029

Name: Lori Kemp

[1] Use cost per linear square foot of trench excavation used and cost per square foot of shoring used.

Docusign Envelope ID: 900DE909-340A-4511-9014-E5466C31C2A8

CONTRACTOR'S ACKNOWLEDGMENT AND ACCEPTANCE OF ASSIGNMENT AND RELEASE
[PINERY HANDSCAPE PROJECT – PINERY CDD]

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Windward Building Group Inc. ("**Contractor**"), hereby agrees as follows:

(i) The *Contractor Agreement* ("**Contractor Agreement**") between Starwood Land and Contractor dated October 9, 2025, has been assigned to the Pinery Community Development District ("**District**"). Contractor acknowledges and accepts such assignment and its validity.

(ii) Contractor represents and warrants that Contractor has furnished and recorded a performance and payment bond for the outstanding balance of the Contractor Agreement in accordance with Section 255.05, *Florida Statutes*, and has notified any subcontractors, material suppliers or others claiming interest in the work of the existence of the bond.

(iii) Contractor represents and warrants that all payments to any subcontractors or materialmen under the Contractor Agreement, if any, are current, there are no past-due invoices for payment due to the Contractor under the Contractor Agreement, and there are no outstanding disputes under the Contractor Agreement.

(iv) Contractor hereby releases and waives any claim it may have against the District as a result of or in connection with such assignment.

[CONTINUED ON NEXT PAGE]

Docusign Envelope ID: 900DE909-340A-4511-9014-E5466C31C2A8

Executed this 21st day of January, 2026.

WINDWARD BUILDING GROUP INC.

By: Trevor Sas
Its: President

STATE OF FLORIDA)
COUNTY OF Pinellas)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of January, 2026, by Trevor Sas as President for Windward Building Group Inc. S/He [X] is personally known to me or [___] produced _____ as identification.

(Official Notary Seal)

Name: Lori Kemp

Notary Public State of Florida
Lori Kemp
My Commission HH 710187
Expires 9/21/2029

AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the nineth day of October
in the year 2025
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Starwood Land SC Tampa Land Ventures L.P.
8433 Enterprise Circle, Suite 100
Lakewood Ranch, Florida 34202

and the Contractor:
(Name, legal status, address and other information)

Windward Building Group, Inc.
650 Second Avenue South
St. Petersburg, Florida 33701

for the following Project:
(Name, location and detailed description)

Pinery Hardscape
10302 Seville Parkway
Brooksville, Florida 34614

The Architect:
(Name, legal status, address and other information)

Clearview Land Design
3010 West Azeele Street, Suite #150
Tampa, Florida 33609

The Owner and Contractor agree as follows.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement.

AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

AIA Document A101® – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This document was created on 10/16/2020 14:28:19 under the terms of AIA Documents on Demand® Order No. 2010616046 , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Documents-on-Demand - End User License Agreement. To report copyright violations, e-mail copyright@aia.org

Init.
/

TABLE OF ARTICLES

1 THE CONTRACT DOCUMENTS

2 THE WORK OF THIS CONTRACT

3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

4 CONTRACT SUM

5 PAYMENTS

6 DISPUTE RESOLUTION

7 TERMINATION OR SUSPENSION

8 MISCELLANEOUS PROVISIONS

9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

- [ ] The date of this Agreement.
- [X] A date set forth in a notice to proceed issued by the Owner.
- [ ] Established as follows:
  (Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

AIA Document A101® – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This document was created on 10/16/2020 14:28:19 under the terms of AIA Documents on Demand® Order No. 2010616046 , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Documents-on-Demand - End User License Agreement. To report copyright violations, e-mail copyright@aia.org

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

[X] Not later than (100) calendar days from the date of commencement of the Work.

[ ] By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
Not Applicable	

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Five Hundred Ninety One Thousand Six Hundred and 00/100 ($ 591,600.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
Not Applicable	

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
Not Applicable		

Init.

AIA Document A101® – 2017. Copyright © 1915. 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This document was created on 10/16/2020 14:28:19 under the terms of AIA Documents on Demand® Order No. 2010616046 , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Documents-on-Demand - End User License Agreement. To report copyright violations, e-mail copyright@aia.org

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price
Not Applicable	

§ 4.4 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)
Not Applicable		

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

Not Applicable

§ 4.6 Other:
(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

Not Applicable

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the last day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 30th day of the (same) (follomonth. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than (30) days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

Init. /

AIA Document A101® – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This document was created on 10/16/2020 14:28:19 under the terms of AIA Documents on Demand® Order No. 2010616046 , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Documents-on-Demand - End User License Agreement. To report copyright violations, e-mail copyright@aia.org

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201®–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

.1 That portion of the Contract Sum properly allocable to completed Work;

.2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and

.3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

.1 The aggregate of any amounts previously paid by the Owner;

.2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;

.3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;

.4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and

.5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

10%

§ 5.1.7.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

Not Applicable

AIA Document A101® – 2017. Copyright © 1915. 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This document was created on 10/16/2020 14:28:19 under the terms of AIA Documents on Demand® Order No. 2010616046 , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Documents-on-Demand - End User License Agreement. To report copyright violations, e-mail copyright@aia.org

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

Not Applicable

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage upon Substantial Completion.)

Not Applicable

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

%

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

AIA Document A101® – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This document was created on 10/16/2020 14:28:19 under the terms of AIA Documents on Demand® Order No. 2010616046 , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Documents-on-Demand - End User License Agreement. To report copyright violations, e-mail copyright@aia.org

§ 6.2 Binding Dispute Resolution
For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:
(Check the appropriate box.)

[X] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

[ ] Litigation in a court of competent jurisdiction

[ ] Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION
§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:
(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS
§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:
(Name, address, email address, and other information)

Rob Bosarge
TLC Land Companies
6901 Professional Parkway East, Suite 103
Sarasota, Florida 34249
RBosarge@Tlclandco.com

AIA Document A101® – 2017. Copyright © 1915. 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This document was created on 10/16/2020 14:28:19 under the terms of AIA Documents on Demand® Order No. 2010616046 , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Documents-on-Demand - End User License Agreement. To report copyright violations, e-mail copyright@aia.org

§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

Trevor Sas
Windward Building Group, Inc.
650 Second Avenue South
St. Petersburg, Florida 33701
tsas@windwardbuilding.com

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds
§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

.1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor
.2 ~~AIA Document A101™–2017, Exhibit A, Insurance and Bonds~~
.3 AIA Document A201™–2017, General Conditions of the Contract for Construction
.4 ~~AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:~~
(Insert the date of the E203-2013 incorporated into this Agreement.)

AIA Document A101® – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This document was created on 10/16/2020 14:28:19 under the terms of AIA Documents on Demand® Order No. 2010616046 , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Documents-on-Demand - End User License Agreement. To report copyright violations, e-mail copyright@aia.org

.5 Drawings

Number	Title	Date
See Exhibit A (Contractor's Proposal) for listing of Drawings		

.6 Specifications

Section	Title	Date	Pages
Not Applicable			

.7 Addenda, if any:

Number	Date	Pages
Not Applicable		

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:
(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

☐ AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

Not Applicable

☐ The Sustainability Plan:

Title	Date	Pages
Not Applicable		

AIA Document A101® – 2017. Copyright © 1915. 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This document was created on 10/16/2020 14:28:19 under the terms of AIA Documents on Demand® Order No. 2010616046 , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Documents-on-Demand - End User License Agreement. To report copyright violations, e-mail copyright@aia.org

☐ Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Not Applicable			

.9 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

Exhibit A: Contractor's Proposal- Scope of Work & Contract Document Listing

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**CONTRACTOR** *(Signature)*
John Brian, Authorized Signatory	Trevor Sas, President
(Printed name and title)	*(Printed name and title)*

Init.
/

AIA Document A101® – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017 by The American Institute of Architects. All rights reserved. The "American Institute of Architects," "AIA," the AIA Logo, "A101," and "AIA Contract Documents" are registered trademarks and may not be used without permission. This document was created on 10/16/2020 14:28:19 under the terms of AIA Documents on Demand® Order No. 2010616046 , is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Documents-on-Demand - End User License Agreement. To report copyright violations, e-mail copyright@aia.org

EXHIBIT A

650 Second Avenue South
St. Petersburg, FL 33701

Tel/Fax – (727) 314-8220

Web- www.windwardbuilding.com

October 9, 2025

Mr. Rob Bosarge
TLC Land Companies
6901 Professional Parkway East, Suite 103
Sarasota, FL 34249

RE: Pinery Hardscape Proposal- R2

Dear Rob,

Thank you for the opportunity to provide you with a proposal for the Hardscape Work at the above mentioned location. We propose to do this work for the Sum of Five Hundred Ninety One Thousand Six Hundred and No/100 Dollars (**$591,600.00**). The scope of work is as follows:

Line	Qty	Unit	Item	Description
1.	1	EA	Double Sided Sign Monuments	Foundations, Concrete Cell Fill, CIP Concrete, CMU, Tile, Stone, Signage, & Faux Wood Aluminum Beams
2.	1	EA	Median Entry Portal	Foundations, Concrete Cell Fill, CIP Concrete, CMU, Stone, & Faux Wood Aluminum Beams
3.	2	EA	ROW Entry Portals	Foundations, Concrete Cell Fill, CIP Concrete, CMU, Tile, Stone, & Faux Wood Aluminum Beams
4.	1	LS	Signage	(2) sets of aluminum letters (backlit) & (4) aluminum logos (backlit)
5.	1	LS	Electrical	(1) 150Amp electrical services, power to lights, outlets, fountain pump, well pump, & signage/logos. Service lateral figured to proposed power company transformer
6.	1	LS	Light Fixtures	(32) A
7.	1	LS	Steel Increase	Increase in thickness of steel per plans to prevent sagging

Inclusions
1. Payment & Performance Bond
2. Builders Risk Insurance
3. Supervision
4. Daily Clean Up
5. Dumpsters
6. Temporary Toilet
7. Final Clean Up
8. (1) Mobilization figured for all work listed above

Exclusions
1. Plan Review, Impact Fees, and Permit Fees
2. Clearing, Fill, or Grading prior to installing the scope of work listed above
3. Staking (location and grade reference)
4. Compaction Testing & Material Testing
5. Road Sleeves to be installed and located
6. Site Work
7. Erosion Control
8. Landscaping/Irrigation
9. Dewatering or soil stabilization
10. Fencing & Gates
11. Sidewalks
12. Brick Pavers
13. Pond Fountain

Our proposal is based off "Pinery Phases 1A, 1B, 1C, & 1D Hardscape Plans" prepared by Clearview Land Design

Sheet	Drawings	Date
00	Cover Sheet	08-01-25
H1	Hardscape Plan	08-01-25
H2	Hardscape Plan	08-01-25
H3	Hardscape Details	08-01-25
H4	Hardscape Details	08-01-25
H5	Hardscape Details	08-01-25
H6	Hardscape Details	08-01-25
H7	Hardscape Details	08-01-25

Our proposal is based off "Pinery Electrical Plan" prepared by Emerald Engineering, Inc.

Sheet	Drawings	Date
E1.0	Electrical Plan	08-18-25

Windward Building Group looks forward to working with you on this project. Should you have any questions, please do not hesitate to contact me.

Sincerely,
Windward Building Group

Trevor K. Sas, President

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

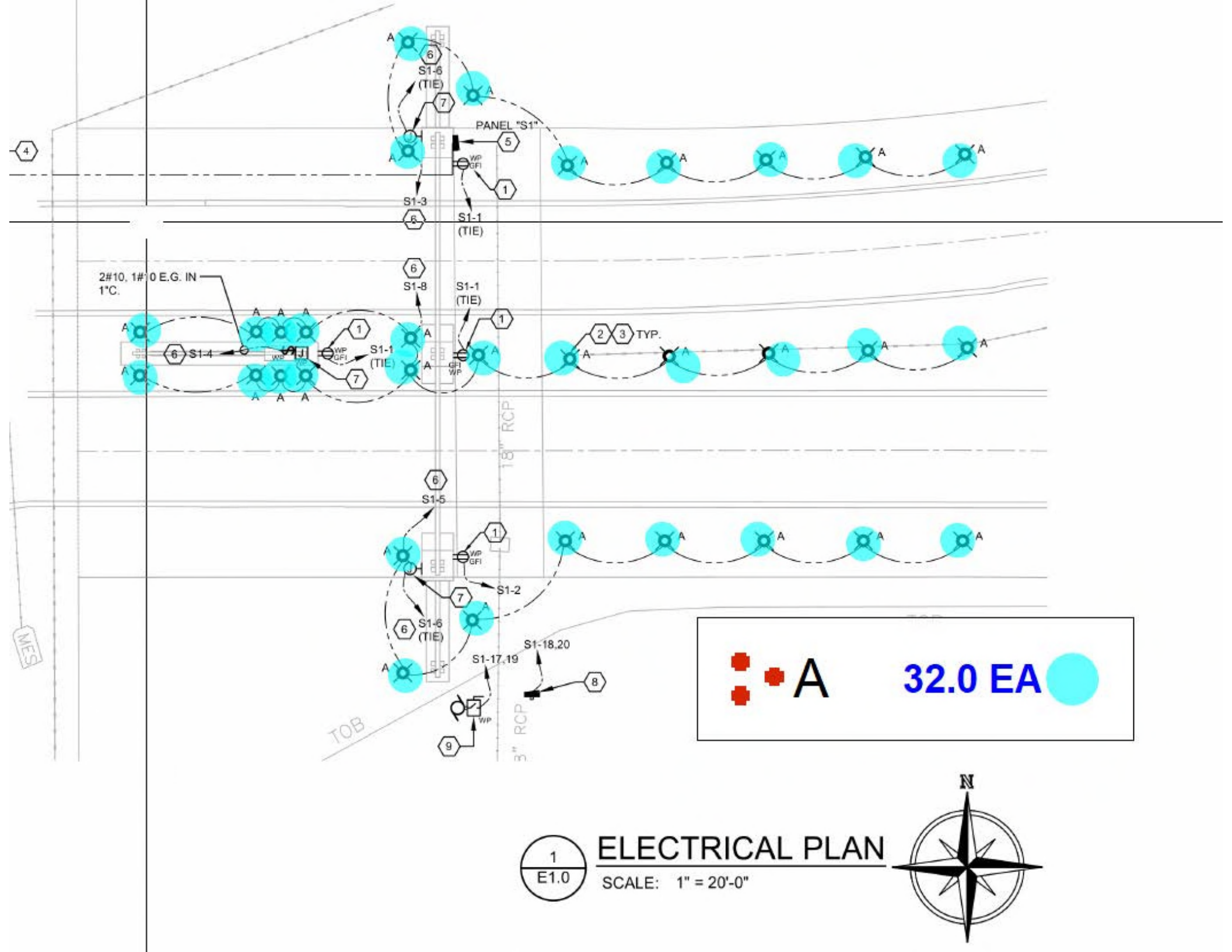
Use Column I on Contracts where variable retainage for line items may apply.

Pinery Hardscape- R2

APPLICATION NO:
APPLICATION DATE:
PERIOD TO:
PURCHASE ORDER NO: N/A

A ITEM NO.	B DESCRIPTION OF WORK	C CONTRACT VALUE	D WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	E WORK COMPLETED THIS PERIOD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	G % (G ÷ C)	H BALANCE TO FINISH (C - G)	I RETAINAGE 10%
1	General Conditions	$36,412.00	$0.00	$0.00	$0.00	$0.00	0.00%	$36,412.00	$0.00
2	Payment & Performance Bond	$11,600.00	$0.00	$0.00	$0.00	$0.00	0.00%	$11,600.00	$0.00
3	Insurance	$7,964.00	$0.00	$0.00	$0.00	$0.00	0.00%	$7,964.00	$0.00
4	Fine Grading	$6,900.00	$0.00	$0.00	$0.00	$0.00	0.00%	$6,900.00	$0.00
5	Foundations	$56,846.00	$0.00	$0.00	$0.00	$0.00	0.00%	$56,846.00	$0.00
6	Concrete Reinforcement	$24,950.00	$0.00	$0.00	$0.00	$0.00	0.00%	$24,950.00	$0.00
7	CMU	$79,373.00	$0.00	$0.00	$0.00	$0.00	0.00%	$79,373.00	$0.00
8	Cell Fill	$24,132.00	$0.00	$0.00	$0.00	$0.00	0.00%	$24,132.00	$0.00
9	CIP Concrete	$26,738.00	$0.00	$0.00	$0.00	$0.00	0.00%	$26,738.00	$0.00
10	Stone	$75,619.00	$0.00	$0.00	$0.00	$0.00	0.00%	$75,619.00	$0.00
11	Aluminum Beams with Vinyl Wrap	$117,555.00	$0.00	$0.00	$0.00	$0.00	0.00%	$117,555.00	$0.00
12	Added Thickness to Beams/Posts	$17,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$17,000.00	$0.00
13	Tile	$7,371.00	$0.00	$0.00	$0.00	$0.00	0.00%	$7,371.00	$0.00
14	Signage	$51,175.00	$0.00	$0.00	$0.00	$0.00	0.00%	$51,175.00	$0.00
15	Electrical	$31,866.00	$0.00	$0.00	$0.00	$0.00	0.00%	$31,866.00	$0.00
16	Light Fixtures	$16,099.00	$0.00	$0.00	$0.00	$0.00	0.00%	$16,099.00	$0.00
	GRAND TOTALS	$591,600.00	$0.00	$0.00	$0.00	$0.00	0.00%	$591,600.00	$0.00

AIA DOCUMENT G703 • CONTINUATION SHEET FOR G702 • 1992 EDITION • AIA • ©1992
THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W. WASHINGTON, D.C. 20006-5232



1 / E1.0 ELECTRICAL PLAN

SCALE: 1" = 20'-0"

N

PINERY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS E

EMMA® Filing Assistance Software as a Service License Agreement

This EMMA Filing Assistance Software as a Service License Agreement (this "**Agreement**") is entered into by and between the **Pinery Community Development District** (the "**District**") on behalf of itself, its Dissemination Agent and all other Obligated Persons as defined in the District's outstanding Continuing Disclosure Agreements (collectively, the "**Licensee**"), and Disclosure Technology Services, LLC, a Delaware limited liability company ("**DTS**" or the "**Licensor**"). This Agreement shall be effective as of last day executed below ("**Effective Date**").

NOW, THEREFORE, for good and adequate consideration, the sufficiency of which is hereby acknowledged, the parties have agreed as follows:

The District is, or may in the future be, a party to one or more Continuing Disclosure Agreements (the "**CDAs**") in connection with the issuance of bonds or other debt obligations. Pursuant to the CDAs, the District and the other Obligated Persons named therein are, or will be, obligated to file certain Annual Reports, Quarterly Reports and Listed Event filings (as such terms are defined in the CDAs) electronically through the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("**EMMA**") system website within the time periods specified in the CDAs.

Subject to the payment of the fees provided for in "Exhibit A: Fee Schedule" attached hereto and the terms and conditions provided for in the "EMMA® Filing Assistance Software End User License Agreement" located at dtsmuni.com/about/terms, both of which are hereby incorporated by reference into this Agreement, the Licensor hereby (i) grants to Licensee a non-exclusive, non-transferable, non-sublicensable, limited license and right to access and use the DTS Portal ("**Portal**") for the purposes provided for herein. The Portal is configured to provide annual and quarterly notices of reporting deadlines prior to the applicable Annual Filing Date(s) and Quarterly Filing Date(s) set forth in the CDAs (the "**Services**").

As part of the notices provided by the Portal, links to access to the Portal will be made delivered to the District and other Obligated Persons annually and quarterly, as applicable, via email, which will allow for the District and other Obligated Persons to input the information required for the Annual Reports (excluding the Audited Financial Statements) and the Quarterly Reports under the CDAs, respectively, into a reportable format (collectively, the "**Formatted Information**"). Notwithstanding this provision or failure to provide such Formatted Information or any Services, the District, and its Dissemination Agent, if any, will remain responsible for filing the Formatted Information with EMMA on or before the deadlines provided for in the CDAs. The Portal shall not include any links for Listed Events as defined in the CDAs and all EMMA reporting obligations shall remain the sole obligations of the District and the Obligated Persons as set forth in the CDAs if and when a Listed Events report needs to be filed.

This Agreement shall commence on the Effective Date and continue through September 30 of the year in which this Agreement is executed, and thereafter, shall renew for additional one year terms (based on the District's fiscal year, which ends September 30) so long as the District is obligated under any CDAs. Either party may terminate this Agreement upon thirty days prior written notice to the other party hereto. Any fees paid prior to termination shall be considered earned and non-refundable and the Licensor may adjust the fees hereunder upon thirty days prior written notice to Licensee. Upon the termination of this Agreement, Licensee shall immediately discontinue use of the Portal. Licensee's obligations according to the provisions of this Agreement prior to termination shall survive termination of this Agreement. This Agreement is also subject to the terms set forth in **Exhibit B.**

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date below written.

Pinery Community Development District

By: _____
Print: STUART YOUNG
Title: VICE CHAIR
Date: 1/19/2026

Disclosure Technology Services, LLC

By: _____
Print: Michael Klurman
Title: Vice President
Date: 01/14/2026

Exhibit A – Fee Schedule

Annual License Fee:

1. $3,500 to be paid out of cost of issuance budget.

2. $3,500 per annum, per issuance, not to exceed $5,500 per annum for all bonds issued by the District.

Exhibit B – CDD Addendum

The following terms apply notwithstanding any other provision of the Agreement (including but not limited to any of the terms incorporated therein from other documents):

PUBLIC RECORDS. DTS understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, DTS agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. DTS acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, DTS shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if DTS does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in DTS's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by DTS, DTS shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DTS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE DTS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, Craig Wrathell, Wrathell, Hunt & Associates, 2300 Glades Road, 33431

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

SCRUTINIZED COMPANIES. DTS certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If DTS is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-VERIFY. DTS shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, DTS shall register with and use the United

States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the DTS has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the DTS represents that no public employer has terminated a contract with the DTS under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

PINERY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS F

Docusign Envelope ID: 60C3EEC7-E85A-4ADB-888E-CE294E57A694

CONSTRUCTION FUNDING AGREEMENT

THIS AGREEMENT is made and entered into this 23rd day of January, 2026 and is by and between:

PINERY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hernando County, Florida, and whose mailing address is c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"); and

SV Tampa Land, L.P., a Delaware limited partnership, and whose mailing address is 591 West Putnam Avenue, Greenwich, CT 06830 (together with its permitted successors and assigns, "**Developer**").

RECITALS

WHEREAS, the District was established by an ordinance adopted by the Board of County Commissioners of Hernando County, Florida, and for the purposes of planning, financing, constructing, acquiring, operating and/or maintaining certain infrastructure; and

WHEREAS, the Developer is the owner and developer of certain parcels of land located within the District known as "**Seville Project**" ("**Project Area**" and also referred to as "**Project**"); and

WHEREAS, the Project includes certain master public improvements more fully described in the *Engineer's Report,* dated April 2025, as may be amended and supplemented (as may be amended and supplemented, the "**Engineer's Report**"), incorporated herein by this reference; and

WHEREAS, the Developer has entered into a certain site work contract between the Developer and Ripa & Associates LLC ("**Contractor**"), and dated September __, 2025 ("**Construction Contract**"), a copy of which is attached hereto as **Exhibit A**; and

WHEREAS, the Developer assigned the Construction Contract to the District, effective October 9, 2025; and

WHEREAS, the Developer has represented that the Construction Contract was publicly and competitively bid, and that the Construction Contract is solely for public infrastructure comprising a portion of the Project; and

WHEREAS, at the Developer's request, the District may in the future and in its sole discretion elect to issue certain tax-exempt, special assessment revenue bonds (together, "**Bonds**") in order to finance a portion of the Project; and

WHEREAS, the District does not presently have sufficient funds available to provide for the construction of anticipated improvements and facilities that are a part of the Project; and

WHEREAS, in consideration of the Developer promptly providing funds in order to fund the Construction Contract and any related engineering work, the District agrees to enter into this Agreement

Docusign Envelope ID: 60C3EEC7-E85A-4ADB-888E-CE294E57A694

and accept an assignment of the Construction Contract.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. FUNDING. The Developer agrees to make available to the District such monies as are necessary to enable the District to fund, and otherwise proceed with, (i) the Construction Contract (as amended from time to time by any change orders), as well as (ii) any design, engineering, and construction administration associated with the Construction Contract (e.g., any funding needed under the Engineering Contract). The Developer will make such funds available on a monthly basis, and within ten (10) days of a written request by the District. The funds shall be placed in the District's depository as determined by the District. Any funds provided under this Agreement by the Developer may be eligible for repayment by the District to the extent provided for under, and subject to the terms of, the *Acquisition Agreement*, between the parties and dated _____, 2026.

3. DEFAULT. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance. Any default under the applicable trust indenture for the Bonds caused by the Developer, or any nonpayment of debt assessments securing the Bonds by the Developer, shall be a default hereunder.

4. ATTORNEYS' FEES AND COSTS. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Developer.

6. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Developer; both the District and the Developer have complied with all the requirements of law; and both the District and the Developer have full power and authority to comply with the terms and provisions of this instrument.

7. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Developer

Docusign Envelope ID: 60C3EEC7-E85A-4ADB-888E-CE294E57A694

may deliver Notice on behalf of the District and the Developer, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

8. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Developer as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Developer.

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

10. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Brevard County, Florida.

12. PUBLIC RECORDS. The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

13. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

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

15. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

Docusign Envelope ID: 60C3EEC7-E85A-4ADB-888E-CE294E57A694

16. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[THIS SPACE INTENTIONALLY LEFT BLANK]

Docusign Envelope ID: 60C3EEC7-E85A-4ADB-888E-CE294E57A694

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

PINERY COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Bill Kouwenhoven
_____

By: Bill Kouwenhoven
Its: Chairman

SV TAMPA LAND. L.P.
By SV Tampa Land GP, L.L.C., its General Partner
By Starwood Land SV Tampa Ventures, L.P., its Managing Member

_____

By: John Brian
Its: Authorized Signatory

Exhibit A: Site Work Construction Contract

PINERY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS G

Docusign Envelope ID: 8406A265-4C81-46E3-9753-E803B228610B

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES (the "Agreement") is made and entered into this 18th day of March 2026, by and between:

PINERY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Hernando County, Florida, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District"); and

CLEARVIEW LAND DESIGN, P.L., a Florida limited liability company, with a mailing address of 3010 West Azeele Street, Suite 150, Tampa, Florida 33609 (the "Engineer").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance of the Board of County Commissioners of Hernando County, Florida; and

WHEREAS, the District is authorized to plan, acquire and/or maintain improvements, facilities and services in conjunction with the development and maintenance of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited qualifications from qualified firms and individuals to provide professional engineering services to the District on a continuing basis; and

WHEREAS, Engineer submitted a proposal to serve in this capacity; and

WHEREAS, on November 18, 2025, the District's Board of Supervisors (the "Board") ranked Engineer as the most qualified firm to provide professional engineering services for the District and authorized the negotiation of a contract pursuant to Section 287.055, *Florida Statutes*; and

WHEREAS, the District intends to employ Engineer to perform engineering, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, the Engineer shall serve as District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

Docusign Envelope ID: 8406A265-4C81-46E3-9753-E803B228610B

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties hereto and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

ARTICLE 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference herein as a material part of this Agreement.

ARTICLE 2. SCOPE OF SERVICES.

A. The Engineer will provide general engineering services for the District, including:

1. Preparation of any necessary reports and attendance at meetings of the Board.

2. Assisting in meeting with necessary parties involving bond issues, special reports, feasibility studies or other tasks.

3. Providing professional engineering services, including but not limited to, review and execution of documents under the District's Trust Indentures and monitoring of District projects.

4. Any other items requested by the Board.

B. Engineer shall, when authorized by the Board, provide general services related to construction of any District projects, including but not limited to:

1. Periodic visits to the site, or full time construction management of District projects, as directed by District.

2. Processing of contractors' pay estimates.

3. Preparation of, and/or assistance with, the preparation of work authorizations, requisitions, change orders and acquisitions for review by the District Manager, District Counsel, and the Board.

4. Final inspection and requested certificates for construction, including the final certificate of construction.

5. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."

Docusign Envelope ID: 8406A265-4C81-46E3-9753-E803B228610B

6. Any other activity related to construction as authorized by the Board.

C. With respect to maintenance of the facilities, Engineer shall render such services as authorized by the Board.

ARTICLE 3. METHOD OF AUTHORIZATION. Each service or project shall be authorized in writing by the District. The written authorization shall be incorporated in a work authorization which shall include the scope of services, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized and shall be in a form similar to the form set for in **Exhibit A** hereto (the "Work Authorization"). Authorization of services or projects under this Agreement shall be at the sole option of the District.

ARTICLE 4. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement shall be stipulated in each Work Authorization. One of the following methods will be utilized:

A. **Lump Sum Amount –** The District and Engineer shall mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017 of the Florida Statutes for CATEGORY FOUR, the District shall require the Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one (1) year following the completion of the work contemplated by the lump sum Work Authorization.

B. **Hourly Personnel Rates** – For services or projects where the scope of services is not clearly defined or recurring services or other projects where the District desires the use of the hourly compensation rates, the rates outlined in **Exhibit B**, attached hereto and incorporated by this reference, shall apply. The District and Engineer may agree to a "not to exceed" amount when utilizing hourly personnel rates for a specific work authorization.

ARTICLE 5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the services for the incidental expenses as listed as follows:

A. Expenses of transportation and living when traveling in connection with a project and fees paid for securing approval of authorities having jurisdiction

Docusign Envelope ID: 8406A265-4C81-46E3-9753-E803B228610B

over the project. All expenditures shall be made in accordance with Chapter 112, *Florida Statutes*, and with the District's travel policy.

B. Expense of reproduction, postage and handling of drawings and specifications.

ARTICLE 6. TERM OF AGREEMENT. It is understood and agreed that the term of this Agreement will be from the time of execution of this Agreement by the parties hereto until terminated in accordance with its terms.

ARTICLE 7. SPECIAL CONSULTANTS. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis.

ARTICLE 8. BOOKS AND RECORDS. Engineer shall maintain comprehensive books and records relating to any services performed under this Agreement, which shall be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder, or such further time as required under Florida law. The District, or its authorized representative, shall have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

ARTICLE 9. OWNERSHIP OF DOCUMENTS.

A. Subject to full payment for all services performed, all rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement (the "**Work Product**") shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

B. The Engineer shall deliver all Work Product to the District upon completion thereof, unless it is necessary for the Engineer in the District's sole discretion to retain possession for a longer period of time. Upon early termination of the Engineer's services hereunder, the Engineer shall deliver to the District all such Work Product, whether complete or not, upon payment of all outstanding balances due Engineer for Work Product. The District shall have all rights to use any and all Work Product. Engineer shall retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. The Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or otherwise materialized, would be reasonably identifiable with the District. If said Work Product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District shall indemnify and hold harmless Engineer from any and all claims and liabilities which may result from such re-use, without completion or adaptation by the Engineer.

Docusign Envelope ID: 8406A265-4C81-46E3-9753-E803B228610B

C. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District shall have all rights therein including, without limitation, the right of reproduction, with respect to such work. The Engineer hereby assigns to the District any and all rights the Engineer may have including, without limitation, the copyright, with respect to such work. The Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise, the preparation of such copyrightable or patentable materials or designs.

ARTICLE 10. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. Such documents are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

ARTICLE 11. ESTIMATE OF COST. Since Engineer has no control over the cost of labor, materials, or equipment or over a contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer's opinions of probable cost provided as a service hereunder are to be made on the basis of its experience and qualifications and represent Engineer's best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by Engineer. If the District wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the District will be considered additional services and justify additional fees.

ARTICLE 12. INSURANCE.

A. Subject to the provisions of this Article, the Engineer shall, at a minimum, maintain throughout the term of this Agreement the following insurance:

1. Workers' Compensation Insurance in accordance with the laws of the State of Florida.

2. Commercial General Liability Insurance, including but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury

Docusign Envelope ID: 8406A265-4C81-46E3-9753-E803B228610B

with limits of not less than One Million Dollars and No Cents ($1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents ($2,000,000.00) in the aggregate covering all work performed under this Agreement.

3. Automobile Liability Insurance, including without limitation bodily injury and property damage, including all vehicles owned, leased, hired, and non-owned vehicles with limits of not less than One Million Dollars and No Cents ($1,000,000.00) combined single limit covering all work performed under this Agreement.

4. Professional Liability Insurance for Errors and Omissions, with limits of not less than One Million Dollars and No Cents ($1,000,000.00).

B. All insurance policies secured by Engineer pursuant to the terms of this Agreement shall be written on an "occurrence" basis to the extent permitted by law, except with respect to the Professional Liability insurance which shall be made on a claims made basis.

C. The District and the District's officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker's Compensation Insurance and Professional Liability Insurance for which only proof of insurance shall be provided. The Engineer shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

D. If the Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Engineer shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

ARTICLE 13. CONTINGENT FEE. The Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

Docusign Envelope ID: 8406A265-4C81-46E3-9753-E803B228610B

ARTICLE 14. AUDIT. Records of the Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times. The Engineer agrees that the District or any of its duly authorized representatives shall have access to and the right to examine any books, documents, papers, and records of the Engineer involving transactions related to the Agreement for a period of four (4) years or longer as required by law. The Engineer agrees that payment made under the Agreement shall be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records shall be maintained until either (a) the completion of an audit and resolution of all questions arising therefrom, or (b) three years after the expenditure of all funds under this Agreement, or (c) the public record retention period established by the District's records retention policy, whichever comes later.

ARTICLE 15. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by the Engineer, shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. If the Engineer fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Engineer or any of its agents, servants, or employees, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

ARTICLE 16. COMPLIANCE WITH PROFESSIONAL STANDARDS. In performing its obligations under this Agreement, the Engineer and each of its agents, servants, employees, or anyone directly or indirectly employed by Engineer, shall maintain the standard of care, skill, diligence, and professional competency for such work and/or services ordinarily used by members of the Engineer's profession practicing under similar circumstances at the same time and in the same locality. Any designs, drawings, reports, or specifications prepared or furnished by Engineer that contain errors, conflicts, or omissions will be promptly corrected by Engineer at no cost to the District.

ARTICLE 17. INDEMNIFICATION.

A. The Engineer agrees, to the fullest extent permitted by law, to indemnify, and hold harmless the District, its officers, supervisors, and staff from third party liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct or errors or omissions of the

Docusign Envelope ID: 8406A265-4C81-46E3-9753-E803B228610B

Engineer and persons employed or utilized by the Engineer in the performance of this Agreement.

B. Engineer agrees and covenants that nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity pursuant to Section 768.28, *Florida Statutes*, or other applicable law. The District agrees, to the extent permitted by Section 768.28*, Florida Statutes*, and other applicable law, to indemnify and hold the Engineer harmless from any damage, liability or cost to the extent caused by the District's negligence, recklessness, or intentionally wrongful conduct of the District and persons employed or utilized by the District in the performance of this Agreement.

C. The following shall apply only to the extent a limitation on liability is required by Section 725.06, *Florida Statutes*, or other applicable law: liability under this section shall in no event exceed the sum of Two Million Dollars ($2,000,000). Engineer shall carry, at its own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the Agreement.

D. Disclaimer of Consequential Damages - Notwithstanding anything to the contrary in this Agreement, the Parties shall have no liability to each other for indirect, consequential, or special damages including, but not limited to, liability or damages for delays of any nature, loss of anticipated revenues or profits, costs of shutdown or startup.

E. UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, FLORIDA STATUTES, WHICH REQUIREMENTS ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT OF ENGINEER MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

F. In the event that any indemnification, or hold harmless provision of this Agreement is determined to be unenforceable, the provision shall be reformed in accordance with the mutual intent of the Engineer and the District to provide indemnification, and hold harmless provisions to the maximum effect allowed by Florida law and for the benefit of the Indemnitees.

ARTICLE 18. EMPLOYMENT VERIFICATION; E-VERIFY. The Engineer agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, *Florida Statutes*.

ARTICLE 19. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the District and the Engineer agree and acknowledge that the Engineer shall serve as an independent

Docusign Envelope ID: 8406A265-4C81-46E3-9753-E803B228610B

contractor of the District. Neither the Engineer nor employees of the Engineer, if any, are employees of the District under the meaning or application of any Federal or State unemployment, insurance laws, or any other potentially applicable laws. The Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of the Engineer, if any, in the performance of this Agreement. The Engineer shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Engineer shall have no authority to represent as agent, employee, or in any other capacity the District, unless set forth differently herein or authorized by vote of the Board.

ARTICLE 20. CONTROLLING LAW. The Engineer and the District agree that this Agreement shall be controlled and governed by the laws of the State of Florida. Venue for all proceedings with respect to this Agreement shall be Hernando County, Florida.

ARTICLE 21. NOTICE. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Engineer:	Clearview Land Design, P.L. 3010 West Azeele Street, Suite 150 Tampa, Florida 33609 Attn: _____
B. If to District:	Pinery Community Development District 2300 Glades Road, Suite 410W Boca Raton, Florida 33431 Attn: District Manager
With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel

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

Docusign Envelope ID: 8406A265-4C81-46E3-9753-E803B228610B

ARTICLE 22. PUBLIC RECORDS. Engineer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Engineer agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Engineer acknowledges that the designated public records custodian for the District is **Cindy Cerbone** (the "Public Records Custodian"). Among other requirements and to the extent applicable by law, the Engineer shall 1) keep and maintain public records required by the District to perform the Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Engineer does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Engineer's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Engineer, the Engineer shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (561) 571-0010, CERBONEC@WHHASSOCIATES.COM, OR 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.

ARTICLE 23. NO THIRD PARTY BENEFITS. Nothing in the Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

ARTICLE 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

ARTICLE 25. ASSIGNMENT. Except as provided otherwise in this Agreement, neither the District nor the Engineer shall assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Any purported assignment without such written consent is void. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate and consistent with this Agreement.

Docusign Envelope ID: 8406A265-4C81-46E3-9753-E803B228610B

ARTICLE 26. CONSTRUCTION DEFECTS. ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES*.

ARTICLE 27. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Engineer.

ARTICLE 28. ARM'S LENGTH TRANSACTION. This Agreement reflects the negotiated agreement of the District and the Engineer, each represented by competent legal counsel. Accordingly, this Agreement shall be construed as if both parties jointly prepared it, and no presumption against one party or the other shall govern the interpretation or construction of any of the provisions of this Agreement.

ARTICLE 29. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or the Engineer may terminate this Agreement without cause upon thirty (30) days' written notice. At such time as the Engineer receives notification of the intent of the District to terminate the Agreement, the Engineer shall not perform any further services, unless directed to do so in writing by the District. In the event of any termination or breach of any kind, the Engineer shall not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead the Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

ARTICLE 30. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

ARTICLE 31. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Engineer is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees, paralegal fees, expert witness fees, and costs at all judicial levels.

ARTICLE 32. ACCEPTANCE. Acceptance of this Agreement is indicated by the signatures of the authorized representatives of the District and the Engineer in the spaces provided below.

ARTICLE 33. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

ARTICLE 34. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Engineer agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any

Docusign Envelope ID: 8406A265-4C81-46E3-9753-E803B228610B

investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

ARTICLE 35. SCRUTINIZED COMPANIES STATEMENT. Engineer certifies it: (i) is not in violation of Section 287.135, *Florida Statutes;* (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Engineer is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.

[SIGNATURES ON NEXT PAGE]

Docusign Envelope ID: 8406A265-4C81-46E3-9753-E803B228610B

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

Attest:

PINERY COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Bill Kouwenhoven
AF359140186E421...

Secretary / Assistant Secretary

Chairperson / Vice Chairperson, Board of Supervisors

CLEARVIEW LAND DESIGN, P.L.

Witness

By: Brian G. Surak, P.E.
Its: Senior Project Manager

EXHIBIT A: Form of Work Authorization
EXHIBIT B: Rate Schedule

Docusign Envelope ID: 8406A265-4C81-46E3-9753-E803B228610B

Exhibit A

Form of Work Authorization

March 18th, 2026

Pinery Community Development District
Hernando County, Florida

Subject: **Work Authorization Number #1**
Pinery Community Development District

Dear Chairperson, Board of Supervisors:

Clearview Land Design, P.L. ("Engineer"), is pleased to submit this work authorization to provide engineering services for the Pinery Community Development District (the "District"). We will provide these services pursuant to our current agreement, dated January March 18th, 2026 ("Engineering Agreement") as follows:

I. Scope of Work

The District will engage Engineer to:

- Perform those services as necessary pursuant to the Engineering Agreement including, but not limited to, attendance at Board of Supervisors meetings and preparation of reports or other activities as directed by the Board of Supervisors.

II. Fees

The District will compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement. The District will reimburse Engineer all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Agreement.

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Clearview Land Design, P.L. We look forward to helping you create a quality project.

APPROVED AND ACCEPTED

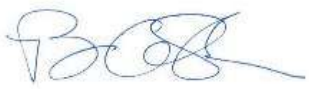
By: Brian G. Surak, P.E.

Authorized Representative of
Pinery Community
Development District

Signed by:
Bill Kouwenhoven
AF359140186E421...

Date: 3/13/2026

Sincerely,



Docusign Envelope ID: 8406A265-4C81-46E3-9753-E803B228610B

Exhibit B

Rate Schedule

Clearview
LAND DESIGN, P.L.

2026 CDD Fee Schedule Effective 1/1/26	
Employee Type	2026 Hourly CDD Rate
Principal	$ 310.00
Senior Professional Engineer	$ 250.00
Professional Engineer	$ 225.00
Design Engineer	$ 205.00
Senior Field Engineer	$ 190.00
Field Engineer	$ 160.00
Senior Landscape Architect	$ 225.00
Landscape Architect	$ 200.00
Landscape Designer	$ 180.00
Senior Environmental Scientist	$ 225.00
Environmental Scientist	$ 165.00
Senior Entitlement Planner	$ 225.00
Entitlement Planner	$ 175.00
Senior Professional Surveyor & Mapper	$ 220.00
GIS Specialist	$ 205.00
Senior CADD Designer	$ 190.00
CADD Designer	$ 170.00
Senior Project Coordinator	$ 180.00
Project Coordinator	$ 160.00
Graphic Designer	$ 160.00
Project CPA	$ 230.00
Administrative Assistant	$ 120.00

PINERY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS H

PINERY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS

HI

January 28, 2026

Pinery Community Development District
c/o District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Work Product

Dear District Manager,

Pursuant to that certain *Acquisition Agreement,* dated January 29, 2026 (**"Acquisition Agreement"**), by and between the Pinery Community Development District (**"District"**) and SV Tampa Land, L.P. ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Work Product**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and to the extent bond proceeds are available as described in the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Work Product.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to the professionals and Developer agrees to timely make payment for all remaining amounts owed.
- The Developer agrees and acknowledges it is solely responsible for completing, or causing to be completed, any or all items necessary to achieve final completion of the Work Product

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:

PINERY COMMUNITY DEVELOPMENT DISTRICT

Name: Bill Kouwenhoven
Title: Authorized Signatory

Sincerely,

SV TAMPA LAND, L.P., a Delaware limited partnership

Name: John Brian
Title: Authorized Signatory

EXHIBIT A
Description of Work Product

Work Product – The work product connected with the development, construction and ownership of the public improvements located within the Assessment Area One Project, and more specifically identified in the invoices listed below:

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
3/26/2025	183601	Bio-Tech Consulting, LLC	SV Tampa-P1 Environmental Serv	$3,600.00	$2,880.00	$720.00
8/28/2025	185937	Bio-Tech Consulting, LLC	SEV - Gopher Tortoise Survey	$7,200.00	$5,760.00	$1,440.00
10/2/2025	186107	Bio-Tech Consulting, LLC	SEV - Gopher Tortoise Relocation	$451,755.00	$361,404.00	$90,351.00
11/7/2024	24-12840	Clearview Land Design, P.L.	SV Tampa-Ph1 Design-Permitting	$9,999.60	$9,999.60	$0.00
11/21/2024	24-13087	Clearview Land Design, P.L.	Landscape Architecture Services	$24,486.40	$24,486.40	$0.00
11/25/2024	24-13088	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$43,400.00	$43,400.00	$0.00
1/30/2025	24-13375	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$820.44	$820.44	$0.00
1/30/2025	24-13376	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$49,660.00	$49,660.00	$0.00
2/26/2025	25-2023	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$3,913.07	$3,913.07	$0.00
2/26/2025	25-20224	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$57,960.00	$57,960.00	$0.00
3/26/2025	25-20530	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$6,231.98	$6,231.98	$0.00
3/26/2025	25-20531	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$65,550.00	$65,550.00	$0.00
3/26/2025	25-20842	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$17,149.87	$17,149.87	$0.00
4/29/2025	25-20843	Clearview Land Design, P.L.	SV Tampa-Ph1 Design-Permitting - Mass Grading plan and Design & Permitting Resi lots + Master Water & Sewer plan	$48,586.75	$48,586.75	$0.00
4/29/2025	25-21114	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$9,364.16	$9,364.16	$0.00
5/29/2025	25-21434	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$172,890.00	$172,890.00	$0.00
5/29/2025	25-21433	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$11,718.51	$11,718.51	$0.00
5/29/2025	25-21115	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$163,036.25	$163,036.25	$0.00
6/25/2025	25-21471	Clearview Land Design, P.L.	SWFWMD Phase 1 Mass Grading	$1,553.00	$1,553.00	$0.00
6/25/2025	25-21730	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$12,614.99	$12,614.99	$0.00
9/4/2025	25-22002	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$79,586.25	$79,586.25	$0.00
8/7/2025	25-22000	Clearview Land Design, P.L.	Reimbursable Expenses	$337.50	$337.50	$0.00
9/4/2025	25-21731	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$111,146.75	$111,146.75	$0.00
8/7/2025	25-22001	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$8,269.25	$8,269.25	$0.00
10/16/2025	25-22315	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$57,450.00	$57,450.00	$0.00

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
8/28/2025	25-22314	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$7,130.73	$7,130.73	$0.00
10/30/2025	25-22662	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$14,065.00	$14,065.00	$0.00
12/29/2025	25-23007	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$6,037.56	$6,037.56	$0.00
4/30/2024	00356349	Coastal Engineering Associates, Inc.	ALTA Survey and Planning Assistance/Conceptual Layout through 04/30/2024	$55,680.00	$55,680.00	$0.00
4/30/2024	00356650	Coastal Engineering Associates, Inc.	Phase 1 ESA, Biotic Evaluation, ALTA Survey, Planning Assistance/Conceptual Layout, and Soil Testing through 05/31/2024	$41,533.00	$41,533.00	$0.00
5/31/2024	00356811	Coastal Engineering Associates, Inc.	Due Diligence, EOPC, and Planning Assistance/Conceptual Layout through 6/30/2024	$11,047.00	$11,047.00	$0.00
6/30/2024	00356909	Coastal Engineering Associates, Inc.	Rezoning master plan and Planning Assistance/Conceptual Layout through 07/31/2024	$14,971.25	$11,977.00	$2,994.25
7/31/2024	00356910	Coastal Engineering Associates, Inc.	Phase 2 ESA & Report and Additional Soil Sampling through 07/31/2024	$8,555.00	$8,555.00	$0.00
7/31/2024	00357128	Coastal Engineering Associates, Inc.	Rezoning/Master Plan through 08/31/2024	$2,988.80	$2,391.04	$597.76
8/31/2024	00357374	Coastal Engineering Associates, Inc.	Rezoning/Master Plan and ALTA Survey through 09/30/2024	$9,323.80	$7,459.04	$1,864.76
9/30/2024	00357375	Coastal Engineering Associates, Inc.	Sketch and Legal Description through 09/30/2024	$1,200.00	$1,200.00	$0.00
9/30/2024	00357546	Coastal Engineering Associates, Inc.	CDD Engineering Assistance Project 24025-2	$860.00	$860.00	$0.00
1/30/2025	00357832	Coastal Engineering Associates, Inc.	SV Tampa-CDD Exhibit Prepare + CDD Engineering Assistance	$9,083.00	$9,083.00	$0.00
5/29/2025	00358603	Coastal Engineering Associates, Inc.	Principal Assistance + School Proportionate Agreement	$3,626.64	$2,901.31	$725.33
6/25/2025	00358714	Coastal Engineering Associates, Inc.	Principal Assistance + School Proportionate Agreement + Rezoning/Master Plan	$9,908.28	$7,926.62	$1,981.66
7/30/2025	00358831	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency	$8,118.20	$6,494.56	$1,623.64
8/28/2025	00359044	Coastal Engineering Associates, Inc.	SEV - CO2 Surveying Services	$12,425.00	$12,425.00	$0.00

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
8/28/2025	00359031	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency + ROW Use	$10,248.91	$8,199.13	$2,049.78
10/16/2025	00359177	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency + ROW Use	$12,507.35	$10,005.88	$2,501.47
11/7/2024	98484-1	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$8,755.14	$8,755.14	$0.00
12/30/2024	99386-2	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$51,222.47	$51,222.47	$0.00
1/30/2025	0101284-3	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$105,772.39	$105,772.39	$0.00
2/26/2025	0102174-4	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$16,800.00	$16,800.00	$0.00
12/2/2024	n/a	Hernando County	Concurrency Review Fee Check	$250.00	$250.00	$0.00
12/2/2024	n/a	Hernando County	Engineering & Zoning Review Fees	$8,580.00	$8,580.00	$0.00
7/3/2025	n/a	Hernando County	Construction Drawing Subdivision Review App Key 01099992	$13,120.00	$13,120.00	$0.00
8/21/2025	n/a	Hernando County	Zoning Amendment Petition 01100007, 01099992, 01259863	$8,659.86	$6,927.89	$1,731.97
12/30/2024	58016	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$1,875.00	$1,875.00	$0.00
4/29/2025	58652	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$4,875.00	$4,875.00	$0.00
5/29/2025	58703	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$750.00	$750.00	$0.00
8/28/2025	59111	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$3,750.00	$3,750.00	$0.00
10/2/2025	59111	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$1,875.00	$1,875.00	$0.00
12/29/2025	59396	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$4,325.00	$4,325.00	$0.00
10/30/2025	RA250826	RIPA & Associates, Inc.	Clubhouse + Entry Monument Demolitions	$96,000.00	$48,000.00	$48,000.00
11/25/2025	25-2315	RIPA & Associates, Inc.	SEV - Payment & Perf. Bond	$206,715.00	$206,715.00	$0.00
11/20/2025	n/a	Southwest Florida Water Management District	Application Review Fee for Phase 1A,1B,1C & 1D	$1,553.00	$1,553.00	$0.00
2/26/2025	213199	SWCA Environmental Consultants	SV Tampa-Golf Course Consult	$6,059.00	$6,059.00	$0.00
4/29/2025	217989	SWCA Environmental Consultants	SV Tampa-Golf Course Consult	$2,344.00	$2,344.00	$0.00
1/30/2025	00891463	UES Professional Solutions, LLC	SV Tampa-Boring Plan	$44,950.00	$44,950.00	$0.00
4/29/2025	00916825	UES Professional Solutions, LLC	SV Tampa-CO1Temp Standpipe	$21,000.00	$21,000.00	$0.00
12/18/2024	1832	LSM Administrative Services, LLC	LSMAS Mgmt Fee 12/2024	$90,000.00	$90,000.00	$0.00

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
1/23/2025	1850	LSM Administrative Services, LLC	LSMAS Mgmt Fee 01/2025	$90,000.00	$90,000.00	$0.00
2/26/2025	1854	LSM Administrative Services, LLC	LSMAS Mgmt Fee 02/2025	$90,000.00	$90,000.00	$0.00
3/10/2025	1872	LSM Administrative Services, LLC	LSMAS Mgmt Fees 03/2025	$90,000.00	$90,000.00	$0.00
4/14/2025	1880	LSM Administrative Services, LLC	LSMAS Mgmt Fees 04/2025	$90,000.00	$90,000.00	$0.00
5/6/2025	1910	LSM Administrative Services, LLC	LSMAS Mgmt Fees 05/2025	$90,000.00	$90,000.00	$0.00
6/4/2025	1931	LSM Administrative Services, LLC	LSMAS Mgmt Fees 06/2025	$90,000.00	$90,000.00	$0.00
6/20/2025	1934	LSM Administrative Services, LLC	No Trespassing Sign reimb	$159.27	$159.27	$0.00
7/8/2025	1949	LSM Administrative Services, LLC	LSMAS Mgmt Fees 07/2025	$90,000.00	$90,000.00	$0.00
8/20/2025	1971	LSM Administrative Services, LLC	LSMAS Mgmt Fees 08/2025	$90,000.00	$90,000.00	$0.00
9/15/2025	n/a	LSM Administrative Services, LLC	True up LSMAS Mgmt Fees 12/2024 - 09/2025	$(560,000.00)	$(560,000.00)	$0.00
1/30/2025	1549	Onplace LLC	Amenity Project Management 7.2024-11.2024	$14,825.00	$7,412.50	$7,412.50
6/25/2025	1736	Onplace LLC	Amenity Project Management - 01/25, 02/25, 03/25	$2,560.00	$1,280.00	$1,280.00
11/25/2025	1841	Onplace LLC	Amenity Project Management - 05/25, 06/25	$582.50	$291.25	$291.25
5/29/2025	1241	TLC Land Consulting LLC	Project Management Fee, 04/25	$20,000.00	$20,000.00	$0.00
6/12/2025	1262	TLC Land Consulting LLC	Project Management Fee, 05/25	$10,000.00	$10,000.00	$0.00
7/30/2025	1288	TLC Land Consulting LLC	Project Management Fee, 06/25	$10,000.00	$10,000.00	$0.00
8/28/2025	1311	TLC Land Consulting LLC	Project Management Fee, Monthly Fee	$10,000.00	$10,000.00	$0.00
10/2/2025	1334	TLC Land Consulting LLC	08.2025 Project Management Fee, Monthly Fee	$10,000.00	$10,000.00	$0.00
10/30/2025	1353	TLC Land Consulting LLC	Project Management Fee, Monthly Fee	$20,000.00	$20,000.00	$0.00
11/25/2025	1362	TLC Land Consulting LLC	Reimburse for Mowing of Entry & Medians	$1,500.00	$1,500.00	$0.00
11/25/2025	1372	TLC Land Consulting LLC	Project Management Fee 10/25	$20,000.00	$20,000.00	$0.00

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
12/29/2025	1389	TLC Land Consulting LLC	Project Management Fee, Monthly Fee 11/25	$20,000.00	$20,000.00	$0.00
			TOTALS:	**$2,656,446.92**	**$2,490,881.55**	**$165,565.37**

CORPORATE DECLARATION AND AGREEMENT
[WORK PRODUCT]

SV Tampa Land, L.P., a Delaware limited partnership ("**Developer**"), the developer of certain lands within the Pinery Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes,* does hereby certify:

1. Developer is the developer of certain lands within the District.

2. The District's *Report of District Engineer,* dated January 2026, and the *First Supplemental Engineer's Report for the Pinery Community Development District*, dated January 2026 ("**Engineer's Report**") describes certain public infrastructure improvements and work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

3. Developer has expended funds to develop and/or acquire certain of the public work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those work product that have been completed to date and states the amounts that Developer has spent on those work product.

4. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the work product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

SIGNATURE PAGE TO CORPORATE DECLARATION AND AGREEMENT
[WORK PRODUCT]

Executed this 28th day of January, 2026.

SV TAMPA LAND, L.P., a Delaware limited partnership

Name: John Brian
Title: Authorized Signatory

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 28 day of January, 2026, by John Brian, as Authorized Signatory of SV Tampa Land, L.P, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Diana Forbes
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

DIANA FORBES
MY COMMISSION # HH 693292
EXPIRES: June 30, 2029

Exhibit A – Description of Work Product

EXHIBIT A
Description of Work Product

Work Product – The work product connected with the development, construction and ownership of the public improvements located within the Assessment Area One Project, and more specifically identified in the invoices listed below:

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
3/26/2025	183601	Bio-Tech Consulting, LLC	SV Tampa-P1 Environmental Serv	$3,600.00	$2,880.00	$720.00
8/28/2025	185937	Bio-Tech Consulting, LLC	SEV - Gopher Tortoise Survey	$7,200.00	$5,760.00	$1,440.00
10/2/2025	186107	Bio-Tech Consulting, LLC	SEV - Gopher Tortoise Relocation	$451,755.00	$361,404.00	$90,351.00
11/7/2024	24-12840	Clearview Land Design, P.L.	SV Tampa-Ph1 Design-Permitting	$9,999.60	$9,999.60	$0.00
11/21/2024	24-13087	Clearview Land Design, P.L.	Landscape Architecture Services	$24,486.40	$24,486.40	$0.00
11/25/2024	24-13088	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$43,400.00	$43,400.00	$0.00
1/30/2025	24-13375	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$820.44	$820.44	$0.00
1/30/2025	24-13376	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$49,660.00	$49,660.00	$0.00
2/26/2025	25-2023	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$3,913.07	$3,913.07	$0.00
2/26/2025	25-20224	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$57,960.00	$57,960.00	$0.00
3/26/2025	25-20530	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$6,231.98	$6,231.98	$0.00
3/26/2025	25-20531	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$65,550.00	$65,550.00	$0.00
3/26/2025	25-20842	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$17,149.87	$17,149.87	$0.00
4/29/2025	25-20843	Clearview Land Design, P.L.	SV Tampa-Ph1 Design-Permitting - Mass Grading plan and Design & Permitting Resi lots + Master Water & Sewer plan	$48,586.75	$48,586.75	$0.00
4/29/2025	25-21114	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$9,364.16	$9,364.16	$0.00
5/29/2025	25-21434	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$172,890.00	$172,890.00	$0.00
5/29/2025	25-21433	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$11,718.51	$11,718.51	$0.00
5/29/2025	25-21115	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$163,036.25	$163,036.25	$0.00
6/25/2025	25-21471	Clearview Land Design, P.L.	SWFWMD Phase 1 Mass Grading	$1,553.00	$1,553.00	$0.00
6/25/2025	25-21730	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$12,614.99	$12,614.99	$0.00
9/4/2025	25-22002	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$79,586.25	$79,586.25	$0.00
8/7/2025	25-22000	Clearview Land Design, P.L.	Reimbursable Expenses	$337.50	$337.50	$0.00
9/4/2025	25-21731	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$111,146.75	$111,146.75	$0.00
8/7/2025	25-22001	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$8,269.25	$8,269.25	$0.00
10/16/2025	25-22315	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$57,450.00	$57,450.00	$0.00

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
8/28/2025	25-22314	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$7,130.73	$7,130.73	$0.00
10/30/2025	25-22662	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$14,065.00	$14,065.00	$0.00
12/29/2025	25-23007	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$6,037.56	$6,037.56	$0.00
4/30/2024	00356349	Coastal Engineering Associates, Inc.	ALTA Survey and Planning Assistance/Conceptual Layout through 04/30/2024	$55,680.00	$55,680.00	$0.00
4/30/2024	00356650	Coastal Engineering Associates, Inc.	Phase 1 ESA, Biotic Evaluation, ALTA Survey, Planning Assistance/Conceptual Layout, and Soil Testing through 05/31/2024	$41,533.00	$41,533.00	$0.00
5/31/2024	00356811	Coastal Engineering Associates, Inc.	Due Diligence, EOPC, and Planning Assistance/Conceptual Layout through 6/30/2024	$11,047.00	$11,047.00	$0.00
6/30/2024	00356909	Coastal Engineering Associates, Inc.	Rezoning master plan and Planning Assistance/Conceptual Layout through 07/31/2024	$14,971.25	$11,977.00	$2,994.25
7/31/2024	00356910	Coastal Engineering Associates, Inc.	Phase 2 ESA & Report and Additional Soil Sampling through 07/31/2024	$8,555.00	$8,555.00	$0.00
7/31/2024	00357128	Coastal Engineering Associates, Inc.	Rezoning/Master Plan through 08/31/2024	$2,988.80	$2,391.04	$597.76
8/31/2024	00357374	Coastal Engineering Associates, Inc.	Rezoning/Master Plan and ALTA Survey through 09/30/2024	$9,323.80	$7,459.04	$1,864.76
9/30/2024	00357375	Coastal Engineering Associates, Inc.	Sketch and Legal Description through 09/30/2024	$1,200.00	$1,200.00	$0.00
9/30/2024	00357546	Coastal Engineering Associates, Inc.	CDD Engineering Assistance Project 24025-2	$860.00	$860.00	$0.00
1/30/2025	00357832	Coastal Engineering Associates, Inc.	SV Tampa-CDD Exhibit Prepare + CDD Engineering Assistance	$9,083.00	$9,083.00	$0.00
5/29/2025	00358603	Coastal Engineering Associates, Inc.	Principal Assistance + School Proportionate Agreement	$3,626.64	$2,901.31	$725.33
6/25/2025	00358714	Coastal Engineering Associates, Inc.	Principal Assistance + School Proportionate Agreement + Rezoning/Master Plan	$9,908.28	$7,926.62	$1,981.66
7/30/2025	00358831	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency	$8,118.20	$6,494.56	$1,623.64
8/28/2025	00359044	Coastal Engineering Associates, Inc.	SEV - CO2 Surveying Services	$12,425.00	$12,425.00	$0.00

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
8/28/2025	00359031	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency + ROW Use	$10,248.91	$8,199.13	$2,049.78
10/16/2025	00359177	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency + ROW Use	$12,507.35	$10,005.88	$2,501.47
11/7/2024	98484-1	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$8,755.14	$8,755.14	$0.00
12/30/2024	99386-2	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$51,222.47	$51,222.47	$0.00
1/30/2025	0101284-3	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$105,772.39	$105,772.39	$0.00
2/26/2025	0102174-4	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$16,800.00	$16,800.00	$0.00
12/2/2024	n/a	Hernando County	Concurrency Review Fee Check	$250.00	$250.00	$0.00
12/2/2024	n/a	Hernando County	Engineering & Zoning Review Fees	$8,580.00	$8,580.00	$0.00
7/3/2025	n/a	Hernando County	Construction Drawing Subdivision Review App Key 01099992	$13,120.00	$13,120.00	$0.00
8/21/2025	n/a	Hernando County	Zoning Amendment Petition 01100007, 01099992, 01259863	$8,659.86	$6,927.89	$1,731.97
12/30/2024	58016	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$1,875.00	$1,875.00	$0.00
4/29/2025	58652	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$4,875.00	$4,875.00	$0.00
5/29/2025	58703	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$750.00	$750.00	$0.00
8/28/2025	59111	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$3,750.00	$3,750.00	$0.00
10/2/2025	59111	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$1,875.00	$1,875.00	$0.00
12/29/2025	59396	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$4,325.00	$4,325.00	$0.00
10/30/2025	RA250826	RIPA & Associates, Inc.	Clubhouse + Entry Monument Demolitions	$96,000.00	$48,000.00	$48,000.00
11/25/2025	25-2315	RIPA & Associates, Inc.	SEV - Payment & Perf. Bond	$206,715.00	$206,715.00	$0.00
11/20/2025	n/a	Southwest Florida Water Management District	Application Review Fee for Phase 1A,1B,1C & 1D	$1,553.00	$1,553.00	$0.00
2/26/2025	213199	SWCA Environmental Consultants	SV Tampa-Golf Course Consult	$6,059.00	$6,059.00	$0.00
4/29/2025	217989	SWCA Environmental Consultants	SV Tampa-Golf Course Consult	$2,344.00	$2,344.00	$0.00
1/30/2025	00891463	UES Professional Solutions, LLC	SV Tampa-Boring Plan	$44,950.00	$44,950.00	$0.00
4/29/2025	00916825	UES Professional Solutions, LLC	SV Tampa-CO1Temp Standpipe	$21,000.00	$21,000.00	$0.00
12/18/2024	1832	LSM Administrative Services, LLC	LSMAS Mgmt Fee 12/2024	$90,000.00	$90,000.00	$0.00

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
1/23/2025	1850	LSM Administrative Services, LLC	LSMAS Mgmt Fee 01/2025	$90,000.00	$90,000.00	$0.00
2/26/2025	1854	LSM Administrative Services, LLC	LSMAS Mgmt Fee 02/2025	$90,000.00	$90,000.00	$0.00
3/10/2025	1872	LSM Administrative Services, LLC	LSMAS Mgmt Fees 03/2025	$90,000.00	$90,000.00	$0.00
4/14/2025	1880	LSM Administrative Services, LLC	LSMAS Mgmt Fees 04/2025	$90,000.00	$90,000.00	$0.00
5/6/2025	1910	LSM Administrative Services, LLC	LSMAS Mgmt Fees 05/2025	$90,000.00	$90,000.00	$0.00
6/4/2025	1931	LSM Administrative Services, LLC	LSMAS Mgmt Fees 06/2025	$90,000.00	$90,000.00	$0.00
6/20/2025	1934	LSM Administrative Services, LLC	No Trespassing Sign reimb	$159.27	$159.27	$0.00
7/8/2025	1949	LSM Administrative Services, LLC	LSMAS Mgmt Fees 07/2025	$90,000.00	$90,000.00	$0.00
8/20/2025	1971	LSM Administrative Services, LLC	LSMAS Mgmt Fees 08/2025	$90,000.00	$90,000.00	$0.00
9/15/2025	n/a	LSM Administrative Services, LLC	True up LSMAS Mgmt Fees 12/2024 - 09/2025	$(560,000.00)	$(560,000.00)	$0.00
1/30/2025	1549	Onplace LLC	Amenity Project Management 7.2024-11.2024	$14,825.00	$7,412.50	$7,412.50
6/25/2025	1736	Onplace LLC	Amenity Project Management - 01/25, 02/25, 03/25	$2,560.00	$1,280.00	$1,280.00
11/25/2025	1841	Onplace LLC	Amenity Project Management - 05/25, 06/25	$582.50	$291.25	$291.25
5/29/2025	1241	TLC Land Consulting LLC	Project Management Fee, 04/25	$20,000.00	$20,000.00	$0.00
6/12/2025	1262	TLC Land Consulting LLC	Project Management Fee, 05/25	$10,000.00	$10,000.00	$0.00
7/30/2025	1288	TLC Land Consulting LLC	Project Management Fee, 06/25	$10,000.00	$10,000.00	$0.00
8/28/2025	1311	TLC Land Consulting LLC	Project Management Fee, Monthly Fee	$10,000.00	$10,000.00	$0.00
10/2/2025	1334	TLC Land Consulting LLC	08.2025 Project Management Fee, Monthly Fee	$10,000.00	$10,000.00	$0.00
10/30/2025	1353	TLC Land Consulting LLC	Project Management Fee, Monthly Fee	$20,000.00	$20,000.00	$0.00
11/25/2025	1362	TLC Land Consulting LLC	Reimburse for Mowing of Entry & Medians	$1,500.00	$1,500.00	$0.00
11/25/2025	1372	TLC Land Consulting LLC	Project Management Fee 10/25	$20,000.00	$20,000.00	$0.00

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
12/29/2025	1389	TLC Land Consulting LLC	Project Management Fee, Monthly Fee 11/25	$20,000.00	$20,000.00	$0.00
			TOTALS:	**$2,656,446.92**	**$2,490,881.55**	**$165,565.37**

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 29th day of January, 2026, by **Bio-Tech Consulting, LLC,** having a mailing address 3025 East South Street, Orlando, Florida 32803 ("**Professional**"), in favor of the **Pinery Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Hernando County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to those certain *Proposals for Environmental Services,* dated November 18, 2024, July 11, 2025, and August 8, 2025 (together, "**Contract**"), between Professional and SV Tampa Land, L.P., a Delaware limited partnership ("**Developer**"), Professional has created certain work product, as described in **Exhibit A** ("**Work Product**"); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist

related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

BIO-TECH CONSULTING, LLC

Bob Mangeson
By: Bob Mangeson
Its: Director of Wildlife Services

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29th day of January, 2026, by Bob Mangeson as Dir. of Wildlife Ser. of Bio Tech Consulting, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Melissa Lyttle
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

MELISSA LYTTLE
MY COMMISSION # HH 433177
EXPIRES: December 14, 2027

EXHIBIT A

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount
3/26/2025	183601	Bio-Tech Consulting, LLC	SV Tampa-P1 Environmental Serv	$3,600.00
8/28/2025	185937	Bio-Tech Consulting, LLC	SEV - Gopher Tortoise Survey	$7,200.00
10/2/2025	186107	Bio-Tech Consulting, LLC	SEV - Gopher Tortoise Relocation	$451,755.00

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 30 day of January, 2026, by **Clearview Land Design, P.L.,** having a mailing address 3010 West Azeele Street, Suite 150, Tampa, Florida 33609 ("**Professional**"), in favor of the **Pinery Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Hernando County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to certain professional services agreements ("**Contract**"), between Professional and SV Tampa Land, L.P., a Delaware limited partnership ("**Developer**"), Professional has created certain work product, as described in **Exhibit A** ("**Work Product**"); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been compensated for services and work related to completion of the Work Product. Professional certifies that, that there is no disagreement as to the appropriateness of payment made for the Work Product. Professional is owed **$** 358,398.68 related to the Work Product and understands that such

amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

CLEARVIEW LAND DESIGN, P.L.

By: Brian G. Surak, P.E.
Its: Project Manage

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30 day of January, 2026, by Brian Surak as Project Manager of Clearview Land Design P.L., and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced N/A as identification.

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Mary Robin Thiele
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

MARY ROBIN THIELE
Notary Public - State of Florida
Commission # HH 261676
My Comm. Expires Sep 1, 2026
Bonded through National Notary Assn.

EXHIBIT A

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount
11/7/2024	24-12840	Clearview Land Design, P.L.	SV Tampa-Ph1 Design-Permitting	$9,999.60
11/21/2024	24-13087	Clearview Land Design, P.L.	Landscape Architecture Services	$24,486.40
11/25/2024	24-13088	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$43,400.00
1/30/2025	24-13375	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$820.44
1/30/2025	24-13376	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$49,660.00
2/26/2025	25-2023	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$3,913.07
2/26/2025	25-20224	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$57,960.00
3/26/2025	25-20530	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$6,231.98
3/26/2025	25-20531	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$65,550.00
3/26/2025	25-20842	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$17,149.87
4/29/2025	25-20843	Clearview Land Design, P.L.	SV Tampa-Ph1 Design-Permitting - Mass Grading plan and Design & Permitting Resi lots + Master Water & Sewer plan	$48,586.75
4/29/2025	25-21114	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$9,364.16
5/29/2025	25-21434	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$172,890.00
5/29/2025	25-21433	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$11,718.51
5/29/2025	25-21115	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$163,036.25
6/25/2025	25-21471	Clearview Land Design, P.L.	SWFWMD Phase 1 Mass Grading	$1,553.00
6/25/2025	25-21730	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$12,614.99
9/4/2025	25-22002	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$79,586.25
8/7/2025	25-22000	Clearview Land Design, P.L.	Reimbursable Expenses	$337.50

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount
9/4/2025	25-21731	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$111,146.75
8/7/2025	25-22001	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$8,269.25
10/16/2025	25-22315	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$57,450.00
8/28/2025	25-22314	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$7,130.73
10/30/2025	25-22662	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$14,065.00
12/29/2025	25-23007	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$6,037.56

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 29TH day of January, 2026, by **GeoPoint Surveying, Inc.,** having a mailing address 213 Hobbs Street, Tampa, Florida 33619 ("**Professional**"), in favor of the **Pinery Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Hernando County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain professional services agreement, dated September 20, 2024 ("**Contract**"), between Professional and SV Tampa Land, L.P., a Delaware limited partnership ("**Developer**"), Professional has created certain work product, as described in **Exhibit A** ("**Work Product**"); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of

payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

GEOPOINT SURVEYING, INC.

By: David Williams
Its: CEO

STATE OF FL
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29th day of January, 2026, by David Williams as CEO of GeoPoint Surveying, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

JENNIFER LANIER HESS
Notary Public - State of Florida
Commission # HH 430026
My Comm. Expires Sep 16, 2027
Bonded through National Notary Assn.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF Florida

Name: Jennifer Lanier Hess
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount
11/7/2024	98484-1	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$8,755.14
12/30/2024	99386-2	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$51,222.47
1/30/2025	0101284-3	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$105,772.39
2/26/2025	0102174-4	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$16,800.00

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 29 day of January, 2026, by **UES Professional Solutions, LLC,** having a mailing address P.O. Box 735403, Chicago, Illinois 60673 ("**Professional**"), in favor of the **Pinery Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Hernando County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Geotechnical Exploration Proposal*, dated November 14, 2024 ("**Contract**"), between Professional and SV Tampa Land, L.P., a Delaware limited partnership ("**Developer**"), Professional has created certain work product, as described in **Exhibit A** ("**Work Product**"); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of

payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

UES PROFESSIONAL SOLUTIONS, LLC

By: John Gregos
Its: Vice President

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 29 day of January, 2026, by John Gregos as Vice President of UES Professional Solutions, LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

SHAMSOLMOLOUK MAHDAVINADER
MY COMMISSION # HH 357635
EXPIRES: June 2, 2027

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Shamsolmolouk Mahdavinader
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount
1/30/2025	00891463	UES Professional Solutions, LLC	SV Tampa-Boring Plan	$44,950.00
4/29/2025	00916825	UES Professional Solutions, LLC	SV Tampa-CO1Temp Standpipe	$21,000.00

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the ___ day of _____, 2026, by **LSM Administrative Services, LLC,** having a mailing address 8433 Enterprise Circle, Suite 100, Lakewood Ranch, Florida 34202 ("**Professional**"), in favor of the **Pinery Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Hernando County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain _____, dated _____ ("**Contract**"), between Professional and SV Tampa Land, L.P., a Delaware limited partnership ("**Developer**"), Professional has created certain work product, as described in **Exhibit A** ("**Work Product**"); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of

payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

LSM ADMINISTRATIVE SERVICES, LLC

By: Lawrence Colditz
Its: Authorized Signatory

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 29 day of JANUARY, 2026, by LAWRENCE COLDITZ as AUTHORIZED SIGNATORY of LSM ADMIN, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

JENNIFER LAFEMINA
Commission # HH 684085
Expires June 4, 2029

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FLORIDA

Name: Jennifer LaFemina
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

JENNIFER LAFEMINA
Commission # HH 684085
Expires June 4, 2029

EXHIBIT A

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount
12/18/2024	1832	LSM Administrative Services, LLC	LSMAS Mgmt Fee 12/2024	$90,000.00
1/23/2025	1850	LSM Administrative Services, LLC	LSMAS Mgmt Fee 01/2025	$90,000.00
2/26/2025	1854	LSM Administrative Services, LLC	LSMAS Mgmt Fee 02/2025	$90,000.00
3/10/2025	1872	LSM Administrative Services, LLC	LSMAS Mgmt Fees 03/2025	$90,000.00
4/14/2025	1880	LSM Administrative Services, LLC	LSMAS Mgmt Fees 04/2025	$90,000.00
5/6/2025	1910	LSM Administrative Services, LLC	LSMAS Mgmt Fees 05/2025	$90,000.00
6/4/2025	1931	LSM Administrative Services, LLC	LSMAS Mgmt Fees 06/2025	$90,000.00
6/20/2025	1934	LSM Administrative Services, LLC	No Trespassing Sign reimb	$159.27
7/8/2025	1949	LSM Administrative Services, LLC	LSMAS Mgmt Fees 07/2025	$90,000.00
8/20/2025	1971	LSM Administrative Services, LLC	LSMAS Mgmt Fees 08/2025	$90,000.00
9/15/2025	n/a	LSM Administrative Services, LLC	True up LSMAS Mgmt Fees 12/2024 - 09/2025	$(560,000.00)

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 30 day of January, 2026, by **TLC Land Consulting, LLC,** having a mailing address 6901 Professional Parkway, Suite 103, Lakewood Ranch, Florida 34240 ("**Professional**"), in favor of the **Pinery Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Hernando County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Addendum A-1, Land Consulting Management to Master General Terms Agreement* ("**Contract**"), between Professional and SV Tampa Land, L.P., a Delaware limited partnership ("**Developer**"), Professional has created certain work product, as described in **Exhibit A** ("**Work Product**"); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of

payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

TLC LAND CONSULTING, LLC

Kathleen M. Trurton
By: Kathleen M. Trurton
Its: member

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 30th day of January, 2026, by _____ as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced FLDL as identification.

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Jere Robert Ouellette
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

JERE ROBERT OUELLETTE
Commission # HH 622191
Expires December 17, 2028

EXHIBIT A

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount
5/29/2025	1241	TLC Land Consulting LLC	Project Management Fee, 04/25	$20,000.00
6/12/2025	1262	TLC Land Consulting LLC	Project Management Fee, 05/25	$10,000.00
7/30/2025	1288	TLC Land Consulting LLC	Project Management Fee, 06/25	$10,000.00
8/28/2025	1311	TLC Land Consulting LLC	Project Management Fee, Monthly Fee	$10,000.00
10/2/2025	1334	TLC Land Consulting LLC	08.2025 Project Management Fee, Monthly Fee	$10,000.00
10/30/2025	1353	TLC Land Consulting LLC	Project Management Fee, Monthly Fee	$20,000.00
11/25/2025	1362	TLC Land Consulting LLC	Reimburse for Mowing of Entry & Medians	$1,500.00
11/25/2025	1372	TLC Land Consulting LLC	Project Management Fee 10/25	$20,000.00
12/29/2025	1389	TLC Land Consulting LLC	Project Management Fee, Monthly Fee 11/25	$20,000.00

ACKNOWLEDGMENT AND RELEASE
[IMPROVEMENTS]

THIS ACKNOWLEDGMENT AND RELEASE ("Release") is made the 28 day of January, 2026, by **RIPA & Associates, Inc.,** having offices located at **1409 Tech Boulevard, Suite 1, Tampa, Florida 33619** ("**Contractor**"), in favor of the **Pinery Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Hernando County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Standard Form of Agreement Between Owner and Contractor,* dated June 5, 2025 ("**Contract**"), and between Contractor and SV Tampa Land, L.P., a Delaware limited partnership ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("**Improvements**"); and

WHEREAS, Developer may in the future convey certain Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

SECTION 1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

SECTION 2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is in the process of acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

SECTION 3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

SECTION 4. CERTIFICATE OF PAYMENT. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the

appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

SECTION 5. EFFECTIVE DATE. This Release shall take effect upon execution.

RIPA & ASSOCIATES, INC.

By: Chris LaFace
Its: President

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28th day of January, 2026, by Chris LaFace, as President of Ripa & Associates, LLC who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

DEVIN CHRISTIAN
MY COMMISSION # HH 582109
EXPIRES: December 10, 2028

Name: Devin Christian
(Name of Notary Public, Printed, Stamped or Typed as Commissioned) HH582109
EXP. 12/10/28

EXHIBIT A

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount
10/30/2025	RA250826	RIPA & Associates, Inc.	Clubhouse + Entry Monument Demolitions	$96,000.00

DISTRICT ENGINEER'S CERTIFICATE
[WORK PRODUCT]

January 28, 2026

Board of Supervisors
Pinery Community Development District

Re: Acquisition of Work Product

Ladies and Gentlemen:

The undersigned is a representative of Clearview Land Design, P.L. ("**District Engineer**"), as District Engineer for the Pinery Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from SV Tampa Land, L.P., ("**Developer**") as to certain public "**Work Product**" as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Work Product. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Work Product are within the scope of the District's capital improvement plan as set forth in the District's *Report of District Engineer,* dated January 2026, and the *First Supplemental Engineer's Report for the Pinery Community Development District*, dated January 2026 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. I am not aware of any defects in the Work Product.
4. The total costs associated with the Work Product are as set forth in **Exhibit A.** Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Work Product, and (ii) the reasonable fair market value of the Work Product.
5. Based on the foregoing, it is appropriate at this time for the District to acquire the Work Product.

CLEARVIEW LAND DESIGN, P.L.

Brian G. Surak, P.E.

Florida Registration No. 59064
District Engineer

This item has been digitally signed and sealed by BRIAN G. SURAK, P.E. on the date adjacent to the seal. Signature must be verified on any electronic copies.

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Brian G. Surak
Date: 2026.01.28 14:30:41-05'00'

EXHIBIT A
Description of Work Product

Work Product – The work product connected with the development, construction and ownership of the public improvements located within the Assessment Area One Project, and more specifically identified in the invoices listed below:

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
3/26/2025	183601	Bio-Tech Consulting, LLC	SV Tampa-P1 Environmental Serv	$3,600.00	$2,880.00	$720.00
8/28/2025	185937	Bio-Tech Consulting, LLC	SEV - Gopher Tortoise Survey	$7,200.00	$5,760.00	$1,440.00
10/2/2025	186107	Bio-Tech Consulting, LLC	SEV - Gopher Tortoise Relocation	$451,755.00	$361,404.00	$90,351.00
11/7/2024	24-12840	Clearview Land Design, P.L.	SV Tampa-Ph1 Design-Permitting	$9,999.60	$9,999.60	$0.00
11/21/2024	24-13087	Clearview Land Design, P.L.	Landscape Architecture Services	$24,486.40	$24,486.40	$0.00
11/25/2024	24-13088	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$43,400.00	$43,400.00	$0.00
1/30/2025	24-13375	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$820.44	$820.44	$0.00
1/30/2025	24-13376	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$49,660.00	$49,660.00	$0.00
2/26/2025	25-2023	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$3,913.07	$3,913.07	$0.00
2/26/2025	25-20224	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$57,960.00	$57,960.00	$0.00
3/26/2025	25-20530	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$6,231.98	$6,231.98	$0.00
3/26/2025	25-20531	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$65,550.00	$65,550.00	$0.00
3/26/2025	25-20842	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$17,149.87	$17,149.87	$0.00
4/29/2025	25-20843	Clearview Land Design, P.L.	SV Tampa-Ph1 Design-Permitting - Mass Grading plan and Design & Permitting Resi lots + Master Water & Sewer plan	$48,586.75	$48,586.75	$0.00
4/29/2025	25-21114	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$9,364.16	$9,364.16	$0.00
5/29/2025	25-21434	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$172,890.00	$172,890.00	$0.00
5/29/2025	25-21433	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$11,718.51	$11,718.51	$0.00
5/29/2025	25-21115	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$163,036.25	$163,036.25	$0.00
6/25/2025	25-21471	Clearview Land Design, P.L.	SWFWMD Phase 1 Mass Grading	$1,553.00	$1,553.00	$0.00
6/25/2025	25-21730	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$12,614.99	$12,614.99	$0.00
9/4/2025	25-22002	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$79,586.25	$79,586.25	$0.00
8/7/2025	25-22000	Clearview Land Design, P.L.	Reimbursable Expenses	$337.50	$337.50	$0.00
9/4/2025	25-21731	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$111,146.75	$111,146.75	$0.00
8/7/2025	25-22001	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$8,269.25	$8,269.25	$0.00
10/16/2025	25-22315	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$57,450.00	$57,450.00	$0.00

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
8/28/2025	25-22314	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$7,130.73	$7,130.73	$0.00
10/30/2025	25-22662	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$14,065.00	$14,065.00	$0.00
12/29/2025	25-23007	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$6,037.56	$6,037.56	$0.00
4/30/2024	00356349	Coastal Engineering Associates, Inc.	ALTA Survey and Planning Assistance/Conceptual Layout through 04/30/2024	$55,680.00	$55,680.00	$0.00
4/30/2024	00356650	Coastal Engineering Associates, Inc.	Phase 1 ESA, Biotic Evaluation, ALTA Survey, Planning Assistance/Conceptual Layout, and Soil Testing through 05/31/2024	$41,533.00	$41,533.00	$0.00
5/31/2024	00356811	Coastal Engineering Associates, Inc.	Due Diligence, EOPC, and Planning Assistance/Conceptual Layout through 6/30/2024	$11,047.00	$11,047.00	$0.00
6/30/2024	00356909	Coastal Engineering Associates, Inc.	Rezoning master plan and Planning Assistance/Conceptual Layout through 07/31/2024	$14,971.25	$11,977.00	$2,994.25
7/31/2024	00356910	Coastal Engineering Associates, Inc.	Phase 2 ESA & Report and Additional Soil Sampling through 07/31/2024	$8,555.00	$8,555.00	$0.00
7/31/2024	00357128	Coastal Engineering Associates, Inc.	Rezoning/Master Plan through 08/31/2024	$2,988.80	$2,391.04	$597.76
8/31/2024	00357374	Coastal Engineering Associates, Inc.	Rezoning/Master Plan and ALTA Survey through 09/30/2024	$9,323.80	$7,459.04	$1,864.76
9/30/2024	00357375	Coastal Engineering Associates, Inc.	Sketch and Legal Description through 09/30/2024	$1,200.00	$1,200.00	$0.00
9/30/2024	00357546	Coastal Engineering Associates, Inc.	CDD Engineering Assistance Project 24025-2	$860.00	$860.00	$0.00
1/30/2025	00357832	Coastal Engineering Associates, Inc.	SV Tampa-CDD Exhibit Prepare + CDD Engineering Assistance	$9,083.00	$9,083.00	$0.00
5/29/2025	00358603	Coastal Engineering Associates, Inc.	Principal Assistance + School Proportionate Agreement	$3,626.64	$2,901.31	$725.33
6/25/2025	00358714	Coastal Engineering Associates, Inc.	Principal Assistance + School Proportionate Agreement + Rezoning/Master Plan	$9,908.28	$7,926.62	$1,981.66
7/30/2025	00358831	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency	$8,118.20	$6,494.56	$1,623.64
8/28/2025	00359044	Coastal Engineering Associates, Inc.	SEV - CO2 Surveying Services	$12,425.00	$12,425.00	$0.00

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
8/28/2025	00359031	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency + ROW Use	$10,248.91	$8,199.13	$2,049.78
10/16/2025	00359177	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency + ROW Use	$12,507.35	$10,005.88	$2,501.47
11/7/2024	98484-1	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$8,755.14	$8,755.14	$0.00
12/30/2024	99386-2	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$51,222.47	$51,222.47	$0.00
1/30/2025	0101284-3	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$105,772.39	$105,772.39	$0.00
2/26/2025	0102174-4	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$16,800.00	$16,800.00	$0.00
12/2/2024	n/a	Hernando County	Concurrency Review Fee Check	$250.00	$250.00	$0.00
12/2/2024	n/a	Hernando County	Engineering & Zoning Review Fees	$8,580.00	$8,580.00	$0.00
7/3/2025	n/a	Hernando County	Construction Drawing Subdivision Review App Key 01099992	$13,120.00	$13,120.00	$0.00
8/21/2025	n/a	Hernando County	Zoning Amendment Petition 01100007, 01099992, 01259863	$8,659.86	$6,927.89	$1,731.97
12/30/2024	58016	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$1,875.00	$1,875.00	$0.00
4/29/2025	58652	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$4,875.00	$4,875.00	$0.00
5/29/2025	58703	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$750.00	$750.00	$0.00
8/28/2025	59111	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$3,750.00	$3,750.00	$0.00
10/2/2025	59111	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$1,875.00	$1,875.00	$0.00
12/29/2025	59396	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$4,325.00	$4,325.00	$0.00
10/30/2025	RA250826	RIPA & Associates, Inc.	Clubhouse + Entry Monument Demolitions	$96,000.00	$48,000.00	$48,000.00
11/25/2025	25-2315	RIPA & Associates, Inc.	SEV - Payment & Perf. Bond	$206,715.00	$206,715.00	$0.00
11/20/2025	n/a	Southwest Florida Water Management District	Application Review Fee for Phase 1A,1B,1C & 1D	$1,553.00	$1,553.00	$0.00
2/26/2025	213199	SWCA Environmental Consultants	SV Tampa-Golf Course Consult	$6,059.00	$6,059.00	$0.00
4/29/2025	217989	SWCA Environmental Consultants	SV Tampa-Golf Course Consult	$2,344.00	$2,344.00	$0.00
1/30/2025	00891463	UES Professional Solutions, LLC	SV Tampa-Boring Plan	$44,950.00	$44,950.00	$0.00
4/29/2025	00916825	UES Professional Solutions, LLC	SV Tampa-CO1Temp Standpipe	$21,000.00	$21,000.00	$0.00
12/18/2024	1832	LSM Administrative Services, LLC	LSMAS Mgmt Fee 12/2024	$90,000.00	$90,000.00	$0.00

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
1/23/2025	1850	LSM Administrative Services, LLC	LSMAS Mgmt Fee 01/2025	$90,000.00	$90,000.00	$0.00
2/26/2025	1854	LSM Administrative Services, LLC	LSMAS Mgmt Fee 02/2025	$90,000.00	$90,000.00	$0.00
3/10/2025	1872	LSM Administrative Services, LLC	LSMAS Mgmt Fees 03/2025	$90,000.00	$90,000.00	$0.00
4/14/2025	1880	LSM Administrative Services, LLC	LSMAS Mgmt Fees 04/2025	$90,000.00	$90,000.00	$0.00
5/6/2025	1910	LSM Administrative Services, LLC	LSMAS Mgmt Fees 05/2025	$90,000.00	$90,000.00	$0.00
6/4/2025	1931	LSM Administrative Services, LLC	LSMAS Mgmt Fees 06/2025	$90,000.00	$90,000.00	$0.00
6/20/2025	1934	LSM Administrative Services, LLC	No Trespassing Sign reimb	$159.27	$159.27	$0.00
7/8/2025	1949	LSM Administrative Services, LLC	LSMAS Mgmt Fees 07/2025	$90,000.00	$90,000.00	$0.00
8/20/2025	1971	LSM Administrative Services, LLC	LSMAS Mgmt Fees 08/2025	$90,000.00	$90,000.00	$0.00
9/15/2025	n/a	LSM Administrative Services, LLC	True up LSMAS Mgmt Fees 12/2024 - 09/2025	$(560,000.00)	$(560,000.00)	$0.00
1/30/2025	1549	Onplace LLC	Amenity Project Management 7.2024-11.2024	$14,825.00	$7,412.50	$7,412.50
6/25/2025	1736	Onplace LLC	Amenity Project Management - 01/25, 02/25, 03/25	$2,560.00	$1,280.00	$1,280.00
11/25/2025	1841	Onplace LLC	Amenity Project Management - 05/25, 06/25	$582.50	$291.25	$291.25
5/29/2025	1241	TLC Land Consulting LLC	Project Management Fee, 04/25	$20,000.00	$20,000.00	$0.00
6/12/2025	1262	TLC Land Consulting LLC	Project Management Fee, 05/25	$10,000.00	$10,000.00	$0.00
7/30/2025	1288	TLC Land Consulting LLC	Project Management Fee, 06/25	$10,000.00	$10,000.00	$0.00
8/28/2025	1311	TLC Land Consulting LLC	Project Management Fee, Monthly Fee	$10,000.00	$10,000.00	$0.00
10/2/2025	1334	TLC Land Consulting LLC	08.2025 Project Management Fee, Monthly Fee	$10,000.00	$10,000.00	$0.00
10/30/2025	1353	TLC Land Consulting LLC	Project Management Fee, Monthly Fee	$20,000.00	$20,000.00	$0.00
11/25/2025	1362	TLC Land Consulting LLC	Reimburse for Mowing of Entry & Medians	$1,500.00	$1,500.00	$0.00
11/25/2025	1372	TLC Land Consulting LLC	Project Management Fee 10/25	$20,000.00	$20,000.00	$0.00

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
12/29/2025	1389	TLC Land Consulting LLC	Project Management Fee, Monthly Fee 11/25	$20,000.00	$20,000.00	$0.00
			TOTALS:	**$2,656,446.92**	**$2,490,881.55**	**$165,565.37**

BILL OF SALE AND LIMITED ASSIGNMENT
[WORK PRODUCT]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 28 day of January, 2026, by and between **SV TAMPA LAND, L.P.**, a Delaware limited partnership, with an address of 8433 Enterprise Circle, Suite 100, Lakewood Ranch, Florida 34202 ("**Grantor**"), and for good and valuable consideration, to it paid by the **PINERY COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

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

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

a) All of the work product identified in **Exhibit A;** and

b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the creation of the work product described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

Name: Lori Joyce

Address: 9040 Town Center Parkway, Suite 200
Lakewood Ranch, FL 34202

Name: Garrett Blake

Address: 9040 Town Center Parkway, Suite 200
Lakewood Ranch, FL 34202

SV TAMPA LAND, L.P., a Delaware limited partnership

Name: John Brian
Title: Authorized Signatory

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 28 day of January, 2026, by John Brian, as Authorized Signatory of SV Tampa Land, L.P, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

DIANA FORBES
MY COMMISSION # HH 693292
EXPIRES: June 30, 2029

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FLORIDA

Name: Diana Forbes
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A
Description of Work Product

Work Product – The work product connected with the development, construction and ownership of the public improvements located within the Assessment Area One Project, and more specifically identified in the invoices listed below:

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
3/26/2025	183601	Bio-Tech Consulting, LLC	SV Tampa-P1 Environmental Serv	$3,600.00	$2,880.00	$720.00
8/28/2025	185937	Bio-Tech Consulting, LLC	SEV - Gopher Tortoise Survey	$7,200.00	$5,760.00	$1,440.00
10/2/2025	186107	Bio-Tech Consulting, LLC	SEV - Gopher Tortoise Relocation	$451,755.00	$361,404.00	$90,351.00
11/7/2024	24-12840	Clearview Land Design, P.L.	SV Tampa-Ph1 Design-Permitting	$9,999.60	$9,999.60	$0.00
11/21/2024	24-13087	Clearview Land Design, P.L.	Landscape Architecture Services	$24,486.40	$24,486.40	$0.00
11/25/2024	24-13088	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$43,400.00	$43,400.00	$0.00
1/30/2025	24-13375	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$820.44	$820.44	$0.00
1/30/2025	24-13376	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$49,660.00	$49,660.00	$0.00
2/26/2025	25-2023	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$3,913.07	$3,913.07	$0.00
2/26/2025	25-20224	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$57,960.00	$57,960.00	$0.00
3/26/2025	25-20530	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$6,231.98	$6,231.98	$0.00
3/26/2025	25-20531	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$65,550.00	$65,550.00	$0.00
3/26/2025	25-20842	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$17,149.87	$17,149.87	$0.00
4/29/2025	25-20843	Clearview Land Design, P.L.	SV Tampa-Ph1 Design-Permitting - Mass Grading plan and Design & Permitting Resi lots + Master Water & Sewer plan	$48,586.75	$48,586.75	$0.00
4/29/2025	25-21114	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$9,364.16	$9,364.16	$0.00
5/29/2025	25-21434	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$172,890.00	$172,890.00	$0.00
5/29/2025	25-21433	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$11,718.51	$11,718.51	$0.00
5/29/2025	25-21115	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$163,036.25	$163,036.25	$0.00
6/25/2025	25-21471	Clearview Land Design, P.L.	SWFWMD Phase 1 Mass Grading	$1,553.00	$1,553.00	$0.00
6/25/2025	25-21730	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$12,614.99	$12,614.99	$0.00
9/4/2025	25-22002	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$79,586.25	$79,586.25	$0.00
8/7/2025	25-22000	Clearview Land Design, P.L.	Reimbursable Expenses	$337.50	$337.50	$0.00
9/4/2025	25-21731	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$111,146.75	$111,146.75	$0.00
8/7/2025	25-22001	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$8,269.25	$8,269.25	$0.00
10/16/2025	25-22315	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$57,450.00	$57,450.00	$0.00

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
8/28/2025	25-22314	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$7,130.73	$7,130.73	$0.00
10/30/2025	25-22662	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$14,065.00	$14,065.00	$0.00
12/29/2025	25-23007	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$6,037.56	$6,037.56	$0.00
4/30/2024	00356349	Coastal Engineering Associates, Inc.	ALTA Survey and Planning Assistance/Conceptual Layout through 04/30/2024	$55,680.00	$55,680.00	$0.00
4/30/2024	00356650	Coastal Engineering Associates, Inc.	Phase 1 ESA, Biotic Evaluation, ALTA Survey, Planning Assistance/Conceptual Layout, and Soil Testing through 05/31/2024	$41,533.00	$41,533.00	$0.00
5/31/2024	00356811	Coastal Engineering Associates, Inc.	Due Diligence, EOPC, and Planning Assistance/Conceptual Layout through 6/30/2024	$11,047.00	$11,047.00	$0.00
6/30/2024	00356909	Coastal Engineering Associates, Inc.	Rezoning master plan and Planning Assistance/Conceptual Layout through 07/31/2024	$14,971.25	$11,977.00	$2,994.25
7/31/2024	00356910	Coastal Engineering Associates, Inc.	Phase 2 ESA & Report and Additional Soil Sampling through 07/31/2024	$8,555.00	$8,555.00	$0.00
7/31/2024	00357128	Coastal Engineering Associates, Inc.	Rezoning/Master Plan through 08/31/2024	$2,988.80	$2,391.04	$597.76
8/31/2024	00357374	Coastal Engineering Associates, Inc.	Rezoning/Master Plan and ALTA Survey through 09/30/2024	$9,323.80	$7,459.04	$1,864.76
9/30/2024	00357375	Coastal Engineering Associates, Inc.	Sketch and Legal Description through 09/30/2024	$1,200.00	$1,200.00	$0.00
9/30/2024	00357546	Coastal Engineering Associates, Inc.	CDD Engineering Assistance Project 24025-2	$860.00	$860.00	$0.00
1/30/2025	00357832	Coastal Engineering Associates, Inc.	SV Tampa-CDD Exhibit Prepare + CDD Engineering Assistance	$9,083.00	$9,083.00	$0.00
5/29/2025	00358603	Coastal Engineering Associates, Inc.	Principal Assistance + School Proportionate Agreement	$3,626.64	$2,901.31	$725.33
6/25/2025	00358714	Coastal Engineering Associates, Inc.	Principal Assistance + School Proportionate Agreement + Rezoning/Master Plan	$9,908.28	$7,926.62	$1,981.66
7/30/2025	00358831	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency	$8,118.20	$6,494.56	$1,623.64
8/28/2025	00359044	Coastal Engineering Associates, Inc.	SEV - CO2 Surveying Services	$12,425.00	$12,425.00	$0.00

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
8/28/2025	00359031	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency + ROW Use	$10,248.91	$8,199.13	$2,049.78
10/16/2025	00359177	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency + ROW Use	$12,507.35	$10,005.88	$2,501.47
11/7/2024	98484-1	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$8,755.14	$8,755.14	$0.00
12/30/2024	99386-2	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$51,222.47	$51,222.47	$0.00
1/30/2025	0101284-3	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$105,772.39	$105,772.39	$0.00
2/26/2025	0102174-4	GeoPoint Surveying, Inc.	SV Tampa-Bnd Topo Tree Survey	$16,800.00	$16,800.00	$0.00
12/2/2024	n/a	Hernando County	Concurrency Review Fee Check	$250.00	$250.00	$0.00
12/2/2024	n/a	Hernando County	Engineering & Zoning Review Fees	$8,580.00	$8,580.00	$0.00
7/3/2025	n/a	Hernando County	Construction Drawing Subdivision Review App Key 01099992	$13,120.00	$13,120.00	$0.00
8/21/2025	n/a	Hernando County	Zoning Amendment Petition 01100007, 01099992, 01259863	$8,659.86	$6,927.89	$1,731.97
12/30/2024	58016	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$1,875.00	$1,875.00	$0.00
4/29/2025	58652	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$4,875.00	$4,875.00	$0.00
5/29/2025	58703	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$750.00	$750.00	$0.00
8/28/2025	59111	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$3,750.00	$3,750.00	$0.00
10/2/2025	59111	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$1,875.00	$1,875.00	$0.00
12/29/2025	59396	Lincks & Associates, LLC	SV Tampa-Traffic Engineer Serv	$4,325.00	$4,325.00	$0.00
10/30/2025	RA250826	RIPA & Associates, Inc.	Clubhouse + Entry Monument Demolitions	$96,000.00	$48,000.00	$48,000.00
11/25/2025	25-2315	RIPA & Associates, Inc.	SEV - Payment & Perf. Bond	$206,715.00	$206,715.00	$0.00
11/20/2025	n/a	Southwest Florida Water Management District	Application Review Fee for Phase 1A,1B,1C & 1D	$1,553.00	$1,553.00	$0.00
2/26/2025	213199	SWCA Environmental Consultants	SV Tampa-Golf Course Consult	$6,059.00	$6,059.00	$0.00
4/29/2025	217989	SWCA Environmental Consultants	SV Tampa-Golf Course Consult	$2,344.00	$2,344.00	$0.00
1/30/2025	00891463	UES Professional Solutions, LLC	SV Tampa-Boring Plan	$44,950.00	$44,950.00	$0.00
4/29/2025	00916825	UES Professional Solutions, LLC	SV Tampa-CO1Temp Standpipe	$21,000.00	$21,000.00	$0.00
12/18/2024	1832	LSM Administrative Services, LLC	LSMAS Mgmt Fee 12/2024	$90,000.00	$90,000.00	$0.00

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
1/23/2025	1850	LSM Administrative Services, LLC	LSMAS Mgmt Fee 01/2025	$90,000.00	$90,000.00	$0.00
2/26/2025	1854	LSM Administrative Services, LLC	LSMAS Mgmt Fee 02/2025	$90,000.00	$90,000.00	$0.00
3/10/2025	1872	LSM Administrative Services, LLC	LSMAS Mgmt Fees 03/2025	$90,000.00	$90,000.00	$0.00
4/14/2025	1880	LSM Administrative Services, LLC	LSMAS Mgmt Fees 04/2025	$90,000.00	$90,000.00	$0.00
5/6/2025	1910	LSM Administrative Services, LLC	LSMAS Mgmt Fees 05/2025	$90,000.00	$90,000.00	$0.00
6/4/2025	1931	LSM Administrative Services, LLC	LSMAS Mgmt Fees 06/2025	$90,000.00	$90,000.00	$0.00
6/20/2025	1934	LSM Administrative Services, LLC	No Trespassing Sign reimb	$159.27	$159.27	$0.00
7/8/2025	1949	LSM Administrative Services, LLC	LSMAS Mgmt Fees 07/2025	$90,000.00	$90,000.00	$0.00
8/20/2025	1971	LSM Administrative Services, LLC	LSMAS Mgmt Fees 08/2025	$90,000.00	$90,000.00	$0.00
9/15/2025	n/a	LSM Administrative Services, LLC	True up LSMAS Mgmt Fees 12/2024 - 09/2025	$(560,000.00)	$(560,000.00)	$0.00
1/30/2025	1549	Onplace LLC	Amenity Project Management 7.2024-11.2024	$14,825.00	$7,412.50	$7,412.50
6/25/2025	1736	Onplace LLC	Amenity Project Management - 01/25, 02/25, 03/25	$2,560.00	$1,280.00	$1,280.00
11/25/2025	1841	Onplace LLC	Amenity Project Management - 05/25, 06/25	$582.50	$291.25	$291.25
5/29/2025	1241	TLC Land Consulting LLC	Project Management Fee, 04/25	$20,000.00	$20,000.00	$0.00
6/12/2025	1262	TLC Land Consulting LLC	Project Management Fee, 05/25	$10,000.00	$10,000.00	$0.00
7/30/2025	1288	TLC Land Consulting LLC	Project Management Fee, 06/25	$10,000.00	$10,000.00	$0.00
8/28/2025	1311	TLC Land Consulting LLC	Project Management Fee, Monthly Fee	$10,000.00	$10,000.00	$0.00
10/2/2025	1334	TLC Land Consulting LLC	08.2025 Project Management Fee, Monthly Fee	$10,000.00	$10,000.00	$0.00
10/30/2025	1353	TLC Land Consulting LLC	Project Management Fee, Monthly Fee	$20,000.00	$20,000.00	$0.00
11/25/2025	1362	TLC Land Consulting LLC	Reimburse for Mowing of Entry & Medians	$1,500.00	$1,500.00	$0.00
11/25/2025	1372	TLC Land Consulting LLC	Project Management Fee 10/25	$20,000.00	$20,000.00	$0.00

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
12/29/2025	1389	TLC Land Consulting LLC	Project Management Fee, Monthly Fee 11/25	$20,000.00	$20,000.00	$0.00
			TOTALS:	**$2,656,446.92**	**$2,490,881.55**	**$165,565.37**

PINERY

COMMUNITY DEVELOPMENT DISTRICT

RATIFICATION ITEMS

HII

March 5, 2026

Pinery Community Development District
c/o District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Work Product #2

Dear District Manager,

Pursuant to that certain *Acquisition Agreement,* dated January 29, 2026 (**"Acquisition Agreement"**), by and between the Pinery Community Development District (**"District"**) and SV Tampa Land, L.P. ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Work Product**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and to the extent bond proceeds are available as described in the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Work Product.
- Notwithstanding anything to the contrary herein, certain amounts may still be owed to the professionals and Developer agrees to timely make payment for all remaining amounts owed.
- The Developer agrees and acknowledges it is solely responsible for completing, or causing to be completed, any or all items necessary to achieve final completion of the Work Product

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

Agreed to by:

PINERY COMMUNITY DEVELOPMENT DISTRICT

Name: Bill Kouwenhoven
Title: Chairman

Sincerely,

SV TAMPA LAND, L.P., a Delaware limited partnership

Name: John Brian
Title: Authorized Signatory

EXHIBIT A

Description of Work Product #2

Work Product – The work product connected with the development, construction and ownership of the public improvements located within the Assessment Area One Project, and more specifically identified in the invoices listed below:

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
10/31/2025	186998	Bio-Tech Consulting, Inc.	Gopher Tortoise Relocation	$213,100.00	$170,480.00	$42,620.00
12/31/2025	187787	Bio-Tech Consulting, Inc.	Gopher Tortoise Relocation	$12,600.00	$10,080.00	$2,520.00
9/5/2025	25-22664	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$46,639.00	$46,639.00	$0.00
10/3/2025	25-23009	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$51,623.26	$51,623.26	$0.00
9/5/2025	25-22663	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$20,900.00	$20,900.00	$0.00
11/1/2025	25-23335	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$40,900.00	$40,900.00	$0.00
11/1/2025	25-23333	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$14,350.00	$14,350.00	$0.00
11/1/2025	25-23336	Clearview Land Design, P.L.	CDD Establishment	$700.87	$700.87	$0.00
11/1/2025	25-23334	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$14,585.01	$14,585.01	$0.00
10/3/2025	25-23008	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$12,000.00	$12,000.00	$0.00
11/1/2025	25-23386	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$2,460.00	$2,460.00	$0.00
12/1/2025	25-23628	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$29,566.75	$29,566.75	$0.00
12/1/2025	25-23629	Clearview Land Design, P.L.	SEV - Irrigation Design Ph1 US19 Entry	$8,000.00	$8,000.00	$0.00
12/1/2025	25-23631	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$23,740.00	$23,740.00	$0.00
12/1/2025	25-23632	Clearview Land Design, P.L.	CDD Establishment	$418.10	$418.10	$0.00
12/1/2025	25-23630	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$6,903.40	$6,903.40	$0.00
12/31/2025	25-23908	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$30,520.00	$30,520.00	$0.00
12/31/2025	25-23910	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting + FDEP Utility Permitting	$42,040.00	$42,040.00	$0.00
12/31/2025	23-23909	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$12,264.40	$12,264.40	$0.00
12/31/2025	25-23911	Clearview Land Design, P.L.	CDD Establishment	$787.89	$787.89	$0.00
9/24/2025	00359415	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency + ROW Use	$10,694.91	$8,555.93	$2,138.98
10/31/2025	00359454	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency	$7,523.10	$6,018.48	$1,504.62
11/30/2025	00359664	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan	$4,916.90	$3,933.52	$983.38
1/21/2026	n/a	Hernando County	01099992 Final Plat Review	$10,480.00	$10,480.00	$0.00
1/2/2026	1401	TLC Land Consulting LLC	Project Management Fee, 12/25	$20,000.00	$20,000.00	$0.00
			TOTALS:	**$648,134.50**	**$587,946.61**	**$49,766.98**

CORPORATE DECLARATION AND AGREEMENT
[WORK PRODUCT #2]

SV Tampa Land, L.P., a Delaware limited partnership ("**Developer**"), the developer of certain lands within the Pinery Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes,* does hereby certify:

1. Developer is the developer of certain lands within the District.

2. The District's *Report of District Engineer,* dated January 2026, and the *First Supplemental Engineer's Report for the Pinery Community Development District*, dated January 2026 ("**Engineer's Report**") describes certain public infrastructure improvements and work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

3. Developer has expended funds to develop and/or acquire certain of the public work product described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those work product that have been completed to date and states the amounts that Developer has spent on those work product.

4. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the work product identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

SIGNATURE PAGE TO CORPORATE DECLARATION AND AGREEMENT
[WORK PRODUCT #2]

Executed this 5th day of March, 2026.

SV TAMPA LAND, L.P., a Delaware limited partnership

Name: John Brian
Title: Authorized Signatory

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 5 day of March, 2026, by John Brian, as Authorized Signatory of SV Tampa Land, L.P, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

DIANA FORBES
MY COMMISSION # HH 693292
EXPIRES: June 30, 2029

Name: Diana Forbes
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Exhibit A – Description of Work Product

EXHIBIT A

Description of Work Product #2

Work Product – The work product connected with the development, construction and ownership of the public improvements located within the Assessment Area One Project, and more specifically identified in the invoices listed below:

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
10/31/2025	186998	Bio-Tech Consulting, Inc.	Gopher Tortoise Relocation	$213,100.00	$170,480.00	$42,620.00
12/31/2025	187787	Bio-Tech Consulting, Inc.	Gopher Tortoise Relocation	$12,600.00	$10,080.00	$2,520.00
9/5/2025	25-22664	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$46,639.00	$46,639.00	$0.00
10/3/2025	25-23009	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$51,623.26	$51,623.26	$0.00
9/5/2025	25-22663	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$20,900.00	$20,900.00	$0.00
11/1/2025	25-23335	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$40,900.00	$40,900.00	$0.00
11/1/2025	25-23333	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$14,350.00	$14,350.00	$0.00
11/1/2025	25-23336	Clearview Land Design, P.L.	CDD Establishment	$700.87	$700.87	$0.00
11/1/2025	25-23334	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$14,585.01	$14,585.01	$0.00
10/3/2025	25-23008	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$12,000.00	$12,000.00	$0.00
11/1/2025	25-23386	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$2,460.00	$2,460.00	$0.00
12/1/2025	25-23628	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$29,566.75	$29,566.75	$0.00
12/1/2025	25-23629	Clearview Land Design, P.L.	SEV - Irrigation Design Ph1 US19 Entry	$8,000.00	$8,000.00	$0.00
12/1/2025	25-23631	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$23,740.00	$23,740.00	$0.00
12/1/2025	25-23632	Clearview Land Design, P.L.	CDD Establishment	$418.10	$418.10	$0.00
12/1/2025	25-23630	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$6,903.40	$6,903.40	$0.00
12/31/2025	25-23908	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$30,520.00	$30,520.00	$0.00
12/31/2025	25-23910	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting + FDEP Utility Permitting	$42,040.00	$42,040.00	$0.00
12/31/2025	23-23909	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$12,264.40	$12,264.40	$0.00
12/31/2025	25-23911	Clearview Land Design, P.L.	CDD Establishment	$787.89	$787.89	$0.00
9/24/2025	00359415	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency + ROW Use	$10,694.91	$8,555.93	$2,138.98
10/31/2025	00359454	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency	$7,523.10	$6,018.48	$1,504.62
11/30/2025	00359664	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan	$4,916.90	$3,933.52	$983.38
1/21/2026	n/a	Hernando County	01099992 Final Plat Review	$10,480.00	$10,480.00	$0.00
1/2/2026	1401	TLC Land Consulting LLC	Project Management Fee, 12/25	$20,000.00	$20,000.00	$0.00
			TOTALS:	**$648,134.50**	**$587,946.61**	**$49,766.98**

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT #2]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the ___ day of _____, 2026, by **Bio-Tech Consulting, LLC,** having a mailing address 3025 East South Street, Orlando, Florida 32803 ("**Professional**"), in favor of the **Pinery Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Hernando County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to those certain *Proposals for Environmental Services,* dated November 18, 2024, July 11, 2025, and August 8, 2025 (together, "**Contract**"), between Professional and SV Tampa Land, L.P., a Delaware limited partnership ("**Developer**"), Professional has created certain work product, as described in **Exhibit A** ("**Work Product**"); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist

related to the Work Product, and that there is no disagreement as to the appropriateness of payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

BIO-TECH CONSULTING, LLC

By: John Miklos
Its: President

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3rd day of March, 2026, by John Miklos as President of Bio-Tech Consulting, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Melissa Lyttle
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

MELISSA LYTTLE
MY COMMISSION # HH 433177
EXPIRES: December 14, 2027

EXHIBIT A

Description of Work Product #2

Work Product – The work product connected with the development, construction and ownership of the public improvements located within the Assessment Area One Project, and more specifically identified in the invoices listed below:

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
10/31/2025	186998	Bio-Tech Consulting, Inc.	Gopher Tortoise Relocation	$213,100.00	$170,480.00	$42,620.00
12/31/2025	187787	Bio-Tech Consulting, Inc.	Gopher Tortoise Relocation	$12,600.00	$10,080.00	$2,520.00

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT #2]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 2 day of MARCH, 2026, by **Clearview Land Design, P.L.,** having a mailing address 3010 West Azeele Street, Suite 150, Tampa, Florida 33609 ("**Professional**"), in favor of the **Pinery Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Hernando County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to certain professional services agreements ("**Contract**"), between Professional and SV Tampa Land, L.P., a Delaware limited partnership ("**Developer**"), Professional has created certain work product, as described in **Exhibit A** ("**Work Product**"); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been compensated for services and work related to completion of the Work Product. Professional certifies that, that there is no disagreement as to the appropriateness of payment made for the Work Product. Professional is owed **$**_____ related to the Work Product and understands that such

amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

CLEARVIEW LAND DESIGN, P.L.

By: BRIAN G. SURAK

Its: _____

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2nd day of March, 2026, by Brian G. Surak as Sr. Project Manager of Clearview Land Design, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced N/A as identification.

NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: PEYTON RYAN
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Notary Public State of Florida
Peyton Ryan
My Commission HH 511334
Expires 4/3/2028

EXHIBIT A

Description of Work Product #2

Work Product – The work product connected with the development, construction and ownership of the public improvements located within the Assessment Area One Project, and more specifically identified in the invoices listed below:

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
9/5/2025	25-22664	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$46,639.00	$46,639.00	$0.00
10/3/2025	25-23009	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$51,623.26	$51,623.26	$0.00
9/5/2025	25-22663	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$20,900.00	$20,900.00	$0.00
11/1/2025	25-23335	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$40,900.00	$40,900.00	$0.00
11/1/2025	25-23333	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$14,350.00	$14,350.00	$0.00
11/1/2025	25-23336	Clearview Land Design, P.L.	CDD Establishment	$700.87	$700.87	$0.00
11/1/2025	25-23334	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$14,585.01	$14,585.01	$0.00
10/3/2025	25-23008	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$12,000.00	$12,000.00	$0.00
11/1/2025	25-23386	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$2,460.00	$2,460.00	$0.00
12/1/2025	25-23628	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$29,566.75	$29,566.75	$0.00
12/1/2025	25-23629	Clearview Land Design, P.L.	SEV - Irrigation Design Ph1 US19 Entry	$8,000.00	$8,000.00	$0.00
12/1/2025	25-23631	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$23,740.00	$23,740.00	$0.00
12/1/2025	25-23632	Clearview Land Design, P.L.	CDD Establishment	$418.10	$418.10	$0.00
12/1/2025	25-23630	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$6,903.40	$6,903.40	$0.00
12/31/2025	25-23908	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$30,520.00	$30,520.00	$0.00
12/31/2025	25-23910	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting + FDEP Utility Permitting	$42,040.00	$42,040.00	$0.00
12/31/2025	23-23909	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$12,264.40	$12,264.40	$0.00
12/31/2025	25-23911	Clearview Land Design, P.L.	CDD Establishment	$787.89	$787.89	$0.00

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT #2]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the 3rd day of March, 2026, by **Coastal Engineering Associates, Inc.,** having a mailing address 966 Candlelight Boulevard, Brooksville, Florida 34601 ("**Professional**"), in favor of the **Pinery Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Hernando County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Agreement for Services*, dated April 3, 2024 and *Request for Authorization*, dated July 10, 2024 ("**Contract**"), between Professional and SV Tampa Land, L.P., a Delaware limited partnership ("**Developer**"), Professional has created certain work product, as described in **Exhibit A** ("**Work Product**"); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been compensated for services and work related to completion of the Work Product. Professional certifies that, that there is no disagreement as to the appropriateness of payment made for the Work Product. Professional is owed $23,134.91 related to the Work Product and understands that such

amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

COASTAL ENGINEERING ASSOCIATES, INC.

By: Ford Manuel
Its: Manager

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 3rd day of March, 2026, by Ford Manuel as Manager of Coastal Engineering Associates, Inc. with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced N/A as identification.

LINDSAY NICHOLS OLLIER
Commission # HH 572438
Expires November 16, 2028

(NOTARY SEAL)

Lindsay Nichols Ollier
NOTARY PUBLIC, STATE OF Florida

Name: Lindsay Nichols Ollier
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Work Product #2

Work Product – The work product connected with the development, construction and ownership of the public improvements located within the Assessment Area One Project, and more specifically identified in the invoices listed below:

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
9/24/2025	00359415	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency + ROW Use	$10,694.91	$8,555.93	$2,138.98
10/31/2025	00359454	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency	$7,523.10	$6,018.48	$1,504.62
11/30/2025	00359664	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan	$4,916.90	$3,933.52	$983.38

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
[WORK PRODUCT #2]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the ___ day of _____, 2026, by **TLC Land Consulting, LLC,** having a mailing address 6901 Professional Parkway, Suite 103, Lakewood Ranch, Florida 34240 ("**Professional**"), in favor of the **Pinery Community Development District** ("**District**"), which is a local unit of special-purpose government situated in Hernando County, Florida, and having offices at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to that certain *Addendum A-1, Land Consulting Management to Master General Terms Agreement* ("**Contract**"), between Professional and SV Tampa Land, L.P., a Delaware limited partnership ("**Developer**"), Professional has created certain work product, as described in **Exhibit A** ("**Work Product**"); and

WHEREAS, Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is or has acquired the Work Product constructed by Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Professional hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Work Product, and that there is no disagreement as to the appropriateness of

payment made for the Work Product. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

TLC LAND CONSULTING, LLC

Kathleen M. Truxton
By: Kathleen M. Truxton
Its: member

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 27th day of February, 2026, by _____ as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced FLDL as identification.

NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)

Name: Jere Robert Ouellette
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

JERE ROBERT OUELLETTE
Commission # HH 622191
Expires December 17, 2028

EXHIBIT A

Description of Work Product #2

Work Product – The work product connected with the development, construction and ownership of the public improvements located within the Assessment Area One Project, and more specifically identified in the invoices listed below:

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
1/2/2026	1401	TLC Land Consulting LLC	Project Management Fee, 12/25	$20,000.00	$20,000.00	$0.00

DISTRICT ENGINEER'S CERTIFICATE
[WORK PRODUCT #2]

February 26, 2026

Board of Supervisors
Pinery Community Development District

Re: Acquisition of Work Product #2

Ladies and Gentlemen:

The undersigned is a representative of Clearview Land Design, P.L. ("**District Engineer**"), as District Engineer for the Pinery Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from SV Tampa Land, L.P., ("**Developer**") as to certain public "**Work Product**" as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Work Product. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Work Product are within the scope of the District's capital improvement plan as set forth in the District's *Report of District Engineer,* dated January 2026, and the *First Supplemental Engineer's Report for the Pinery Community Development District*, dated January 2026 (together, "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. I am not aware of any defects in the Work Product.
4. The total costs associated with the Work Product are as set forth in **Exhibit A.** Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Work Product, and (ii) the reasonable fair market value of the Work Product.
5. Based on the foregoing, it is appropriate at this time for the District to acquire the Work Product.

CLEARVIEW LAND DESIGN, P.L.

This item has been digitally signed and sealed by BRIAN G. SURAK, P.E. on the date adjacent to the seal. Signature must be verified on any electronic copies.

Brian G. Surak, P.E.

Florida Registration No. 59064
District Engineer

BRIAN G. SURAK LICENSE No. 59064 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Brian G. Surak
Date: 2026.02.26 14:56:21-05'00'

EXHIBIT A
Description of Work Product #2

Work Product – The work product connected with the development, construction and ownership of the public improvements located within the Assessment Area One Project, and more specifically identified in the invoices listed below:

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
10/31/2025	186998	Bio-Tech Consulting, Inc.	Gopher Tortoise Relocation	$213,100.00	$170,480.00	$42,620.00
12/31/2025	187787	Bio-Tech Consulting, Inc.	Gopher Tortoise Relocation	$12,600.00	$10,080.00	$2,520.00
9/5/2025	25-22664	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$46,639.00	$46,639.00	$0.00
10/3/2025	25-23009	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$51,623.26	$51,623.26	$0.00
9/5/2025	25-22663	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$20,900.00	$20,900.00	$0.00
11/1/2025	25-23335	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$40,900.00	$40,900.00	$0.00
11/1/2025	25-23333	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$14,350.00	$14,350.00	$0.00
11/1/2025	25-23336	Clearview Land Design, P.L.	CDD Establishment	$700.87	$700.87	$0.00
11/1/2025	25-23334	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$14,585.01	$14,585.01	$0.00
10/3/2025	25-23008	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$12,000.00	$12,000.00	$0.00
11/1/2025	25-23386	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$2,460.00	$2,460.00	$0.00
12/1/2025	25-23628	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$29,566.75	$29,566.75	$0.00
12/1/2025	25-23629	Clearview Land Design, P.L.	SEV - Irrigation Design Ph1 US19 Entry	$8,000.00	$8,000.00	$0.00
12/1/2025	25-23631	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$23,740.00	$23,740.00	$0.00
12/1/2025	25-23632	Clearview Land Design, P.L.	CDD Establishment	$418.10	$418.10	$0.00
12/1/2025	25-23630	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$6,903.40	$6,903.40	$0.00
12/31/2025	25-23908	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$30,520.00	$30,520.00	$0.00
12/31/2025	25-23910	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting + FDEP Utility Permitting	$42,040.00	$42,040.00	$0.00
12/31/2025	23-23909	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$12,264.40	$12,264.40	$0.00
12/31/2025	25-23911	Clearview Land Design, P.L.	CDD Establishment	$787.89	$787.89	$0.00
9/24/2025	00359415	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency + ROW Use	$10,694.91	$8,555.93	$2,138.98
10/31/2025	00359454	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency	$7,523.10	$6,018.48	$1,504.62
11/30/2025	00359664	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan	$4,916.90	$3,933.52	$983.38
1/21/2026	n/a	Hernando County	01099992 Final Plat Review	$10,480.00	$10,480.00	$0.00
1/2/2026	1401	TLC Land Consulting LLC	Project Management Fee, 12/25	$20,000.00	$20,000.00	$0.00
			TOTALS:	**$648,134.50**	**$587,946.61**	**$49,766.98**

BILL OF SALE AND LIMITED ASSIGNMENT
[WORK PRODUCT #2]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 5th day of March, 2026, by and between **SV TAMPA LAND, L.P.**, a Delaware limited partnership, with an address of 8433 Enterprise Circle, Suite 100, Lakewood Ranch, Florida 34202 ("**Grantor**"), and for good and valuable consideration, to it paid by the **PINERY COMMUNITY DEVELOPMENT DISTRICT,** a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

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

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

a) All of the work product identified in **Exhibit A;** and

b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the creation of the work product described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESS

Name: Garrett Blake

Address: 9040 Town Center Parkway
Lakewood Ranch, FL 34202

Name: Julia Chung

Address: 9040 Town Center Pkwy #200
Lakewood Ranch, FL 34202

SV TAMPA LAND, L.P., a Delaware limited partnership

Name: John Brian
Title: Authorized Signatory

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 5 day of March, 2026, by John Brian, as Authorized Signatory of SV Tampa Land, L.P, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

DIANA FORBES
MY COMMISSION # HH 693292
EXPIRES: June 30, 2029

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FLORIDA

Name: Diana Forbes
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A

Description of Work Product #2

Work Product – The work product connected with the development, construction and ownership of the public improvements located within the Assessment Area One Project, and more specifically identified in the invoices listed below:

Inv. Date	Invoice/APP	Vendor	Description	Paid to Vendor Amount	Eligible Reimbursement	Not Eligible
10/31/2025	186998	Bio-Tech Consulting, Inc.	Gopher Tortoise Relocation	$213,100.00	$170,480.00	$42,620.00
12/31/2025	187787	Bio-Tech Consulting, Inc.	Gopher Tortoise Relocation	$12,600.00	$10,080.00	$2,520.00
9/5/2025	25-22664	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$46,639.00	$46,639.00	$0.00
10/3/2025	25-23009	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$51,623.26	$51,623.26	$0.00
9/5/2025	25-22663	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$20,900.00	$20,900.00	$0.00
11/1/2025	25-23335	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$40,900.00	$40,900.00	$0.00
11/1/2025	25-23333	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$14,350.00	$14,350.00	$0.00
11/1/2025	25-23336	Clearview Land Design, P.L.	CDD Establishment	$700.87	$700.87	$0.00
11/1/2025	25-23334	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$14,585.01	$14,585.01	$0.00
10/3/2025	25-23008	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$12,000.00	$12,000.00	$0.00
11/1/2025	25-23386	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$2,460.00	$2,460.00	$0.00
12/1/2025	25-23628	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$29,566.75	$29,566.75	$0.00
12/1/2025	25-23629	Clearview Land Design, P.L.	SEV - Irrigation Design Ph1 US19 Entry	$8,000.00	$8,000.00	$0.00
12/1/2025	25-23631	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting	$23,740.00	$23,740.00	$0.00
12/1/2025	25-23632	Clearview Land Design, P.L.	CDD Establishment	$418.10	$418.10	$0.00
12/1/2025	25-23630	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$6,903.40	$6,903.40	$0.00
12/31/2025	25-23908	Clearview Land Design, P.L.	Design & Permitting (Seville Pkwy)	$30,520.00	$30,520.00	$0.00
12/31/2025	25-23910	Clearview Land Design, P.L.	SV Tampa-Master + Ph1 Design-Permitting + FDEP Utility Permitting	$42,040.00	$42,040.00	$0.00
12/31/2025	23-23909	Clearview Land Design, P.L.	SV Tampa-LS Architecture Serv.	$12,264.40	$12,264.40	$0.00
12/31/2025	25-23911	Clearview Land Design, P.L.	CDD Establishment	$787.89	$787.89	$0.00
9/24/2025	00359415	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency + ROW Use	$10,694.91	$8,555.93	$2,138.98
10/31/2025	00359454	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan + School Concurrency	$7,523.10	$6,018.48	$1,504.62
11/30/2025	00359664	Coastal Engineering Associates, Inc.	Principal Assistance + Rezoning/Master Plan	$4,916.90	$3,933.52	$983.38
1/21/2026	n/a	Hernando County	01099992 Final Plat Review	$10,480.00	$10,480.00	$0.00
1/2/2026	1401	TLC Land Consulting LLC	Project Management Fee, 12/25	$20,000.00	$20,000.00	$0.00
			TOTALS:	**$648,134.50**	**$587,946.61**	**$49,766.98**

PINERY

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

PINERY
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2026

PINERY
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2026

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	$ 3,376	$ -	$ -	$ 3,376
Investments				
Reserve	-	2,345,771	-	2,345,771
Capitalized interest	-	1,407,889	-	1,407,889
Construction	-	-	21,331,873	21,331,873
Cost of issuance	-	6,524	-	6,524
Undeposited funds	12,046	-	-	12,046
Due from Landowner	8,955	-	-	8,955
Total assets	24,377	3,760,184	21,331,873	25,116,434
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 15,869	$ -	$ -	$ 15,869
Contracts payable	-	-	1,449,714	1,449,714
Retainage payable	-	-	246,493	246,493
Due to Landowner	-	3,654	-	3,654
Landowner advance	6,000	-	-	6,000
Total liabilities	21,869	3,654	1,696,207	1,721,730
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	8,955	-	-	8,955
Total deferred inflows of resources	8,955	-	-	8,955
Fund balances:				
Restricted for:				
Debt service	-	3,756,530	-	3,756,530
Capital projects	-	-	19,635,666	19,635,666
Unassigned	(6,447)	-	-	(6,447)
Total fund balances	(6,447)	3,756,530	19,635,666	23,385,749
Total liabilities, deferred inflows of resources and fund balances	$ 24,377	$3,760,184	$21,331,873	$25,116,434

PINERY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2026

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Landowner contribution	$ 12,046	$ 29,264	$ 98,540	30%
Total revenues	12,046	29,264	98,540	30%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	4,000	18,000	48,000	38%
Legal	2,687	5,593	25,000	22%
Engineering	-	-	2,000	0%
Audit	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	167	502	2,000	25%
Trustee*	-	-	4,500	0%
Telephone	17	100	200	50%
Postage	62	81	500	16%
Printing & binding	42	250	500	50%
Legal advertising	-	5,486	1,750	313%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	157	1,016	1,500	68%
Meeting room rental	-	875	-	N/A
Website hosting & maintenance	1,680	1,680	705	238%
Website ADA compliance	145	145	210	69%
Total professional & administrative	8,957	38,903	98,540	39%
Total expenditures	8,957	38,903	98,540	39%
Excess/(deficiency) of revenues over/(under) expenditures	3,089	(9,639)	-	
Fund balances - beginning	(9,536)	3,192	-	
Fund balances - ending	$ (6,447)	$ (6,447)	$ -	

*These items will be realized when bonds are issued
**These items will be realized the year after the issuance of bonds.

PINERY
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2026
FOR THE PERIOD ENDED MARCH 31, 2026

	Current Month	Year To Date
REVENUES		
Interest	$ 10,363	$ 11,480
Total revenues	10,363	11,480
EXPENDITURES		
Cost of issuance	-	240,372
Underwriter's discount	-	672,000
Total debt service	-	912,372
Excess/(deficiency) of revenues over/(under) expenditures	10,363	(900,892)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	4,660,984
Total other financing sources	-	4,660,984
Net change in fund balances	10,363	3,760,092
Fund balances - beginning	3,746,167	(3,562)
Fund balances - ending	$ 3,756,530	$ 3,756,530

PINERY
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2026
FOR THE PERIOD ENDED MARCH 31, 2026

	Current Month	Year To Date
REVENUES		
Interest	$ 64,675	$ 71,616
Total revenues	64,675	71,616
EXPENDITURES		
Capital outlay	3,668,739	9,374,966
Total expenditures	3,668,739	9,374,966
Excess/(deficiency) of revenues over/(under) expenditures	(3,604,064)	(9,303,350)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	28,939,016
Total other financing sources/(uses)	-	28,939,016
Net change in fund balances	(3,604,064)	19,635,666
Fund balances - beginning	23,239,730	-
Fund balances - ending	$ 19,635,666	$ 19,635,666

PINERY

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

MINUTES OF MEETING
PINERY COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Pinery Community Development District held a Public Hearing and Regular Meeting on November 18, 2025 at 10:00 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604.

Present:

Bill Kouwenhoven (via telephone)	Chair
Stuart Young	Vice Chair
David Langhout	Assistant Secretary
Robert Bosarge	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Chris Conti	Wrathell, Hunt and Associates, LLC
Jere Earlywine (via telephone)	District Counsel
Brian Surak (via telephone)	District Engineer
Cynthia Wilhelm (via telephone)	Bond Counsel
Sabrina Bosarge	Member of the Public

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

Mr. Conti called the meeting to order at 11:30 a.m.

Supervisors Young, Langhout and Bosarge were present. Supervisor Kouwenhoven attended via telephone. Supervisor-Elect Brian was absent.

SECOND ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Administration of Oath of Office to John Brian [Seat 3] (the following to be provided under separate cover)**

This item will remain on the agenda until John Brian is sworn in.

A. Updates and Reminders: Ethics Training for Special District Supervisors and Form 1

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS **Ratification of Resolution 2025-33, Electing and Removing Certain Officers of the District, and Providing for an Effective Date**

Mr. Conti presented Resolution 2025-33.

The previously approved slate is as follows:

Chair	Bill Kouwenhoven
Vice Chair	Stuart Young
Assistant Secretary	John Brian
Assistant Secretary	David Langhout
Assistant Secretary	Robert Bosarge
Secretary	Craig Wrathell
Assistant Secretary	Chris Conti
Assistant Secretary	Cindy Cerbone
Treasurer	Craig Wrathell
Assistant Treasurer	Jeffrey Pinder

On MOTION by Mr. Young and seconded by Mr. Bosarge, with all in favor, Resolution 2025-33, Electing and Removing Certain Officers of the District, and Providing for an Effective Date, was ratified.

FIFTH ORDER OF BUSINESS **Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

A. Affidavit/Proof of Publication

B. Mailed Notice to Property Owner(s)

These items were included for informational purposes.

C. Engineer's Report (for informational purposes)

The Engineer's Report was included for informational purposes.

Mr. Earlywine stated the Engineer's Report and the Assessment Methodology Report referenced below were both presented in detail at the last meeting. Findings are made in Resolution 2025-06 such that that there is sufficient benefit from the project, as defined by the Engineer's Report, to the property within the boundaries of the District to justify the assessments and the Assessment Methodology makes a finding that the assessments are fairly and reasonably allocated. All the findings are in those Reports as well as in Resolution 2026-06.

D. Amended and Restated Master Special Assessment Methodology Report (for informational purposes)

The Amended and Restated Master Special Assessment Methodology Report was included for informational purposes.

On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, the Public Hearing was opened.

- **Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.**

No affected property owners or members of the public spoke.

On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, the Public Hearing was closed.

- **Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.**

The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

Ms. Cerbone stated the only change to the Methodology Report since the last meeting was the addition of acreage that was not included. The assessment amounts did not change.

E. Consideration of Resolution 2026-06, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of

Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date

Mr. Conti presented Resolution 2026-06.

On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, Resolution 2026-06, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Presentation of First Supplemental Engineer's Report**

Regarding the Sixth, Seventh and Eighth Orders of Business, Mr. Earlywine stated normally these would be adopted after the assessment hearing but, in this case, they were approved at the last meeting to be sure to have authorization to post the bond offering statement. The idea was, if the permits were received early, the offering statement could have been posted, and the bond closing process could proceed. He stated, as these items were presented in detail at the last meeting and approved/adopted, they are included for the sake of completeness and because the most recent versions of the Reports contain updated acreage figures.

Mr. Earlywine stated the only updates to the Engineer's Report were that the legal description and acreage were updated as applicable.

On MOTION by Mr. Bosarge and seconded by Mr. Langhout, with all in favor, the First Supplemental Engineer's Report dated October 2025, was approved.

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

Mr. Earlywine stated, other than the legal description and acreage updates, as applicable, the only other update was to the True-Up provisions to deal with the new acreage.

Mr. Conti presented the First Supplemental Special Assessment Methodology Report dated October 9, 2025 and noted the following:

- Assessment Area One accounts for approximately 226.129 +/-acres.
- Assessment Area One accounts for 684 residential units.

On MOTION by Mr. Bosarge and seconded by Mr. Langhout, with all in favor, the First Supplemental Special Assessment Methodology Report, was approved.

EIGHTH ORDER OF BUSINESS **Consideration of Resolution 2026-02, Setting Forth the Specific Terms of the District's Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date**

Ms. Cerbone stated Resolution 2026-02 was deferred at the last meeting.

Mr. Conti presented Resolution 2026-02.

The Resolution number change from 2026-02 to 2026-07 is addressed following the motion box.

On MOTION by Mr. Bosarge and seconded by Mr. Langhout, with all in favor, Resolution 2026-07, Setting Forth the Specific Terms of the District's Capital Improvement Revenue Bonds, Series 2025 (Assessment Area One); Making Certain Additional Findings and Confirming and/or Adopting an Engineer's Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date, was adopted.

Mr. Earlywine suggested changing the Resolution number from 2026-02 to 2026-07 to avoid confusion in the chronology of the process.

Ms. Cerbone stated the Resolution title will be changed from "2026-02" to "2026-07" and will be reflected in the motion box, since the adoption included the Resolution number change.

NINTH ORDER OF BUSINESS **Consideration of Response(s) to Request for Qualifications (RFQ) for Engineering Services**

A. Affidavit of Publication

B. RFQ Package

These items were included for informational purposes.

C. Respondents

Ms. Cerbone discussed the responses received from the respondents.

I. Alliant Engineering, Inc.

II. Clearview Land Design, P.L.

D. Competitive Selection Criteria/Ranking

Mr. Conti stated that the Board can jointly score and rank the respondents or do so individually. The Board agreed to jointly score and rank the respondents. The scores and ranking were as follows:

#1	Clearview Land Design, P.L.	95 Points
#2	Alliant Engineering, Inc.	75 Points

E. Award of Contract

On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, ranking Clearview Land Design, P.L., as the #1 ranked respondent to the RFQ for Engineering Services, awarding the Engineering Services Contract to Clearview Land Design, P.L., authorizing Staff to negotiate a contract and engage Clearview Land Design, P.L., Inc., and authorizing the Chair or Vice Chair to execute, subject to presenting the Contract/Agreement for ratification at the next meeting, was approved.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Designating the Location of the Local District Records Office and Providing an Effective Date**

This item was deferred.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Conti presented Resolution 2026-04. The following will be inserted into the Fiscal Year 2026 Meeting Schedule:

DATES: Fourth Tuesday of each month.

TIME: 3:00 PM

On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, Resolution 2026-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS **Ratification of Assignment of Contractor Agreement [Seville Project]**

Mr. Earlywine stated that this Assignment is standard.

On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, the Assignment of the Contractor Agreement for the Seville Project, including the execution of the Assignment and of the Contractor Agreement, was ratified.

THIRTEENTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statement as of September 30, 2025**

On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, Unaudited Financial Statement as of September 30, 2025, were accepted.

FOURTEENTH ORDER OF BUSINESS **Approval of October 9, 2025 Special Meeting Minutes**

On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, the October 9, 2025 Special Meeting Minutes, as presented, were approved.

FIFTEENTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel: Kutak Rock LLP

Mr. Earlywine asked about the status of the permits. It was noted that progress is being made; the hope is to have them by December 2025, but January 2026 is more likely.

Discussion ensued regarding the status of permit, shop drawings, ordering materials, when the bonds can be issued, and other bond-related matters.

B. District Engineer (Interim): Clearview Land Design, P.L.

There was no report.

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

- **Form 1 Submission and Ethics Training**

Ms. Cerbone reminded the new Board Members to file Form 1. She noted that the new Board Members do not need to complete the ethics training this year, but other Board Members must complete the required four hours of training by December 31, 2025.

- **Goals and Objectives Reporting**
- **NEXT MEETING DATE: TBD**
  - **QUORUM CHECK**

The next meeting dated will be determined.

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

There were no Board Members' comments or requests.

SEVENTEENTH ORDER OF BUSINESS **Public Comments**

No members of the public spoke.

EIGHTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Bosarge and seconded by Mr. Young, with all in favor, the meeting adjourned at 10:29 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

306
307
308 _____ _____
309 Secretary/Assistant Secretary Chair/Vice Chair

PINERY

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

PINERY COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION *Greater Hernando County Chamber of Commerce* *15588 Aviation Loop Drive, Brooksville, Florida 34604*		
DATE	**POTENTIAL DISCUSSION/FOCUS**	**TIME**
January 27, 2026 CANCELED	~~**Regular Meeting**~~	~~**3:00 PM**~~
February 24, 2026 CANCELED	~~**Regular Meeting**~~	~~**3:00 PM**~~
March 24, 2026 CANCELED	~~**Regular Meeting**~~	~~**3:00 PM**~~
April 28, 2026	**Regular Meeting** *Presentation of FY2027 Proposed Budget*	**3:00 PM**
May 26, 2026	**Regular Meeting**	**3:00 PM**
June 23, 2026	**Regular Meeting**	**3:00 PM**
July 28, 2026	**Regular Meeting**	**3:00 PM**
August 25, 2026	**Regular Meeting**	**3:00 PM**
September 22, 2026	**Regular Meeting**	**3:00 PM**