

# **OSCEOLA VILLAGE CENTER**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**August 10, 2022**

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

# Osceola Village Center Community Development District

## OFFICE OF THE DISTRICT MANAGER

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

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

August 3, 2022

Board of Supervisors  
Osceola Village Center Community Development District

**ATTENDEES:**

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

Dear Board Members:

The Board of Supervisors of the Osceola Village Center Community Development District will hold Multiple Public Hearings and a Regular Meeting on August 10, 2022, at 11:00 a.m., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The agenda is as follows:

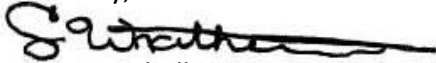
1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
  - A. Affidavit of Publication
  - B. Consideration of Resolution 2022-06, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
4. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law
  - A. Proofs/Affidavits of Publication
  - B. Mailed Notice(s) to Property Owners
  - C. Consideration of Resolution 2022-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
5. Consideration of Disclosure of Public Finance
6. Ratification of Acquisition of Work Product Plans & Improvements [NTE \$6.7 million]
7. Ratification of Adoption of Written Policies & Procedures Related to Tax Certificate

8. Ratification of Amendment 1, Stormwater Management Needs Analysis
9. Ratification of Stormwater Management Needs Analysis
10. Ratification of Requisitions
  - A. Number 1: JEN Florida 40, LLC [\$1,614,307.43]
  - B. Number 2: JEN Florida 40, LLC [2,370,867.96]
11. Ratification of HOA Facility Management, Operation and Maintenance Services Agreement
12. Acceptance of Unaudited Financial Statements as of June 30, 2022
13. Approval of May 11, 2022 Regular Meeting Minutes
14. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Poulos & Bennett, LLC*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: September 14, 2022 at 11:00 A.M.
      - QUORUM CHECK
15. Board Members' Comments/Requests
16. Public Comments
17. Adjournment

RICHARD JERMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
ERIC MARKS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
RICHARD BROWNING	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
DENVER MARLOW	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
MARK MOLINA	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675 or Kristen Suit at (410) 207-1802.

Sincerely,

  
 Craig Wrathell  
 District Manager

**FOR BOARD AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 943 865 3730**

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

**3A**



**PROOF OF  
PUBLICATION**  
From

**OSCEOLA  
NEWS-GAZETTE**

**STATE OF FLORIDA  
COUNTY OF OSCEOLA**

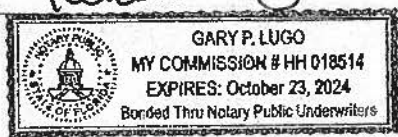
IN THE MATTER OF: FIRST PUBLICATION: 7-28-22  
LAST PUBLICATION: 7-28-22

Before me, the undersigned authority,  
personally appeared Rochelle Stidham,  
who under oath says that she is the  
Publisher of the  
Osceola News-Gazette, a weekly  
newspaper published at Kissimmee, in  
Osceola County, Florida; that the attached  
copy of the advertisement was published  
in the regular and entire edition of said  
newspaper in the following issues:

Affiant further says that the  
Osceola News-Gazette is a newspaper  
published in Kissimmee, in said  
Osceola County, Florida, and that  
the said newspaper has heretofore  
been continuously published in said  
Osceola County, Florida, for a period  
of one year preceding the first publication  
of the attached copy of advertisement;  
and affiant further says that she has  
neither paid nor promised any person,  
firm or corporation any discount, rebate,  
commission or refund for the purpose of  
securing this advertisement for publication  
in the said newspaper.

Sworn and subscribed before me  
by Rochelle Stidham, who is  
personally known to me this

*Rochelle Stidham*



Gary P. Lugo  
*Gary P. Lugo*



Make remittance to: Osceola News-Gazette  
22 W. Monument Ave., Ste. 5, Kissimmee, FL 34744  
Phone: 407-846-7600  
Email: [glugo@osceolanewsgazette.com](mailto:glugo@osceolanewsgazette.com)  
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[www.aroundosceola.com](http://www.aroundosceola.com) or [www.floridapublicnotices.com](http://www.floridapublicnotices.com)

## OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

#### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Osceola Village Center Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 10, 2022  
 TIME: 11:00 a.m.  
 LOCATION: Hampton Inn & Suites by Hilton  
 4971 Calypso Cay Way  
 Kissimmee, Florida 34746

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

#### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Single Family	118	1.00	\$390.71
Townhome	50	0.65	\$253.96
Undeveloped Land	12.96 Acres	6.821	\$2,665.01

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Osceola County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

#### Additional Provisions

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

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

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

District Manager



## OBITUARIES

For daily obituaries and services,  
visit [www.aroundsceola.com](http://www.aroundsceola.com)

**HALL** - Bobby Kay Hall, 79, of Kissimmee, passed away on July 21, 2022.

He was born on December 23, 1942, to David and Nina Sue (Bradley) Hall in Franklin, N.C. He worked as a sales representative for Advantage Sales and Marketing. He enjoyed playing golf, watching NASCAR, and spending time with his family.

Bobby is survived by his loving wife of 58 years, Sandra; daughter, Sheri Geier, her husband Jerry, and their children, Hannah and Hunter of Winter Park, Florida; son, Kevin Hall, his wife, Lisa, and their children, Ryan and Alex of Ravenna, Ohio; two brothers, David Hall Jr., of Florida; Max Hall of North Carolina; two sisters, Linda

Boggs of Kentucky, and Lou Ann Hart of Michigan, as well as many nieces and nephews.

He was preceded in death by his father, David Ansel Hall; mother, Nina Sue (Bradley) Hall; brother, Jim Hall; sister, Nina Jean Hall Cheek, and his twin sister, Betty Faye Hall Sherrill.

A visitation will be held Thursday, July 28, 2022, at 11 a.m. at Osceola Memory Gardens Funeral Home, 1717 Old Boggy Creek Road, Kissimmee, FL 34744, with the Rev. Bob Reaves officiating.

Entombment will take place in the Osceola Memory Gardens Cemetery.

Online condolences can be given at [www.osceolamemgds.com](http://www.osceolamemgds.com).

[www.osceolamemgds.com](http://www.osceolamemgds.com)

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**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

**3B**



**RESOLUTION 2022-06**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Osceola Village Center Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BUDGET**

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

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Osceola Village Center Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$337,743 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 89,609
DEBT SERVICE FUND – SERIES 2021	\$248,134
TOTAL ALL FUNDS	\$337,743

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

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

or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

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

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

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

**PASSED AND ADOPTED THIS 10TH DAY OF AUGUST, 2022.**

ATTEST:

**OSCEOLA VILLAGE CENTER COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

## Exhibit A

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2023**



**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
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Debt Service Fund - Series 2021 Amortization Schedule	4 - 5
Per Unit Assessment Schedule	6

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ -				\$ 93,343
Allowable discounts (4%)					(3,734)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	89,609
Landowner contribution	86,990	22,734	65,507	88,241	-
Total revenues	<u>86,990</u>	<u>22,734</u>	<u>65,507</u>	<u>88,241</u>	<u>89,609</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording**	45,000	22,500	22,500	45,000	45,000
Legal	20,000	431	19,569	20,000	20,000
Engineering	1,200	-	1,200	1,200	1,200
Audit	4,500	-	4,500	4,500	4,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	500	500	1,000	1,000
Trustee*	5,000	-	5,000	5,000	5,000
Telephone	200	100	100	200	200
Postage	500	44	456	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	135	1,365	1,500	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,000	500	5,500	5,500
Meeting room rental	-	-	-	-	750
Contingencies/bank charges	500	448	52	500	500
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	-	-	-	-	1,867
Total professional & administrative	<u>86,990</u>	<u>29,583</u>	<u>57,407</u>	<u>86,990</u>	<u>89,607</u>
Total expenditures	<u>86,990</u>	<u>29,583</u>	<u>57,407</u>	<u>86,990</u>	<u>89,607</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(6,849)	8,100	1,251	2
Fund balance - beginning (unaudited)	-	(1,251)	(8,100)	(1,251)	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (8,100)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2</u>

\* These items will be realized when bonds are issued

Total Number of SF Units	118
Total Number of TH Units	186
Professional & admin amount per SF unit	390.72
Professional & admin amount per TH unit	253.97

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording**	\$ 45,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	20,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	1,200
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Meeting room rental	750
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u><u>\$ 89,607</u></u>

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND SERIES 2021 BOND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Adopted Budget FY 2023
	Proposed Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Projected & Actual	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ -				\$ 258,473
Allowable discounts (4%)	-				(10,339)
Net assessment levy - on-roll	-	\$ -	\$ -	\$ -	248,134
Assessment levy: off-roll	-	-	149,885	149,885	-
Lot closing assessments	-	88,899	-	88,899	-
Interest	-	6	-	6	-
Total revenues	-	88,905	149,885	238,790	248,134
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	90,000	90,000	90,000
Interest	-	21,230	74,929	96,159	147,721
Cost of issuance	-	5,725	-	5,725	-
Tax collector	-	-	-	-	5,169
Total expenditures	-	26,955	164,929	191,884	242,890
Excess/(deficiency) of revenues over/(under) expenditures	-	61,950	(15,044)	46,906	5,244
Fund balance:					
Net increase/(decrease) in fund balance	-	61,950	(15,044)	46,906	5,244
Beginning fund balance (unaudited)	-	152,145	214,095	152,145	199,051
Ending fund balance (projected)	\$ -	\$ 214,095	\$ 199,051	\$ 199,051	204,295
Use of fund balance:					
Debt service reserve account balance (required)					(120,190)
Interest expense - November 1, 2023					(72,792)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 11,313

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 BOND AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
					4,325,000.00
11/01/21			21,229.99	21,229.99	4,325,000.00
05/01/22	90,000.00	2.375%	74,929.38	164,929.38	4,235,000.00
11/01/22			73,860.63	73,860.63	4,235,000.00
05/01/23	90,000.00	2.375%	73,860.63	163,860.63	4,145,000.00
11/01/23			72,791.88	72,791.88	4,145,000.00
05/01/24	95,000.00	2.375%	72,791.88	167,791.88	4,050,000.00
11/01/24			71,663.75	71,663.75	4,050,000.00
05/01/25	95,000.00	2.375%	71,663.75	166,663.75	3,955,000.00
11/01/25			70,535.63	70,535.63	3,955,000.00
05/01/26	100,000.00	2.375%	70,535.63	170,535.63	3,855,000.00
11/01/26			69,348.13	69,348.13	3,855,000.00
05/01/27	100,000.00	2.875%	69,348.13	169,348.13	3,755,000.00
11/01/27			67,910.63	67,910.63	3,755,000.00
05/01/28	105,000.00	2.875%	67,910.63	172,910.63	3,650,000.00
11/01/28			66,401.25	66,401.25	3,650,000.00
05/01/29	105,000.00	2.875%	66,401.25	171,401.25	3,545,000.00
11/01/29			64,891.88	64,891.88	3,545,000.00
05/01/30	110,000.00	2.875%	64,891.88	174,891.88	3,435,000.00
11/01/30			63,310.63	63,310.63	3,435,000.00
05/01/31	115,000.00	2.875%	63,310.63	178,310.63	3,320,000.00
11/01/31			61,657.50	61,657.50	3,320,000.00
05/01/32	115,000.00	3.300%	61,657.50	176,657.50	3,205,000.00
11/01/32			59,760.00	59,760.00	3,205,000.00
05/01/33	120,000.00	3.300%	59,760.00	179,760.00	3,085,000.00
11/01/33			57,780.00	57,780.00	3,085,000.00
05/01/34	125,000.00	3.300%	57,780.00	182,780.00	2,960,000.00
11/01/34			55,717.50	55,717.50	2,960,000.00
05/01/35	130,000.00	3.300%	55,717.50	185,717.50	2,830,000.00
11/01/35			53,572.50	53,572.50	2,830,000.00
05/01/36	135,000.00	3.300%	53,572.50	188,572.50	2,695,000.00
11/01/36			51,345.00	51,345.00	2,695,000.00
05/01/37	140,000.00	3.300%	51,345.00	191,345.00	2,555,000.00
11/01/37			49,035.00	49,035.00	2,555,000.00
05/01/38	140,000.00	3.300%	49,035.00	189,035.00	2,415,000.00
11/01/38			46,725.00	46,725.00	2,415,000.00
05/01/39	145,000.00	3.300%	46,725.00	191,725.00	2,270,000.00
11/01/39			44,332.50	44,332.50	2,270,000.00
05/01/40	150,000.00	3.300%	44,332.50	194,332.50	2,120,000.00
11/01/40			41,857.50	41,857.50	2,120,000.00
05/01/41	155,000.00	3.300%	41,857.50	196,857.50	1,965,000.00
11/01/41			39,300.00	39,300.00	1,965,000.00
05/01/42	165,000.00	4.000%	39,300.00	204,300.00	1,800,000.00
11/01/42			36,000.00	36,000.00	1,800,000.00
05/01/43	170,000.00	4.000%	36,000.00	206,000.00	1,630,000.00
11/01/43			32,600.00	32,600.00	1,630,000.00
05/01/44	175,000.00	4.000%	32,600.00	207,600.00	1,455,000.00
11/01/44			29,100.00	29,100.00	1,455,000.00
05/01/45	185,000.00	4.000%	29,100.00	214,100.00	1,270,000.00

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 BOND AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/45			25,400.00	25,400.00	1,270,000.00
05/01/46	190,000.00	4.000%	25,400.00	215,400.00	1,080,000.00
11/01/46			21,600.00	21,600.00	1,080,000.00
05/01/47	200,000.00	4.000%	21,600.00	221,600.00	880,000.00
11/01/47			17,600.00	17,600.00	880,000.00
05/01/48	205,000.00	4.000%	17,600.00	222,600.00	675,000.00
11/01/48			13,500.00	13,500.00	675,000.00
05/01/49	215,000.00	4.000%	13,500.00	228,500.00	460,000.00
11/01/49			9,200.00	9,200.00	460,000.00
05/01/50	225,000.00	4.000%	9,200.00	234,200.00	235,000.00
11/01/50			4,700.00	4,700.00	235,000.00
05/01/51	235,000.00	4.000%	4,700.00	239,700.00	-
11/01/51			-	-	-
<b>Total</b>	<b>4,325,000.00</b>		<b>2,839,153.19</b>	<b>7,164,153.19</b>	

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT  
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

On-Roll Assessments
---------------------

<b>Unit Type</b>	Units	FY 2023 O&M Assessment per Unit	FY 2023 DS Assessment per Unit	FY 2023 Total Assessment per Unit	FY 2022 Total Assessment per Unit
Single Family	118	\$ 390.72	\$ 1,073.57	\$ 1,464.29	-
Townhome	186	253.97	708.56	962.53	-
	304				

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

**4A**



**PROOF OF  
PUBLICATION**  
From

**OSCEOLA  
NEWS-GAZETTE**

**STATE OF FLORIDA  
COUNTY OF OSCEOLA**

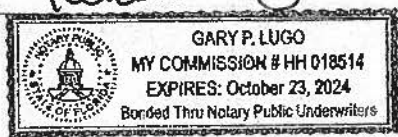
IN THE MATTER OF: FIRST PUBLICATION: 7-28-22  
LAST PUBLICATION: 7-28-22

Before me, the undersigned authority,  
personally appeared Rochelle Stidham,  
who under oath says that she is the  
Publisher of the  
Osceola News-Gazette, a weekly  
newspaper published at Kissimmee, in  
Osceola County, Florida; that the attached  
copy of the advertisement was published  
in the regular and entire edition of said  
newspaper in the following issues:

Affiant further says that the  
Osceola News-Gazette is a newspaper  
published in Kissimmee, in said  
Osceola County, Florida, and that  
the said newspaper has heretofore  
been continuously published in said  
Osceola County, Florida, for a period  
of one year preceding the first publication  
of the attached copy of advertisement;  
and affiant further says that she has  
neither paid nor promised any person,  
firm or corporation any discount, rebate,  
commission or refund for the purpose of  
securing this advertisement for publication  
in the said newspaper.

Sworn and subscribed before me  
by Rochelle Stidham, who is  
personally known to me this

*Rochelle Stidham*



Gary P. Lugo  
*Gary P. Lugo*



Make remittance to: Osceola News-Gazette  
22 W. Monument Ave., Ste. 5, Kissimmee, FL 34744  
Phone: 407-846-7600  
Email: [glugo@osceolanewsgazette.com](mailto:glugo@osceolanewsgazette.com)  
You can also view your Legal Advertising on  
[www.aroundosceola.com](http://www.aroundosceola.com) or [www.floridapublicnotices.com](http://www.floridapublicnotices.com)

## OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

#### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Osceola Village Center Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 10, 2022  
 TIME: 11:00 a.m.  
 LOCATION: Hampton Inn & Suites by Hilton  
 4971 Calypso Cay Way  
 Kissimmee, Florida 34746

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

#### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Single Family	118	1.00	\$390.71
Townhome	50	0.65	\$253.96
Undeveloped Land	12.96 Acres	6.821	\$2,665.01

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Osceola County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

#### Additional Provisions

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

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

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

District Manager



## OBITUARIES

For daily obituaries and services, visit [www.aroundsceola.com](http://www.aroundsceola.com)

**HALL** - Bobby Kay Hall, 79, of Kissimmee, passed away on July 21, 2022.

He was born on December 23, 1942, to David and Nina Sue (Bradley) Hall in Franklin, N.C. He worked as a sales representative for Advantage Sales and Marketing. He enjoyed playing golf, watching NASCAR, and spending time with his family.

Bobby is survived by his loving wife of 58 years, Sandra; daughter, Sheri Geier, her husband Jerry, and their children, Hannah and Hunter of Winter Park, Florida; son, Kevin Hall, his wife, Lisa, and their children, Ryan and Alex of Ravenna, Ohio; two brothers, David Hall Jr., of Florida; Max Hall of North Carolina; two sisters, Linda

Boggs of Kentucky, and Lou Ann Hart of Michigan, as well as many nieces and nephews.

He was preceded in death by his father, David Ansel Hall; mother, Nina Sue (Bradley) Hall; brother, Jim Hall; sister, Nina Jean Hall Cheek, and his twin sister, Betty Faye Hall Sherrill.

A visitation will be held Thursday, July 28, 2022, at 11 a.m. at Osceola Memory Gardens Funeral Home, 1717 Old Boggy Creek Road, Kissimmee, FL 34744, with the Rev. Bob Reaves officiating.

Entombment will take place in the Osceola Memory Gardens Cemetery.

Online condolences can be given at [www.osceolamemgds.com](http://www.osceolamemgds.com).

[www.osceolamemgds.com](http://www.osceolamemgds.com)

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**MEMORY GARDENS**  
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**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

**4B**



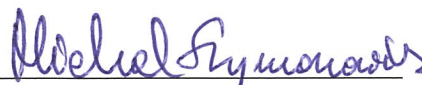
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

**AFFIDAVIT OF MAILING**

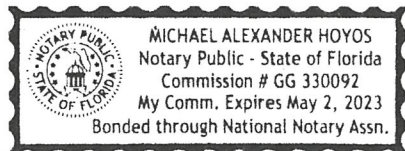
**BEFORE ME**, the undersigned authority, this day personally appeared Michal Szymonowicz, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Michal Szymonowicz, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Assessment Roll Coordinator for the Osceola Village Center Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Osceola Village Center Community Development District.
4. I do hereby certify that on July 11, 2022 and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the Osceola Village Center Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

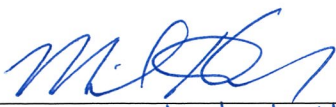
**FURTHER AFFIANT SAYETH NOT.**

  
\_\_\_\_\_  
Michal Szymonowicz

**SWORN TO (OR AFFIRMED) AND SUBSCRIBED** before me by means of  physical presence or  online notarization, this 11<sup>th</sup> day of July, 2022, by Michal Szymonowicz, for Wrathell, Hunt and Associates, LLC, who is  personally known to me or  has provided \_\_\_\_\_ as identification, and who did \_\_\_ / did not \_\_\_ take an oath.



NOTARY PUBLIC

  
\_\_\_\_\_  
Print Name: Michael Hoyos  
Notary Public, State of Florida  
Commission No.: GG 330092  
My Commission Expires: May 2, 2023

**EXHIBIT A:** Mailed Notice

# EXHIBIT A

*Handwritten signature*

*Handwritten notes*

NOT VALID FOR THE QUANTUM

**Osceola Village Center**  
**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**

**THIS IS NOT A BILL – DO NOT PAY**

July 11, 2022

**VIA FIRST CLASS MAIL**

JEN FLORIDA 40 LLC  
1750 W BROADWAY STE 111  
OVIEDO, FL 32766

**Parcel ID:** See Exhibit B.

**RE:** Osceola Village Center Community Development District  
Fiscal Year 2022/2023 Budget and O&M Assessments

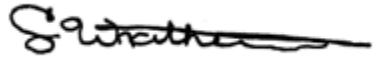
Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Osceola Village Center Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 10, 2022, at 11 a.m., and at Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

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

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", with a long horizontal flourish extending to the right.

Craig Wrathell  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$93,340** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as **12 Single Family Units, 6 Townhomes and 12.96 unplatted acres.**
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Single Family	118	1.00	\$390.71
Townhome	50	0.65	\$253.96
Undeveloped Land	12.96 Acres	6.821	\$2,665.01

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

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

<b>Proposed Annual O&amp;M Assessment (October 1, 2022 – September 30, 2023)</b>
<b>\$40,750.84</b>

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.



**EXHIBIT A**

***Summary of O&M Assessments***

33-25-29-1866-0001-0340  
33-25-29-1866-0001-0350  
33-25-29-1866-0001-0360  
33-25-29-1866-0001-0370  
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33-25-29-1866-0001-0440  
33-25-29-1866-0001-0450  
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33-25-29-1866-0001-1220  
33-25-29-1866-0001-1230  
33-25-29-1866-0001-1240  
33-25-29-1866-0001-FD10

**Osceola Village Center**  
**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**

**THIS IS NOT A BILL – DO NOT PAY**

July 11, 2022

**VIA FIRST CLASS MAIL**

STANLEY MARTIN HOMES LLC  
28 E WASHINGTON ST  
ORLANDO, FL 32801

**Parcel ID:** See Exhibit B.

RE: Osceola Village Center Community Development District  
Fiscal Year 2022/2023 Budget and O&M Assessments

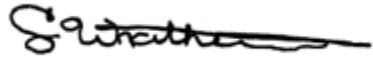
Dear Property Owner:

Pursuant to Chapters 190, and 197, *Florida Statutes*, the Osceola Village Center Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purpose of adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) and levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on August 10, 2022, at 11 a.m., and at Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

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

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Wrathell", with a long horizontal flourish extending to the right.

Craig Wrathell  
District Manager

**EXHIBIT A**  
**Summary of O&M Assessments**

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$93,340** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as **106 Single Family Units and 44 Townhomes.**
3. **Schedule of O&M Assessments:**

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Single Family	118	1.00	\$390.71
Townhome	50	0.65	\$253.96
Undeveloped Land	12.96 Acres	6.821	\$2,665.01

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

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

<b>Proposed Annual O&amp;M Assessment (October 1, 2022 – September 30, 2023)</b>
<b>\$52,589.50</b>

5. **Collection.** By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.



**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

**4C**

**RESOLUTION 2022-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

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

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Osceola Village Center Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as



**Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 10th day of August, 2022.

ATTEST:

**OSCEOLA VILLAGE CENTER COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Adopted Budget

**Exhibit B:** Assessment Roll

**Exhibit A**  
Adopted Budget

**Exhibit B**  
Assessment Roll

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

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**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

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**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

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**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

**8**

# POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • [www.poulosandbennett.com](http://www.poulosandbennett.com)

January 17, 2022  
[Revised June 6, 2022]

*Via Email*

Osceola Village Center Community Development District  
c/o Kristen Suit, District Manager  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431  
[suitk@whhassociates.com](mailto:suitk@whhassociates.com)

Subject: Proposal – 20 Year Needs Analysis  
Osceola Village Center, Kissimmee, Florida  
Poulos & Bennett Job No. 20-107

Dear Osceola Village Center Community Development District:

Pursuant to your request, Poulos & Bennett, LLC is pleased to provide this proposal for professional civil engineering services for the Osceola Village Center within Osceola County in the City of Kissimmee, Florida. The property has proposed development of 311 lots constructed in three phases.

Poulos & Bennett, LLC ("Poulos & Bennett") and Osceola Village Center Community Development District ("Client") enter into this agreement as follows:

## SCOPE OF SERVICES:

### **A. Wastewater Services & Stormwater Management Needs Analysis (20-107.19)**

Based on the newly effective Sections 403.9301 and 403.9302, Florida Statutes, and pursuant to the request of the Osceola Village Center CDD, Poulos & Bennett will prepare and provide to the CDD the required 20-Year Needs Analysis ("Report"). This Report will be based on the requirements of Sections 403.9301 and 403.9302, including information prepared and provided publicly from the Office of Economic and Demographic Research ("OEDR"). The Report shall address the expected needs of the Wastewater Services & Stormwater Management facilities owned and maintained by the Osceola Village Center CDD for the prescribed 20-year period and will be updated every five years. The Report shall include, but not be limited to, the following required information:

- i. For wastewater services, since there are no CDD owned and maintained wastewater facilities, nor are there any planned CDD owned and maintained wastewater utility extensions, only those items shown below are required:
  - A detailed description of the facilities used to provide wastewater services.
  - The number of current and projected connections and residents served calculated in 5-year increments.



- The current and projected service area for wastewater services.
- ii. The 20-Year Needs Analysis will encompass the approximate 160.4 acre area of the Osceola Village Center CDD. The stormwater management systems servicing the CDD includes one (1) stormwater management pond. For this stormwater management program and system, the Report will include:
- A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
  - The number of current and projected residents served calculated in 5-year increments.
  - The current and projected service area for the stormwater management program or stormwater management system.
  - The current and projected cost of providing services calculated in 5-year increments.
  - The estimated remaining useful life of each facility or its major components.
  - The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
  - The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

The Report will include the methodology and supporting data necessary to confirm the results.

**B. Meetings & Coordination – Needs Analysis  
(20-107.20)**

Poulos & Bennett will coordinate with and prepare for and attend coordination meetings with the Osceola Village Center CDD legal and managerial staff, Osceola County staff and the Osceola Village Center CDD Board throughout the preparation of the Report as needed. These services will only be provided at the request of the Client and will be invoiced on an hourly fee basis in accordance with Poulos & Bennett's Standard Rate Schedule. (Exhibit 'B').

**FEE SCHEDULE:**

Task Number	Description	Amount	
		Lump Sum Fees	Hourly Fee Estimates in Accordance with Exhibit B
.19	Wastewater Services & Stormwater Management Needs Analysis	\$11,500.00	---
.20	Meetings & Coordination – Needs Analysis	---	Budget Estimate of \$5,000.00
.991	Reimbursable Expense	---	Budget Estimate of \$1,000.00

Hourly services will be billed in accordance with the hourly rate schedule attached as Exhibit B.

These fees do not include: required application fees made payable to the respective public agencies through which permitting is required; reimbursable expenses as specified in this agreement or illustrative plans that may be required for community/public meetings.

REIMBURSABLE EXPENSE (20-107.991):

Reimbursables will be charged on a direct cost basis times a multiple of 1.20. Reimbursables shall include, but not be limited to, all prints and reproduction costs associated with reports, prints and reproductions, postage and shipping, expenses to travel outside a thirty (30) mile radius of the office.

Should you have any questions regarding the information included with this amendment, please do not hesitate to contact us. Please sign this amendment and return one copy for our records.

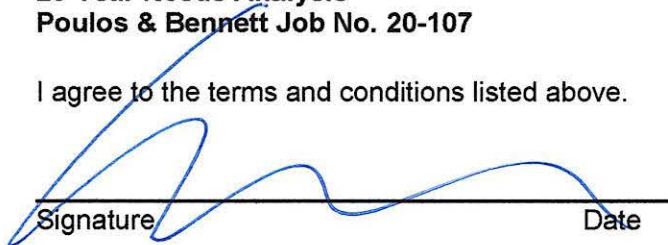
Sincerely,



R. Lance Bennett, P.E.  
Partner  
Poulos & Bennett, LLC

**Proposal – 20-Year Needs Analysis  
Osceola Village Center Community Development District  
20 Year Needs Analysis  
Poulos & Bennett Job No. 20-107**

I agree to the terms and conditions listed above.

  
\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Company

**EXHIBIT "B"**  
**POULOS & BENNETT, LLC**  
**2022 HOURLY RATE SCHEDULE**

EXPERT WITNESS	\$400
PUBLIC MEETING REPRESENTATION	\$400
PRINCIPAL	\$250
DIRECTOR OF ENGINEERING	\$235
PLANNING GROUP LEADER	\$235
PRACTICE TEAM LEADER	\$225
DEVELOPMENT MANAGER	\$195
SR. PROJECT MANAGER	\$195
SENIOR PROJECT ENGINEER	\$175
PROJECT MANAGER – DEVELOPMENT SERVICES	\$165
PROJECT MANAGER	\$165
SENIOR PLANNER	\$150
ASSISTANT DEVELOPMENT MANAGER	\$140
GIS MANAGER	\$135
CAD MANAGER	\$130
PROJECT ENGINEER	\$135
SENIOR COMMUNITY DESIGNER	\$135
PROJECT PLANNER	\$135
PLAT MANAGER	\$135
SENIOR CAD DESIGNER	\$130
DEVELOPMENT COORDINATOR	\$125
STAFF ENGINEER	\$115
CAD TECHNICIAN	\$105
STAFF PLANNER	\$105
PROJECT COORDINATOR	\$90
ADMINISTRATIVE ASSISTANT	\$75



**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

**9**

**TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES**

**INTRODUCTION**

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document.

Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Legislature.

For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc. ) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection purposes.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
  - o Private entities or citizens
  - o Federal government
  - o State government, including the Florida Department of Transportation (FDOT)
  - o Water Management Districts
  - o School districts
  - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

**GENERAL INSTRUCTIONS FOR USING THE TEMPLATE**

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR’s website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction’s response unless the project’s expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction’s budget. While necessary to comply with the statute, the concept of “future expenditures” should be viewed as an expression of identified needs.

**These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.**

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type the from the dropdown lists in columns B and C.

**Links to Template Parts:**

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

## Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

Name of Local Government:	Osceola Village Center Community Development District
Name of stormwater utility, if applicable:	n/a
Contact Person	
Name:	R. Lance Bennett, P.E.
Position/Title:	District Engineer
Email Address:	lbennett@poulosandbennett.com
Phone Number:	407-487-2594

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

**Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)**

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

**Part 1.1 Narrative Description:**

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

The current strategy includes routine inspection & maintenance and appropriate annual budget allocations to ensure inspection, repair, rehabilitation & replacement activities can be carried out.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

0	1	2	3	4	5	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water quality improvement (TMDL Process/BMAPs/other)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



**Part 1.2 Current Stormwater Program Activities:**

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:

- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

The Stormwater Master Plan is approved by both City of Kissimmee & SFWMD. Neither expire or have limitations.

Please provide a link to the most recently adopted version of the document (if it is published online):

[https://apps.sfwmd.gov/entsb/docdownload?object\\_id=0900eeee92a23496](https://apps.sfwmd.gov/entsb/docdownload?object_id=0900eeee92a23496)

- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

A construction sediment and erosion control program for new construction (plans review and/or inspection)?	Yes
An illicit discharge inspection and elimination program?	Yes
A public education program?	No
A program to involve the public regarding stormwater issues?	No
A “housekeeping” program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ?	No
A stormwater ordinance compliance program ( <i>i.e.</i> , for low phosphorus fertilizer)?	No
Water quality or stream gage monitoring?	No
A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc. )?	No
A system for managing stormwater complaints?	Yes
Other specific activities?	

Notes or Comments on any of the above:

**Part 1.3 Current Stormwater Program Operation and Maintenance Activities**

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

No

Notes or Comments on the above:

The CDD is only responsible for CDD owned infrastructure.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ?	Yes
Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ?	Yes
Invasive plant management associated with stormwater infrastructure?	Yes
Ditch cleaning?	Yes
Sediment removal from the stormwater system (vector trucks, other)?	Yes
Muck removal (dredging legacy pollutants from water bodies, canal, etc. )?	No
Street sweeping?	No
Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ?	No
Non-structural programs like public outreach and education?	No
Other specific routine activities?	

**Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)**

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

	Number	Unit of Measurement
Estimated feet or miles of buried culvert:	19,220.00	Feet
Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program:	0.00	Miles
Estimated number of storage or treatment basins ( <i>i.e.</i> , wet or dry ponds):	1	
Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> :	0	
Number of chemical treatment systems ( <i>e.g.</i> , alum or polymer injection):	0	
Number of stormwater pump stations:	0	
Number of dynamic water level control structures ( <i>e.g.</i> , operable gates and weirs that control canal water levels):	1	
Number of stormwater treatment wetland systems:	1	
Other:		

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

Best Management Practice	Current	Planned
Tree boxes	No	No
Rain gardens	No	No
Green roofs	No	No
Pervious pavement/pavers	No	No
Littoral zone plantings	No	No
Living shorelines	No	No
Other Best Management Practices:		

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
  - GIS program
  - MS4 permit application
  - Aerial photos
  - Past or ongoing budget investments
  - Water quality projects
- Other(s):
- Construction plans & contracts

**Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)**

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

**Independent Special Districts:**

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

The special district's boundary is significantly smaller than the City of Kissimmee boundary.

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

**Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)**

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

The special district's boundary is significantly smaller than the City of Kissimmee boundary. The total area of the boundary is 66.9 acres.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc. ).

The service area is not expected to change.

[Proceed to Part 5](#)

**Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)**

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**Part 5.1 Routine Operation and Maintenance**

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Operation and Maintenance Costs	3	3	3	3	3
Brief description of growth greater than 15% over any 5-year period:					





**Part 5.2 Future Expansion (Committed Funding Source)**

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

**5.2.1 Flood Protection (Committed Funding Source):** Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

**5.2.2 Water Quality Projects (Committed Funding Source):** Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

**Expansion Projects with a Committed Funding Source**

**5.2.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

**5.2.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

**Part 5.3 Future Expansion with No Identified Funding Source**

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

**5.3.1 Future Flood Protection with No Identified Funding Source:** Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

**5.3.2 Future Water Quality Projects with no Identified Funding Source:** Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

**Expansion Projects with No Identified Funding Source**

**5.3.1 Flood Protection**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

**5.3.2 Water Quality**

Expenditures (in \$thousands)

Project Name (or, if applicable, BMAP Project Number or ProjID)	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

<input checked="" type="checkbox"/>	Stormwater Master Plan
<input checked="" type="checkbox"/>	Basin Studies or Engineering Reports
<input type="checkbox"/>	Adopted BMAP
<input type="checkbox"/>	Adopted Total Maximum Daily Load
<input type="checkbox"/>	Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan
	Specify:
<input type="checkbox"/>	Other(s):

**Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change**

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

Project Name	Expenditures (in \$thousands)				
	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system? No
  - If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more? No
  - If yes, please provide a link if available:
  - If no, is a planning effort currently underway?

**Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)**

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

**If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.**

**End of Useful Life Replacement Projects with a Committed Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

**End of Useful Life Replacement Projects with No Identified Funding Source**

Expenditures (in \$thousands)

Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
n/a					

**Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)**

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

**Routine O&M**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

**Expansion**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

**Resiliency**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

**Replacement of Aging Infrastructure**

	Total	Funding Sources for Actual Expenditures					
	Actual Expenditures	Amount Drawn from Current Year Revenues	Amount Drawn from Bond Proceeds	Amount Drawn from Dedicated Reserve	Amount Drawn from All-Purpose Rainy Day Fund	Contributions to Reserve Account	Balance of Reserve Account
2016-17	0						
2017-18	0						
2018-19	0						
2019-20	0						
2020-21	0						

**Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)**

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

<b>Committed Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	3	3	3	3
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Total Committed Revenues (=Total Committed Projects)</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>

<b>No Identified Funding Source</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Maintenance	0	0	0	0
Expansion	0	0	0	0
Resiliency	0	0	0	0
Replacement/Aging Infrastructure	0	0	0	0
<b>Projected Funding Gap (=Total Non-Committed Needs)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

<b>Strategies for New Funding Sources</b>	<b>2022-23 to 2026-27</b>	<b>2027-28 to 2031-32</b>	<b>2032-33 to 2036-37</b>	<b>2037-38 to 2041-42</b>
Supplemental Assessment for Stormwater O&M	23	23	24	25
<b>Total</b>	<b>23</b>	<b>23</b>	<b>24</b>	<b>25</b>
<b>Remaining Unfunded Needs</b>	<b>-23</b>	<b>-23</b>	<b>-24</b>	<b>-25</b>













Project & Type Information			Expenditures (in \$thousands)				
Project Type (Choose from dropdown list)	Funding Source Type (Choose from dropdown list)	Project Name	LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42

Project & Type Information			Expenditures				
Project Type	Funding Source Type		LFY 2021-2022	2022-23 to 2026-27	2027-28 to 2031-32	2032-33 to 2036-37	2037-38 to 2041-42
Expansion Projects, Flood Protection	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	Committed Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	Committed Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Flood Protection	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Expansion Projects, Water Quality	No Identified Funding Source	Aggregated Total	0	0	0	0	0
Resiliency Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0
End of Useful Life Replacement Projects	No Identified Funding Source	Aggregated Total	0	0	0	0	0

<b>Total of Projects without Project Type and/or Funding Source Type</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

**10A**

**OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
(SERIES 2021 PROJECT)**

The undersigned, a Responsible Officer of the Osceola Village Center Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as trustee (the “Trustee”), dated as of September 1, 2021, as supplemented by that certain Supplemental Trust Indenture dated as of September 1, 2021 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number:   1
- (B) Identify Acquisition Agreement, if applicable: *Agreement between the Osceola Village Center Community Development District and JEN Florida 40, LLC, Regarding the Acquisition of Certain Work Product, Improvements, and Real Property* dated September 10, 2021
- (C) Name of Payee pursuant to Acquisition Agreement: JEN Florida 40, LLC
- (D) Amount Payable: \$1,614,307.43
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Acquisition of Phase 1 and Phase 2 Potable Water, Reclaim Water, and Stormwater Improvements
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
  
*Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund.*

The undersigned hereby certifies that:

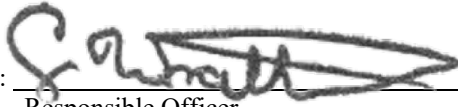
1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2021 Acquisition and Construction Account; and
3. each disbursement set forth above was incurred in connection with the Costs of the Series 2021 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**OSCEOLA VILLAGE CENTER COMMUNITY  
DEVELOPMENT DISTRICT**

By:  \_\_\_\_\_  
Responsible Officer

Date: 10/21/2021



## CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2021 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2021 Project; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

The Consulting Engineer further certifies and agrees that for any requisition (a) the portion of the Series 2021 Project that is the subject of this requisition is complete, (b) the Series 2021 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the portion of the Series 2021 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements, (d) the plans and specifications for such portion of the Series 2021 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the Series 2021 Project for which disbursement is made have been obtained from all applicable regulatory bodies; (f) for that portion of the Series 2021 Project being acquired, all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the Series 2021 Project for which disbursement is made hereby have been paid; and (g) upon payment of the disbursement hereby, sufficient amounts will remain on deposit in the Series 2021 Acquisition and Construction Account to complete the Series 2021 Project.

  
\_\_\_\_\_  
Consulting Engineer

Date: 10/26/21



FIRST REPUBLIC BANK  
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## **Account Name**

JEN Florida 40 LLC

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## **Account Number**

80009008642

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Domestic Wire / ACH Instructions  
Wire / Credit Funds to:

First Republic Bank  
111 Pine Street  
San Francisco, CA 94111

**ABA / Routing Number: 321 081 669**

**SWIFT Code: FRBBUS6S**

**Special Instructions (if any):**

### Contact:

Elizabeth Almanzar

NEW YORK PREFERRED BANKING

(212) 259-4070

[lalmanzar@firstrepublic.com](mailto:lalmanzar@firstrepublic.com)



Consultant:

NO.	DATE	DESCRIPTION
1	10/20/20	CONTRACT ACQUISITION #1
SUBMISSIONS/REVISIONS		
NO.	DATE	DESCRIPTION
1	10/20/20	CONTRACT ACQUISITION #1
2	10/20/20	CONTRACT ACQUISITION #1
3	10/20/20	CONTRACT ACQUISITION #1
4	10/20/20	CONTRACT ACQUISITION #1
5	10/20/20	CONTRACT ACQUISITION #1
6	10/20/20	CONTRACT ACQUISITION #1
7	10/20/20	CONTRACT ACQUISITION #1
8	10/20/20	CONTRACT ACQUISITION #1
9	10/20/20	CONTRACT ACQUISITION #1
10	10/20/20	CONTRACT ACQUISITION #1
11	10/20/20	CONTRACT ACQUISITION #1
12	10/20/20	CONTRACT ACQUISITION #1
13	10/20/20	CONTRACT ACQUISITION #1
14	10/20/20	CONTRACT ACQUISITION #1
15	10/20/20	CONTRACT ACQUISITION #1
16	10/20/20	CONTRACT ACQUISITION #1
17	10/20/20	CONTRACT ACQUISITION #1
18	10/20/20	CONTRACT ACQUISITION #1
19	10/20/20	CONTRACT ACQUISITION #1
20	10/20/20	CONTRACT ACQUISITION #1
21	10/20/20	CONTRACT ACQUISITION #1
22	10/20/20	CONTRACT ACQUISITION #1
23	10/20/20	CONTRACT ACQUISITION #1
24	10/20/20	CONTRACT ACQUISITION #1
25	10/20/20	CONTRACT ACQUISITION #1
26	10/20/20	CONTRACT ACQUISITION #1
27	10/20/20	CONTRACT ACQUISITION #1
28	10/20/20	CONTRACT ACQUISITION #1
29	10/20/20	CONTRACT ACQUISITION #1
30	10/20/20	CONTRACT ACQUISITION #1
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Project Name:  
**OSCEOLA VILLAGE CENTER**

Jurisdiction:  
**CITY OF KISSIMMEE, FL**

Sheet Title:  
**REQUISITION #1 EXHIBIT**

Sheet No.:

Scale: \_\_\_\_\_

DATE: October 22, 2021

STEPHEN K. SAHIA  
 P.E. NO. 0076003

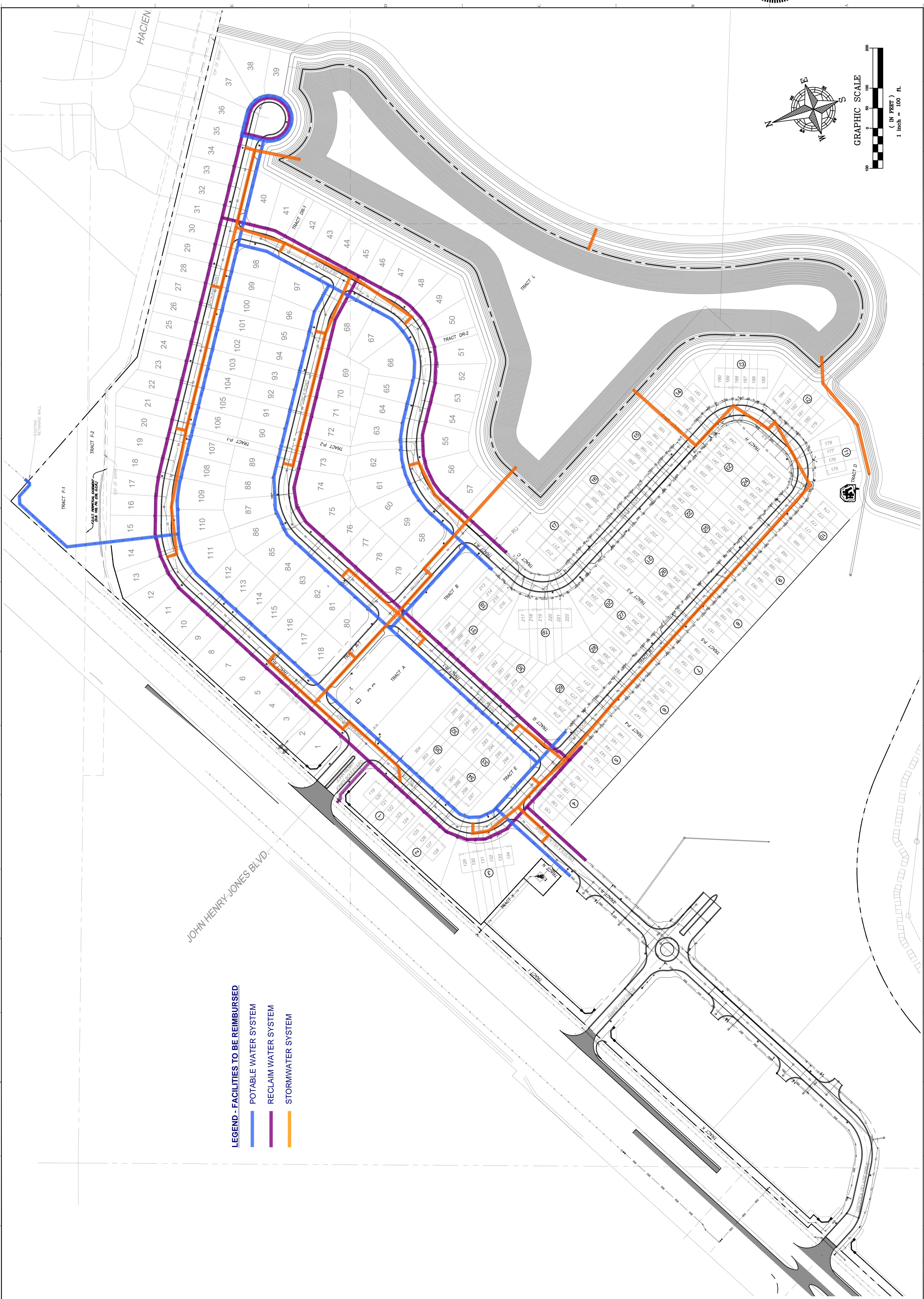
PROFESSIONAL ENGINEER  
 STATE OF FLORIDA  
 LICENSE NO. 76803

SEAL

This plan has been electronically signed and sealed by Stephen K. Sahia. It is the sole responsibility of the user to verify the accuracy of the information and to ensure that the information is used for the intended purpose.

**POULOS & BENNETT**

Poulos & Bennett, LLC  
 2602 E. Livingston St., Ocala, FL 32803  
 Tel: 407.487.2594 www.poulosandbennett.com  
 Reg. No. 20507



- LEGEND - FACILITIES TO BE REIMBURSED**
- POTABLE WATER SYSTEM
  - RECLAIM WATER SYSTEM
  - STORMWATER SYSTEM



Oct 20, 2021

Board of Supervisors  
Osceola Village Center Community Development District  
c/o Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

RE: Acquisition of Phase 1 and 2 Potable Water, Reclaim Water, and Stormwater Improvements

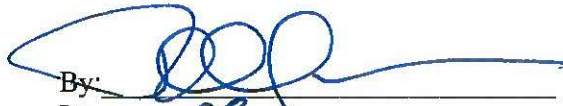

Dear Sir or Madam,

We are writing to request that the Osceola Village Center Community Development District (“**District**”) acquire from JEN Florida 40, LLC (“**Developer**”) the public infrastructure improvements and/or work product set forth in **Exhibit A**, which is attached hereto. Developer created the improvements and/or work product consistent with the District’s *Engineer’s Report* dated April 15, 2021, as supplemented by the *First Supplemental Engineer’s Report* dated August 9, 2021, and the improvements and/or work product are now complete.

As set forth in more detail in a Bill of Sale dated on or about the same date as this letter, the Developer wishes to convey the improvements and work product to the District for the Costs Paid for Phase 1 and Phase 2, totaling \$1,614,307.43 as identified in Exhibit A attached hereto, representing the actual cost of creating and/or constructing such improvements and work product. The Developer herein requests that funds in the amount of the Costs Paid for Phase 1 and Phase 2 be made payable to the Developer from the proceeds of the Series 2021 Bonds.

Sincerely,

JEN FLORIDA 40, LLC

By:   
Its: 

ACKNOWLEDGED AND AGREED TO BY:

\_\_\_\_\_  
Eric Marks, Chairman  
Osceola Village Center CDD

Oct 20th, 2021

Board of Supervisors  
Osceola Village Center Community Development District  
c/o Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

RE: Acquisition of Phase 1 and 2 Potable Water, Reclaim Water, and Stormwater Improvements

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Sincerely,

JEN FLORIDA 40, LLC

Richard Jerman

By: \_\_\_\_\_  
Its: Manager

ACKNOWLEDGED AND AGREED TO BY:

DocuSigned by:  
Eric Marks  
Eric Marks, Chairman  
Osceola Village Center CDD

**EXHIBIT "A"**

Description of Improvements to be Acquired:

All pond/stormwater management facilities together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls, water control structures, catch-basins, and related stormwater facilities in and for the development of Osceola Village Center Phase 1 and Phase 2, AS SHOWN ON THE PRELIMINARY PLAT KNOWN AS OSCEOLA VILLAGE CENTER, ATTACHED HERETO AS ATTACHMENT "A."

All water facilities from the points of delivery or connection to the point of delivery or connection including the potable water system, reclaim water system, fire protection lines and hydrants for the development of Osceola Village Center Phase 1 and Phase 2, AS SHOWN ON THE PRELIMINARY PLAT KNOWN AS OSCEOLA VILLAGE CENTER, ATTACHED HERETO AS ATTACHMENT "A."

Acquisition Costs:

<b>Improvement</b>	<b>Phase 1 Acquisition Costs</b>	<b>Phase 2 Acquisition Costs</b>	<b>Total Acquisition Costs</b>
<b>Potable Water</b>	\$250,354.82	\$85,215.35	\$335,570.17
<b>Reclaim Water</b>	\$119,446.53	\$45,225.75	\$164,672.28
<b>Stormwater</b>	\$1,066,746.16	\$47,318.82	\$1,114,064.98
<b>TOTAL</b>			<b>\$1,614,307.43</b>

**AFFIDAVIT REGARDING COSTS PAID**

STATE OF FLORIDA

COUNTY OF Seminole

I, Richard A. Jerman, of JEN FLORIDA 40, LLC, a Florida limited liability company, being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Richard A. Jerman and I am Vice President of JEN FLORIDA 40, LLC, a Florida limited liability company (the "Developer"). I have authority to make this affidavit on behalf of Developer.
3. Developer is the developer of certain lands within the Osceola Village Center Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("District").
4. The District *Engineer's Report* dated April 15, 2021, as supplemented by the *First Supplemental Engineer's Report* dated August 9, 2021 (collectively, the "Engineer's Report") describes certain public infrastructure improvements and/or 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*.
5. Pursuant to contracts in place between Developer and certain contractors and construction related professionals, as may be more particularly identified on the attached **Exhibit A**, Developer has expended funds to develop improvements that are included and described in the Engineer's Report and are part of the District's capital improvement plan. The attached **Exhibit A** accurately identifies the completed improvements and states, at least in part, the amounts that Developer has spent on the completed improvements. No money is owed to any contractors or subcontractors for any work performed on the completed improvements.
6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the improvements and/or work product that Developer has developed consistent with the Engineer's Report.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 20th day of October, 2021

**JEN FLORIDA 40, LLC**, a Florida limited liability company



By: Richard A. Jeramas

Its: VP

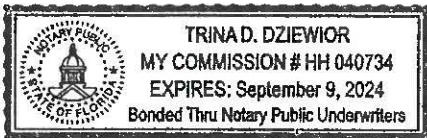
**STATE OF FLORIDA**  
**COUNTY OF** Seminole

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 20<sup>th</sup> day of OCTOBER, 2021, by RICHARD JERAMAS VICE PRESIDENT of JEN Florida 40, LLC, on behalf of said company and who has personally appeared before me and is personally known to me.

(NOTARY SEAL)



Notary Public Signature



(Name typed, printed or stamped)

Notary Public, State of \_\_\_\_\_

Commission No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**Exhibit A**

Identification of Improvements

All pond/stormwater management facilities together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls, water control structures, catch-basins, and related stormwater facilities in and for the development of Osceola Village Center Phase 1 and Phase 2, AS SHOWN ON THE PRELIMINARY PLAT KNOWN AS OSCEOLA VILLAGE CENTER, ATTACHED HERETO AS ATTACHMENT "A."

All water facilities from the points of delivery or connection to the point of delivery or connection including the potable water system, reclaim water system, fire protection lines and hydrants for the development of Osceola Village Center Phase 1 and Phase 2, AS SHOWN ON THE PRELIMINARY PLAT KNOWN AS OSCEOLA VILLAGE CENTER, ATTACHED HERETO AS ATTACHMENT "A."

All as contemplated by the Engineer's Report and as more generally identified in the chart below:

<b>Contractor/Contract</b>	<b>Date</b>	<b>Amount</b>
<b>JR. DAVIS CONSTRUCTION CO., INC.</b>	<b>10/05/20</b>	
Contract and any amendments, additions or change orders thereto, for the construction, installation or provision of potable water, reclaim water, and stormwater improvements and other District improvements.		\$1,614,307.43
	<b>TOTAL</b>	<b>\$1,614,307.43</b>

## BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **JEN FLORIDA 40, LLC**, a Florida limited liability company, whose address for purposes hereof is 1750 W. Broadway, Suite 111, Oviedo, Florida 32765 (“**Seller**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**”) whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

All pond/stormwater management facilities together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls, water control structures, catch-basins, and related stormwater facilities in and for the development of Osceola Village Center Phase 1 and Phase 2, AS SHOWN ON THE PRELIMINARY PLAT KNOWN AS OSCEOLA VILLAGE CENTER, ATTACHED HERETO AS ATTACHMENT “A.”

All water facilities from the points of delivery or connection to the point of delivery or connection including the potable water system, reclaim water system, fire protection lines and hydrants for the development of Osceola Village Center Phase 1 and Phase 2, AS SHOWN ON THE PRELIMINARY PLAT KNOWN AS OSCEOLA VILLAGE CENTER, ATTACHED HERETO AS ATTACHMENT “A.”

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name this 20th day of October, 2021.

Signed, sealed and delivered in the presence of:

**JEN FLORIDA 40, LLC,**  
a Florida limited liability company

By: [Signature]  
Print Name: Richard A. Jerman  
Print Title: VP

Witnessed:  
[Signature]  
Print Name: Dennis M. Law  
[Signature]  
Print Name: James P. Dunn

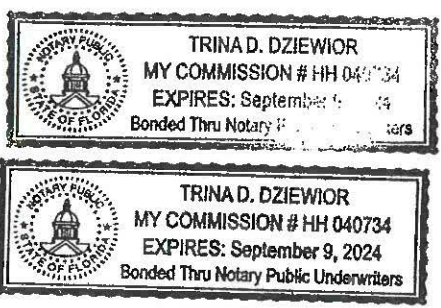
STATE OF FLORIDA  
COUNTY OF Seminole

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared RICHARD JERMAN as VICE PRESIDENT of JEN Florida 40, LLC, a Florida limited liability company, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 20<sup>th</sup> day of October, 2021.

[Signature]  
Notary Public

Personally known:   
Produced Identification: \_\_\_\_\_  
Type of Identification: \_\_\_\_\_



**ENGINEER CERTIFICATION TO  
OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT REGARDING  
PHASE 1 AND PHASE 2 INFRASTRUCTURE IMPROVEMENTS**

STATE OF FLORIDA

COUNTY OF Orange

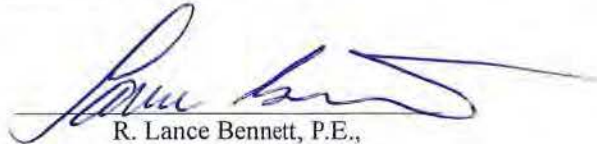
BEFORE ME, the undersigned, personally appeared R. Lance Bennett, P.E., of Poulos & Bennett, LLC, who, after being first duly sworn, deposes and says:

I, R. Lance Bennett, am a Professional Engineer registered in the State of Florida. I have reviewed certain documentation, including, but not limited to, permitted plans and specifications, as-builts and applicable permits. I, or my authorized agent, have conducted on-site observations of the Phase 1 and Phase 2 potable water, reclaim water, and stormwater improvements (the "Improvements"), as described in **Exhibit A**.

I hereby certify to the Osceola Village Center Community Development District (the "District") the below listed matters:


- 1) The Improvements have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications.
- 3) The Improvements are free from obstruction and are functional for their intended purpose.
- 4) In my opinion, the acquisition amount of \$1,614,307.43 (1) relates directly to the construction of certain improvements described in the *Engineer's Report* dated April 15, 2021, as supplemented by the *First Supplemental Engineer's Report* dated August 9, 2021 (collectively, the "Engineer's Report"), as may be amended, for the Osceola Village Center Community Development District, (2) specifically benefits property within the boundaries of the District as described in the Engineer's Report, and (3) is fair and reasonable. Further, in my opinion, this amount does not exceed the value of the Improvements as installed.

FURTHER AFFIANT SAYETH NOT.



R. Lance Bennett, P.E.,  
Poulos & Bennett, LLC  
Florida License No. 50698

The foregoing instrument was acknowledged and subscribed before me this 25 day of October, 2021, by R. Lance Bennett, P.E., who has produced Personally Known as identification and has taken an oath.

  
Notary Public

\_\_\_\_\_  
Name of officer taking acknowledgment

Commission Expires:



**Exhibit A**

Identification of Improvements

All pond/stormwater management facilities together with master drainage pipes, structures, inlets, manholes, mitered end sections, headwalls, water control structures, catch-basins, and related stormwater facilities in and for the development of Osceola Village Center Phase 1 and Phase 2, AS SHOWN ON THE PRELIMINARY PLAT KNOWN AS OSCEOLA VILLAGE CENTER, ATTACHED HERETO AS ATTACHMENT "A."

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ATTACHMENT A



# OSCEOLA VILLAGE CENTER

Section 33, Township 25 South, Range 29 East,  
City of Kissimmee, Osceola County, Florida.

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 25 SOUTH, RANGE 29 EAST, CITY OF KISSIMMEE, OSCEOLA COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERNMOST CORNER OF VILLAS AT ESTANCIA AS RECORDED IN CONDOMINIUM BOOK 8, PAGES 29 THROUGH 37 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17/92 (S.R. 600) ACCORDING TO STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 600, SECTION NUMBERS 92010-7507 AND 92010-2507; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN SOUTH 48°43'32" EAST ALONG THE SOUTH LINE OF SAID VILLAS AT ESTANCIA FOR A DISTANCE OF 477.67 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF ESTANCIA, ACCORDING TO PLAT BOOK 15, PAGES 184 AND 185 OF SAID PUBLIC RECORDS RUN SOUTH 76°11'52" EAST FOR A DISTANCE OF 1209.59 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 118.64 FEET, A CHORD BEARING OF SOUTH 82°21'30" EAST AND A CHORD LENGTH OF 184.21 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE OF ESTANCIA RUN THE FOLLOWING COURSES: EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°51'12" FOR A DISTANCE OF 210.90 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 31°25'57" EAST FOR A DISTANCE OF 244.97 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 164.85 FEET, A CHORD BEARING OF SOUTH 61°17'42" EAST AND A CHORD LENGTH OF 164.16 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°43'24" FOR A DISTANCE OF 171.83 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 84°31'15" EAST FOR A DISTANCE OF 172.19 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5236, PAGE 2318 OF AFORESAID PUBLIC RECORDS; THENCE DEPARTING AFORESAID SOUTH LINE OF ESTANCIA RUN SOUTH 62°56'20" EAST ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5236, PAGE 2318 FOR A DISTANCE OF 477.09 FEET TO A POINT ON THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5336, PAGE 1230 OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID WEST LINE AND THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5336, PAGE 1230: SOUTH 30°24'10" WEST FOR A DISTANCE OF 344.29 FEET; THENCE RUN SOUTH 21°40'42" WEST FOR A DISTANCE OF 1370.26 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF SOUTH 67°10'24" WEST AND A CHORD LENGTH OF 285.28 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°59'29" FOR A DISTANCE OF 317.62 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 67°19'51" WEST FOR A DISTANCE OF 785.76 FEET; THENCE RUN NORTH 79°24'12" WEST FOR A DISTANCE OF 702.22 FEET; THENCE RUN NORTH 83°16'25" WEST FOR A DISTANCE OF 328.64 FEET; THENCE DEPARTING AFORESAID NORTH LINE RUN NORTH 18°03'27" EAST FOR A DISTANCE OF 210.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 62.00 FEET, A CHORD BEARING OF NORTH 38°14'37" EAST AND A CHORD LENGTH OF 42.79 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°22'20" FOR A DISTANCE OF 43.69 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 47°39'17" WEST FOR A DISTANCE OF 1119.37 FEET; THENCE RUN SOUTH 42°20'43" WEST FOR A DISTANCE OF 68.00 FEET; THENCE RUN NORTH 47°39'17" WEST FOR A DISTANCE OF 140.00 FEET; THENCE RUN NORTH 42°20'43" EAST FOR A DISTANCE OF 48.00 FEET; THENCE RUN NORTH 47°39'17" WEST FOR A DISTANCE OF 166.39 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17/92 (S.R. 600); THENCE RUN NORTH 42°20'44" EAST ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 1598.04 FEET TO THE POINT OF BEGINNING.

CONTAINS 134.04 ACRES MORE OR LESS.

**LEGEND:**

O.R.	Official Records Book	⊕	centerline
P.B.	Plat Book	CCR #	Certified Corner Record Number
C.B.	Condominium Book	R/W	right-of-way
PG(S).	page(s)	●	5/8" iron rod & cap #6723 permanent reference monument
P.C.	point of curvature	○	set 1/2" iron rod & cap LB #6723, Lot corner
P.T.	point of tangency	⊙	set 1/2" iron rod and/or nail & disk P.S.M. #6723 permanent control point
P.I.	point of intersection	◻	recovered concrete monument
P.C.C.	point of compound curvature	LB	licensed business
R.P.	radius point	↷	change in direction along right-of-way lines
N.R.	non-radial		
U.E.	utility easement		
N.T.	non-tangent		
P.R.M.	Permanent Reference Monument		
S.R.	State Road		
D.B.	Deed Book		

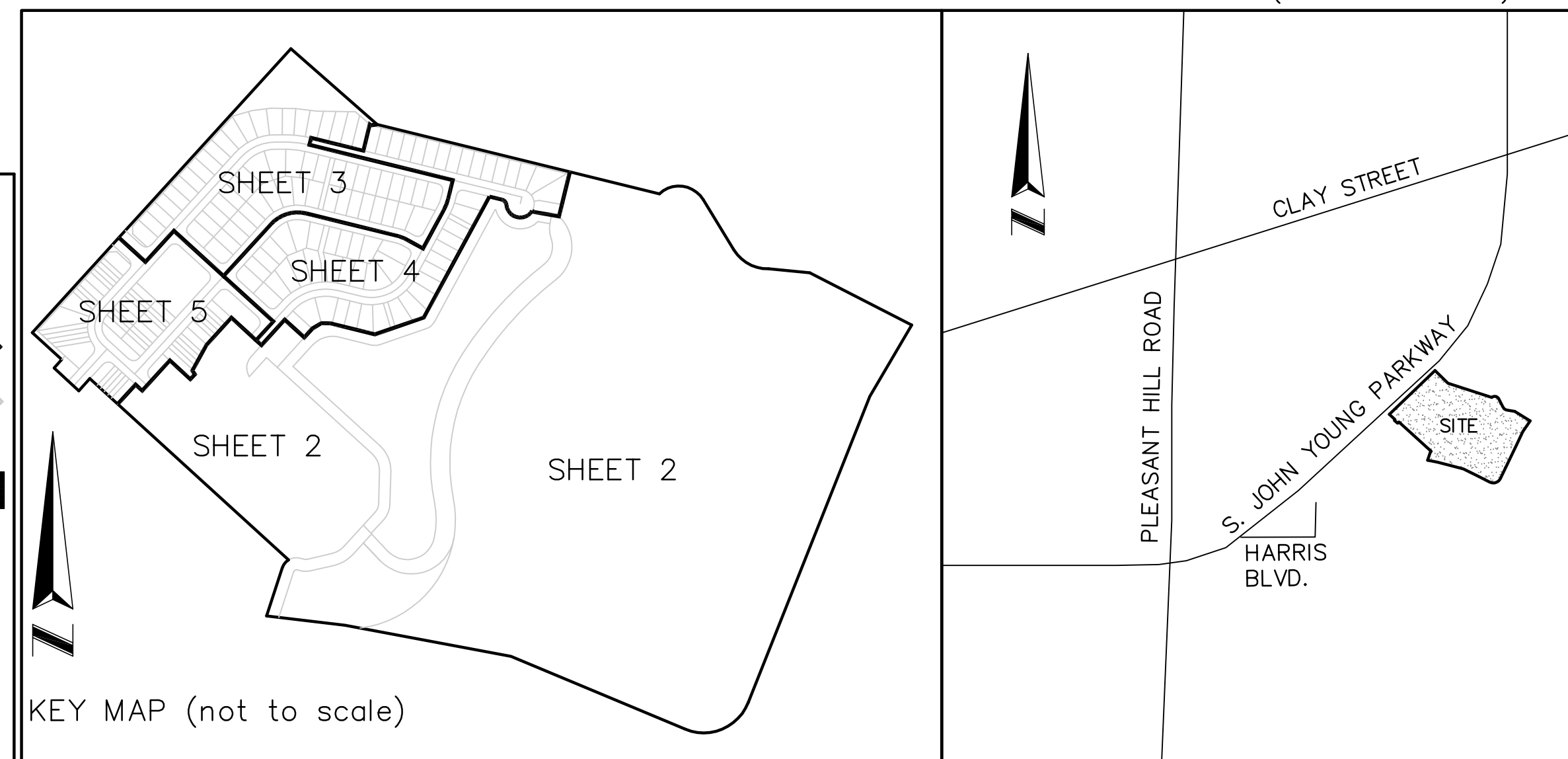
**SURVEYOR'S NOTES:**

- Bearings shown hereon are assumed and based on the North line of the Northwest 1/4 of Section 33-25-29 being South 89°17'22" East.
- All lot lines intersecting curves are radial, unless otherwise noted non-radial ( N.R. ).
- All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television and data services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission. The utility easements shown hereon are hereby dedicated to any public or private utility service provider, including, but not limited to, a community development district, that is extending utility services, including, but not limited to, electricity, gas, telephone and cable, potable and reclaimed water, and sanitary sewer to, or for the benefit of the lands shown hereon.
- Tracts A, B and C (Recreation) are dedicated to and shall be maintained by the Osceola Village Homeowners Association, Inc. (Association).
- Tracts DR-1 and DR-2 (Drainage) are dedicated to and shall be maintained by the Association.
- Tracts E and G (Open Space) are dedicated to and shall be maintained by the Association.
- Tract F-2 (Open Space, canal access and maintenance) is dedicated to and shall be maintained by the City of Kissimmee.
- Tract FD-1 (Future Development) is dedicated to and shall be maintained by the Owner.
- Tracts F, F-1 and I (Open Space/Buffer) are dedicated to and shall be maintained by the Association.
- Tract J (Conservation) is dedicated to and shall be maintained by the Osceola Village Center Homeowners' Association, Inc. Said Tract J shall be subject to a conservation easement in favor of South Florida Water Management District and Osceola County, Florida with development rights dedicated to Osceola County, Florida. Clearing, grading, construction or alteration is permitted only after obtaining proper approvals from Osceola County, Florida and all other applicable jurisdictional agencies.
- Tract L (Stormwater) is dedicated to and shall be maintained by the Osceola Village Center Homeowners' Association, Inc. The City of Kissimmee shall have the right, but not the obligation, to access, maintain, repair, replace or otherwise care for or cause to be cared for the Stormwater Tract, including without limitation the drainage systems constructed thereon. A Blanket Ingress/Egress Easement is granted in favor of the City of Kissimmee for said purposes.
- Tracts L-1, L-2, L-3 and L-4 (Open Space) are dedicated to and shall be maintained by the Osceola Village Center Homeowners' Association, Inc.
- Tract N (Lift Station) will be dedicated to the TOHO Water Authority by separate instrument.
- Tracts P-1 and P-2 (Walkway Connectors) are dedicated to and shall be maintained by the Association.
- Tract R-1 (Right-of-way) is dedicated to and shall be maintained by the City of Kissimmee.
- Tract X (Open Space) is dedicated to and shall be maintained by the Osceola Village Center Homeowner's Association, Inc. There is a blanket utility easement over the entirety of Tract X.
- All utility easements required by the Toho Water Authority will be dedicated to the Toho Water Authority and recorded via a separate easement.
- The lands shown hereon are subject to the Declaration of Covenants, Conditions, Easements and Restrictions for Osceola Village, recorded with this plat in the public records of Osceola County, Florida and any supplements and/or amendments thereto.

**SHEET INDEX**

SHEET 1 OF 5 - LEGAL DESCRIPTION, DEDICATION, NOTES  
SHEET 2 OF 5 - BOUNDARY INFORMATION AND TRACT GEOMETRY  
SHEETS 3 - 5 OF 5 - LOT AND TRACT GEOMETRY

**VICINITY MAP (NOT TO SCALE)**



**NOTICE:**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**CERTIFICATE OF SURVEYOR AND MAPPER**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being a licensed and registered land surveyor does hereby certify that on 11-25-2019 he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Osceola County requirements and regulations; the survey was prepared under the undersigned responsible direction and supervision and that the survey data complies with all requirements of Chapter 177, F.S.; and that permanent control points will be placed as required by Chapter 177, F.S.; and that said land is located in Osceola County, Florida.

By: JAMES L. RICKMAN P.S.M. 5633 Date: \_\_\_\_\_

Allen & Company  
Licensed Business # 6723  
16 East Plant Street  
Winter Garden, Florida 34787

**CERTIFICATE OF APPROVAL BY MUNICIPALITY**

THIS IS TO CERTIFY, That on \_\_\_\_\_ 2021  
the City of Kissimmee Commission approved the foregoing plat.

\_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_

\_\_\_\_\_  
City Clerk

**CERTIFICATE OF APPROVAL BY CITY SURVEYOR**

I HEREBY CERTIFY, That on \_\_\_\_\_ 2021,  
the Florida Professional Surveyor and Mapper representing the City of Kissimmee reviewed this plat. This plat conforms to Florida Statutes, Chapter 177

By: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF COUNTY CLERK**

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of the Osceola County Land Development Code, and was filed for record on: \_\_\_\_\_ 2021 at: \_\_\_\_\_

File No. \_\_\_\_\_

Clerk of the Circuit Court  
in and for Osceola County, Florida.

By: \_\_\_\_\_

**OSCEOLA VILLAGE CENTER  
DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that JEN FLORIDA 40, LLC a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, less lots 1 through 5, 8, 9, and lots 116 through 118 and Stanley Martin Homes, LLC, a Delaware limited liability company, being the owner in fee simple of lots 1 through 5, 8, 9, and lots 116 through 118, hereby dedicates said lands and plat for the uses and purposes herein expressed and dedicates Tract R-1 (Roadways), Tract F-2 (Open Space, canal access and maintenance right-of-way) to the City of Kissimmee. Utility and drainage easements shown hereon are dedicated to the perpetual use of the public.

In Witness Whereof JEN FLORIDA 40, LLC a Florida limited liability company has caused these presents to be signed and attested to or witnessed by the officer named below on \_\_\_\_\_, 2021.

JEN FLORIDA 40, LLC A Florida limited liability company

By: \_\_\_\_\_ Title: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Signed and sealed in the presence of:

\_\_\_\_\_  
Signature of witness:

\_\_\_\_\_  
Printed Name of witness:

\_\_\_\_\_  
Signature of witness:

\_\_\_\_\_  
Printed Name of witness:

STATE OF FLORIDA,  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ OF JEN FLORIDA 40, LLC A FLORIDA LIMITED LIABILITY COMPANY. SUCH PERSON [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Serial Number: \_\_\_\_\_

In Witness Whereof Stanley Martin Homes, LLC, a Delaware limited liability company has caused these presents to be signed and attested to or witnessed by the officer named below on \_\_\_\_\_, 2021.

Stanley Martin Homes, LLC, a Delaware limited liability company

\_\_\_\_\_  
Title: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signed and sealed in the presence of:

\_\_\_\_\_  
Signature of witness:

\_\_\_\_\_  
Printed Name of witness:

\_\_\_\_\_  
Signature of witness:

\_\_\_\_\_  
Printed Name of witness:

STATE OF FLORIDA,  
COUNTY OF \_\_\_\_\_

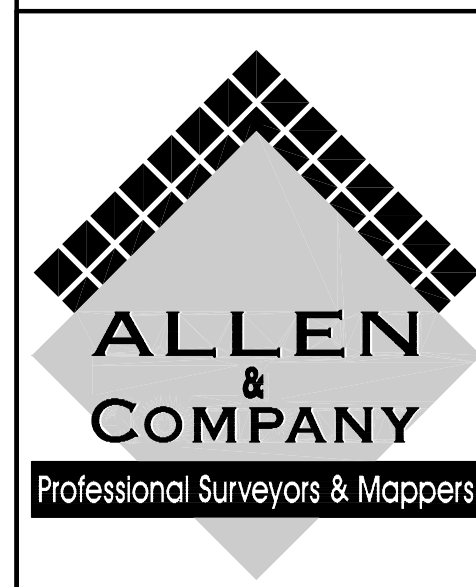
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS DAY OF \_\_\_\_\_, 2021, BY \_\_\_\_\_ OF STANLEY MARTIN HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY. SUCH PERSON [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Serial Number: \_\_\_\_\_



16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355

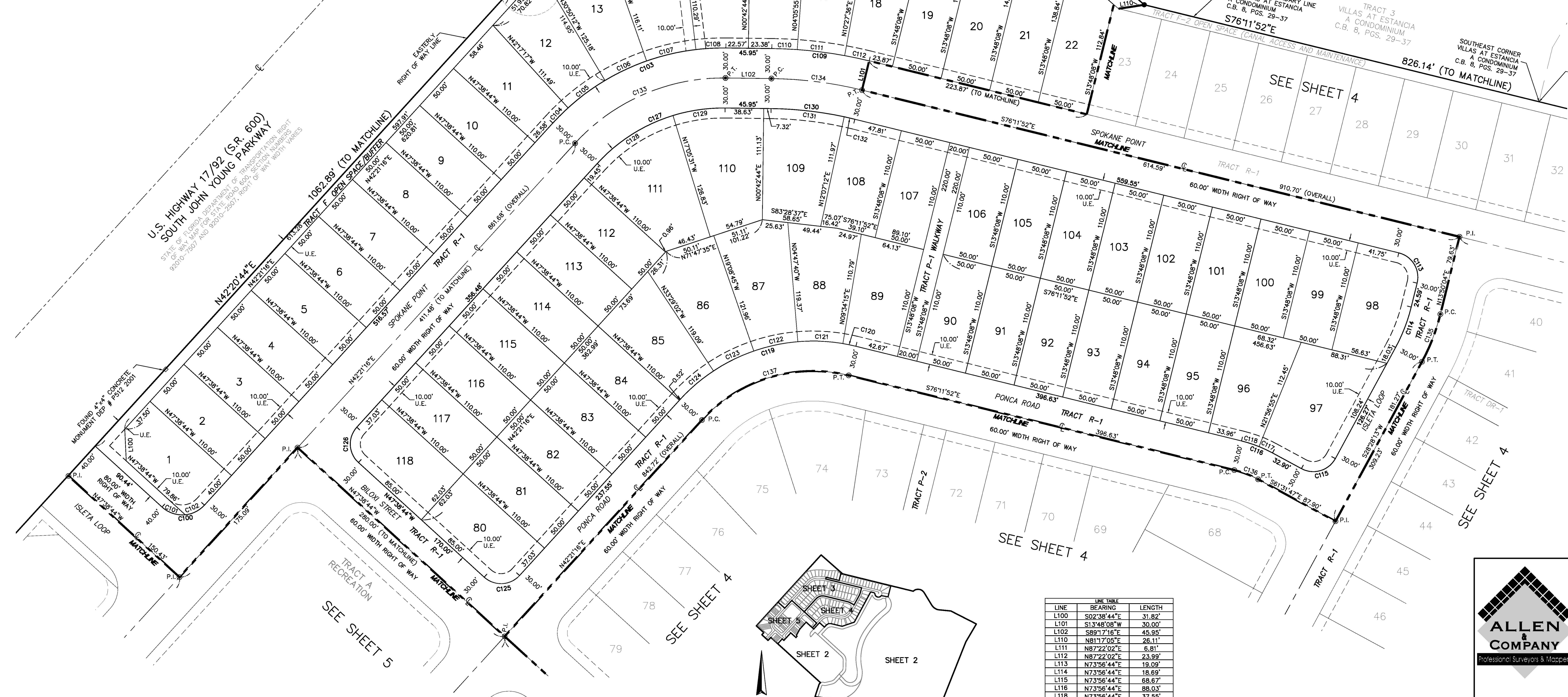
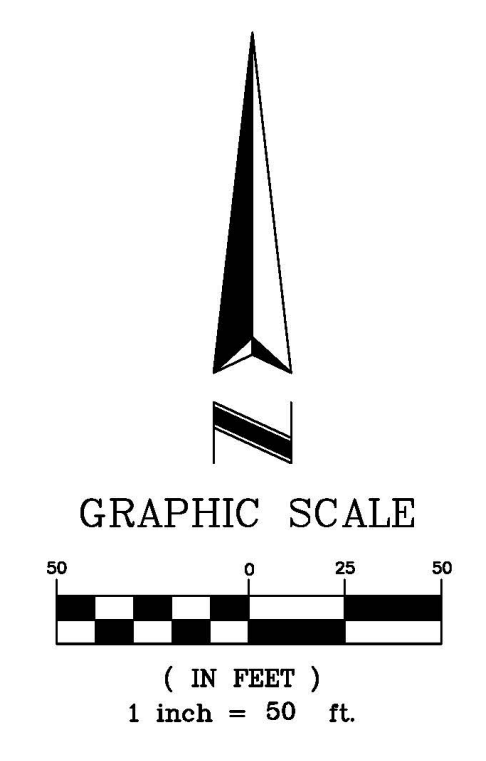
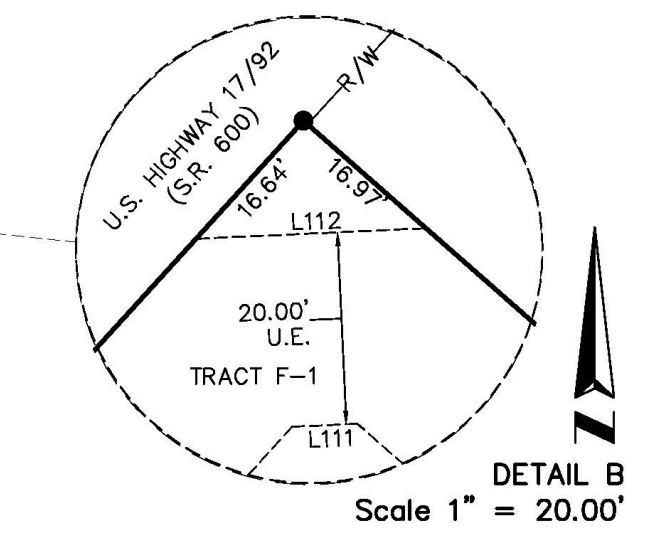
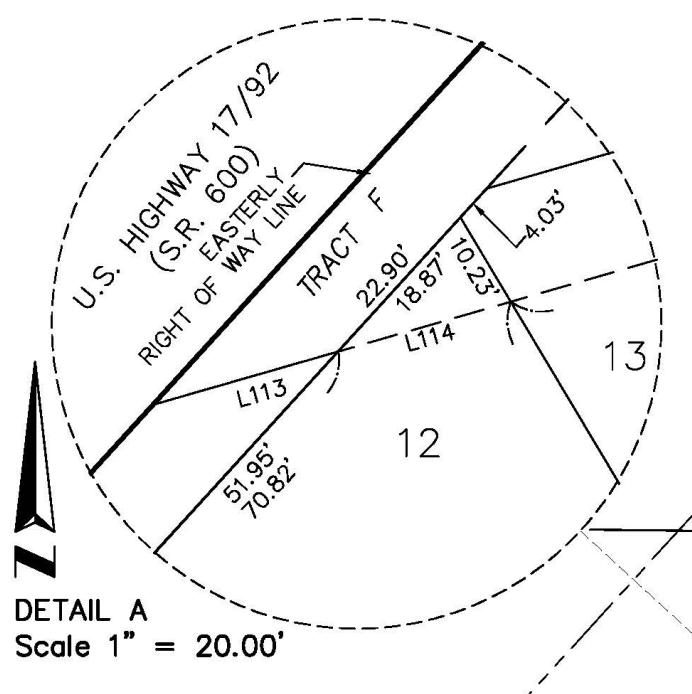
KEY MAP (not to scale)



# OSCEOLA VILLAGE CENTER

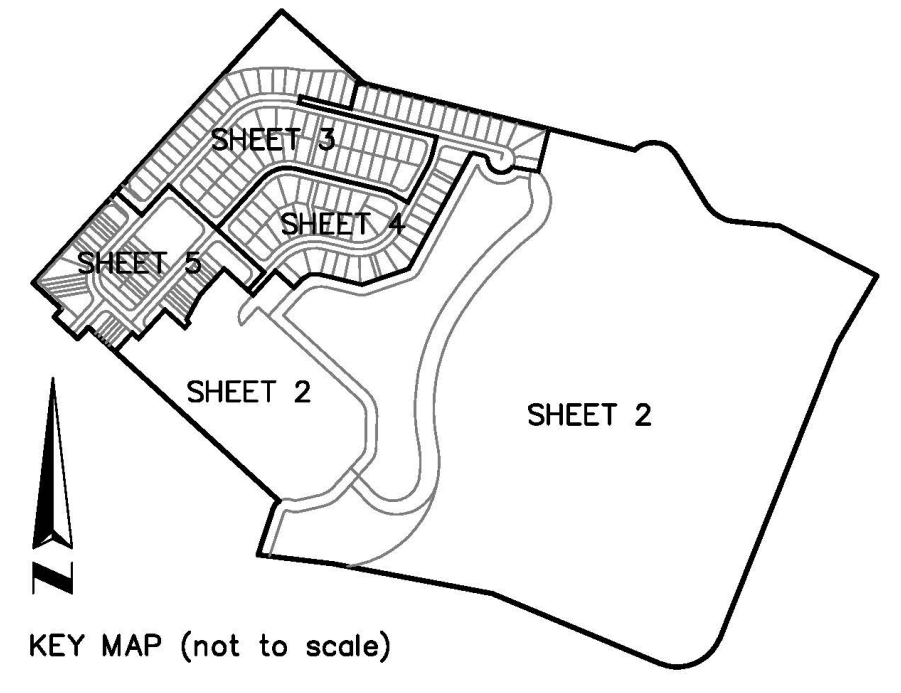
Section 33, Township 25 South, Range 29 East,  
City of Kissimmee, Osceola County, Florida.

CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C100	30.00'	N87°21'16"E	42.43'	90°00'00"	47.12'
C101	30.00'	S71°44'26"E	24.50'	48°11'23"	25.23'
C102	30.00'	N63°15'34"E	21.41'	41°48'37"	21.89'
C103	230.00'	S66°32'00"W	188.41'	48°21'28"	194.12'
C104	230.00'	S45°02'00"W	21.50'	05°21'28"	21.51'
C105	230.00'	S53°26'18"W	45.89'	11°27°04"	45.97'
C106	230.00'	S84°53'41"W	45.94'	11°27°47"	46.02'
C107	230.00'	S76°56'13"W	50.56'	12°37'17"	50.67'
C108	230.00'	S86°58'48"W	29.94'	07°27'52"	29.96'
C109	430.00'	N82°44'34"W	98.03'	13°05'24"	98.24'
C110	430.00'	N87°35'41"W	25.41'	03°23'11"	25.41'
C111	430.00'	N82°43'14"W	47.72'	08°21'42"	47.74'
C112	430.00'	N73°04'42"W	183.92'	61°28'52"	193.04'
C113	25.00'	N31°10'54"W	35.37'	90°01'56"	39.28'
C114	170.00'	N21°09'09"E	43.31'	14°38'09"	43.43'
C115	25.00'	N73°28'13"E	35.36'	90°00'00"	39.27'
C116	130.00'	N88°51'50"W	33.19'	14°40'05"	33.28'
C117	130.00'	N64°47'26"W	14.79'	06°31'19"	14.80'
C118	130.00'	N72°07'29"W	18.47'	08°08'47"	18.48'
C119	180.00'	S73°04'42"W	183.92'	61°28'52"	193.04'
C120	180.00'	N78°18'49"W	13.29'	04°13'53"	13.29'
C121	180.00'	N87°36'43"W	45.01'	14°21'55"	45.13'
C122	180.00'	S78°01'47"W	44.97'	14°21'05"	45.09'
C123	180.00'	S83°41'07"W	44.93'	14°20'17"	45.04'
C124	180.00'	S49°26'07"W	44.38'	14°09'42"	44.49'
C125	25.00'	N87°21'16"E	35.36'	90°00'00"	39.27'
C126	25.00'	S68°32'00"W	18.38'	48°21'28"	18.80'
C127	170.00'	S86°32'00"W	139.26'	48°21'28"	143.48'
C128	170.00'	S57°37'52"W	89.58'	30°33'13"	90.65'
C129	170.00'	S81°48'36"W	52.61'	17°48'15"	52.83'
C130	370.00'	N82°44'34"W	84.35'	13°05'24"	84.53'
C131	370.00'	N83°55'02"W	73.55'	11°24'28"	73.67'
C132	370.00'	N77°02'30"W	10.86'	01°40'56"	10.86'
C133	200.00'	S68°32'00"W	183.92'	48°21'28"	188.80'
C134	400.00'	N82°44'34"W	91.19'	13°05'24"	91.39'
C135	200.00'	N21°09'09"E	50.95'	14°38'09"	51.09'
C136	100.00'	N88°51'50"W	25.53'	14°40'05"	25.60'
C137	150.00'	S73°04'42"W	153.27'	61°28'52"	160.87'



SHEET INDEX  
SHEET 1 OF 5 - LEGAL DESCRIPTION, DEDICATION, NOTES  
SHEET 2 OF 5 - BOUNDARY INFORMATION AND TRACT GEOMETRY  
SHEETS 3 - 5 OF 5 - LOT AND TRACT GEOMETRY

LINE	BEARING	LENGTH
L100	S02°38'44"E	31.82'
L101	S13°48'08"W	30.00'
L102	S89°17'16"E	45.95'
L110	N81°17'05"E	26.11'
L111	N87°22'02"E	6.81'
L112	N87°22'02"E	23.99'
L113	N73°56'44"E	19.09'
L114	N73°56'44"E	18.69'
L115	N73°56'44"E	68.67'
L116	N73°56'44"E	88.03'
L118	N73°56'44"E	37.55'
L123	S48°43'32"E	51.87'
L124	N41°17'51"E	20.00'

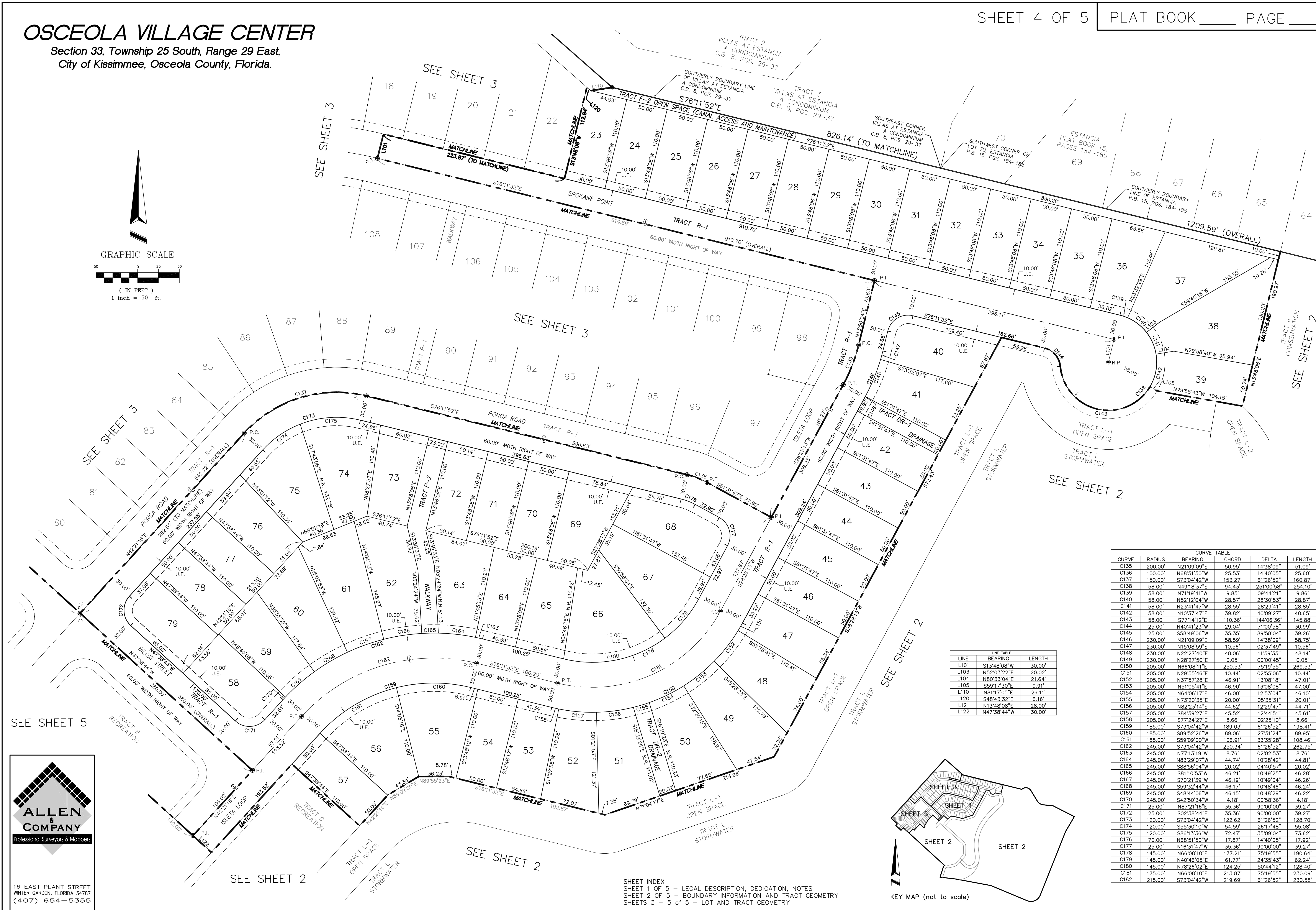
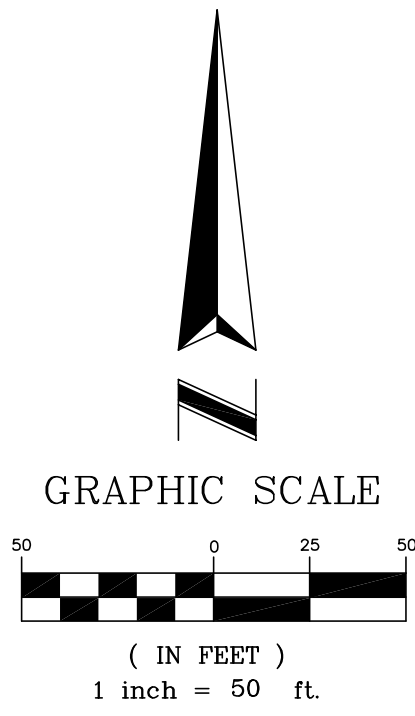


16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355



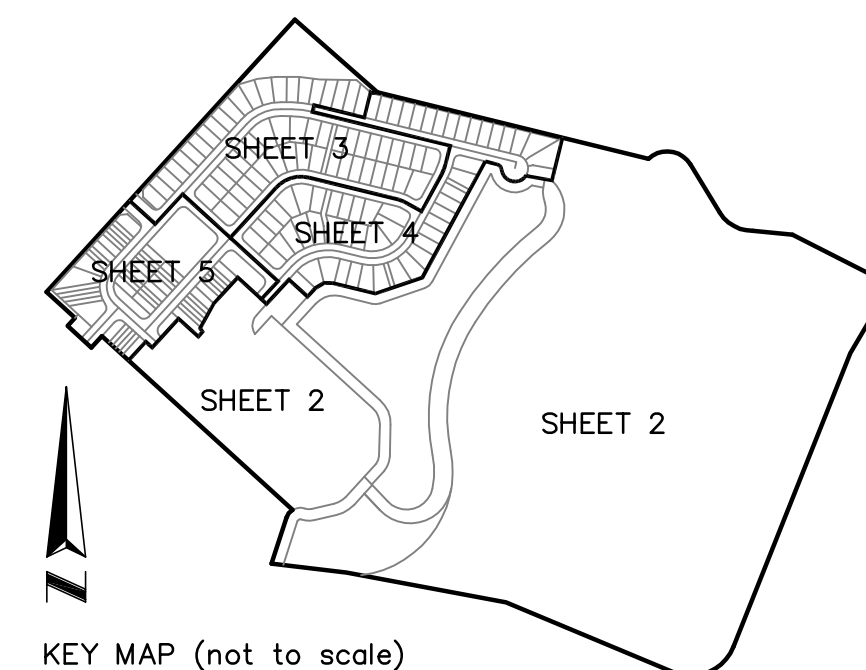
# OSCEOLA VILLAGE CENTER

Section 33, Township 25 South, Range 29 East,  
City of Kissimmee, Osceola County, Florida.



CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C135	200.00'	N21°09'09"E	50.95'	14°38'09"	51.09'
C136	100.00'	N68°51'50"W	25.53'	14°40'05"	25.60'
C137	150.00'	S73°04'42"W	153.27'	61°26'52"	160.87'
C138	58.00'	N49°18'37"E	94.43'	251°00'58"	254.10'
C139	58.00'	N71°19'41"W	9.85'	09°44'21"	9.88'
C140	58.00'	N52°12'04"W	28.57'	28°30'53"	28.87'
C141	58.00'	N23°41'47"W	28.55'	28°29'41"	28.85'
C142	58.00'	N10°37'47"E	39.82'	40°09'27"	40.65'
C143	58.00'	S77°14'12"E	110.36'	144°06'36"	145.88'
C144	25.00'	N40°41'23"W	29.04'	71°00'58"	30.99'
C145	25.00'	S58°49'06"W	35.35'	89°58'04"	39.26'
C146	230.00'	N21°09'09"E	58.59'	14°38'09"	58.75'
C147	230.00'	N15°08'59"E	10.56'	02°37'49"	10.56'
C148	230.00'	N22°27'40"E	48.06'	11°59'35"	48.14'
C149	230.00'	N28°27'50"E	0.05'	00°00'45"	0.05'
C150	205.00'	N66°08'11"E	250.53'	75°19'55"	269.53'
C151	205.00'	N29°55'46"E	10.44'	02°55'06"	10.44'
C152	205.00'	N37°57'28"E	46.91'	13°08'18"	47.01'
C153	205.00'	N51°05'41"E	46.90'	13°08'08"	47.00'
C154	205.00'	N64°06'17"E	46.00'	12°53'04"	46.10'
L120	S48°43'32"E	6.16'			
L121	N13°48'08"E	28.00'			
L122	N47°38'44"W	30.00'			
C158	205.00'	S77°24'27"E	8.66'	02°25'10"	8.66'
C159	185.00'	S73°04'42"W	189.03'	61°26'52"	198.41'
C160	185.00'	S88°52'26"W	89.06'	75°14'24"	89.05'
C161	185.00'	S59°09'00"W	106.91'	33°35'28"	108.46'
C162	245.00'	S73°04'42"W	250.34'	61°26'52"	262.75'
C163	245.00'	N77°13'19"W	8.76'	02°02'53"	8.76'
C164	245.00'	N83°29'07"W	44.74'	10°28'42"	44.81'
C165	245.00'	S88°56'04"W	20.02'	04°40'57"	20.02'
C166	245.00'	S81°00'53"W	46.81'	10°49'25"	46.28'
C167	245.00'	S70°21'39"W	46.12'	10°49'04"	46.26'
C168	245.00'	S59°32'44"W	46.17'	10°48'46"	46.24'
C169	245.00'	S48°44'06"W	46.15'	10°48'29"	46.22'
C170	245.00'	S42°50'34"W	4.18'	00°58'36"	4.18'
C171	25.00'	N87°21'16"E	35.36'	90°00'00"	39.27'
C172	25.00'	S02°38'44"E	35.36'	90°00'00"	39.27'
C173	120.00'	S73°04'42"W	122.62'	61°26'52"	128.70'
C174	120.00'	S55°30'10"W	54.59'	26°17'48"	55.08'
C175	120.00'	S86°13'36"W	72.47'	35°09'04"	73.62'
C176	70.00'	N68°51'50"W	17.87'	14°40'05"	17.92'
C177	25.00'	N16°31'47"W	35.36'	90°00'00"	39.27'
C178	145.00'	N66°08'10"E	177.21'	75°19'55"	190.64'
C179	145.00'	N40°46'05"E	61.77'	24°35'43"	62.24'
C180	145.00'	N78°26'02"E	124.25'	50°44'12"	128.40'
C181	175.00'	N66°08'10"E	213.87'	75°19'55"	230.09'
C182	215.00'	S73°04'42"W	219.69'	61°26'52"	230.58'

LINE TABLE		
LINE	BEARING	LENGTH
L101	S13°48'08"W	30.00'
L103	N52°03'22"E	20.02'
L104	N80°33'04"E	21.64'
L105	S59°17'30"E	9.91'
L110	N81°17'05"E	26.11'
L120	S48°43'32"E	6.16'
L121	N13°48'08"E	28.00'
L122	N47°38'44"W	30.00'



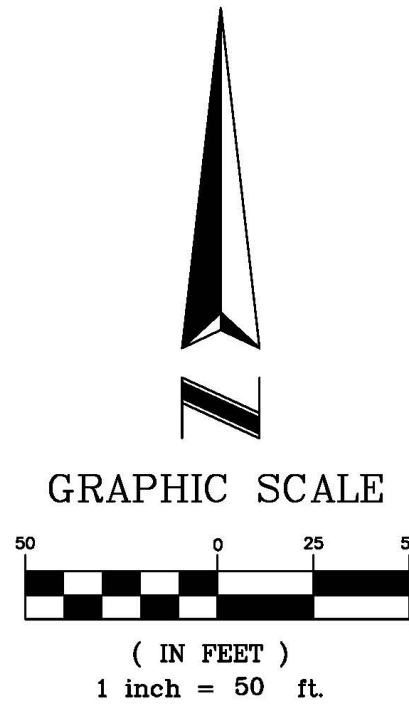
SHEET INDEX  
SHEET 1 OF 5 - LEGAL DESCRIPTION, DEDICATION, NOTES  
SHEET 2 OF 5 - BOUNDARY INFORMATION AND TRACT GEOMETRY  
SHEETS 3 - 5 OF 5 - LOT AND TRACT GEOMETRY

**ALLEN & COMPANY**  
Professional Surveyors & Mappers  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355



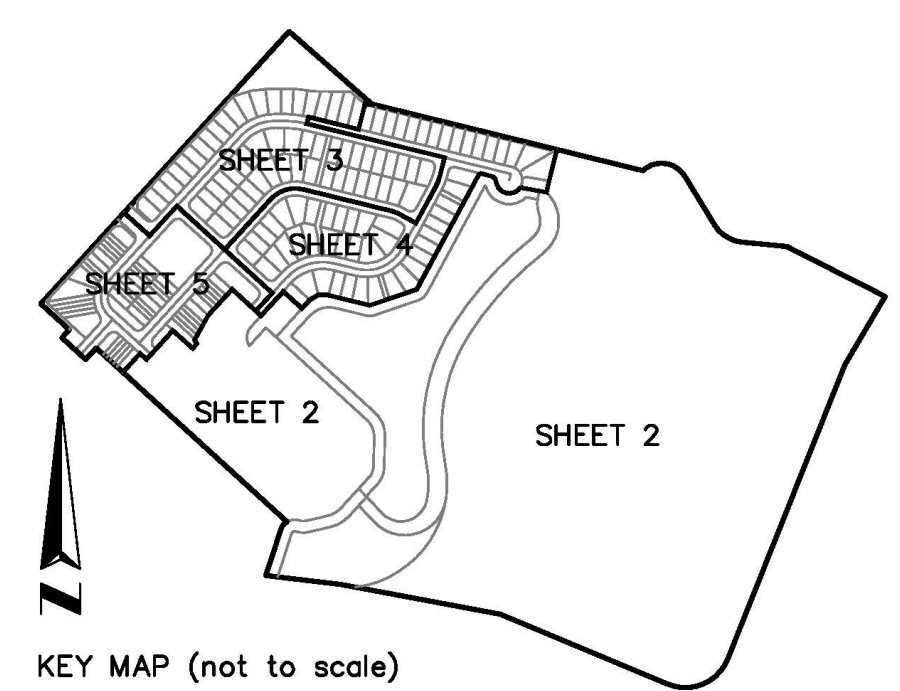
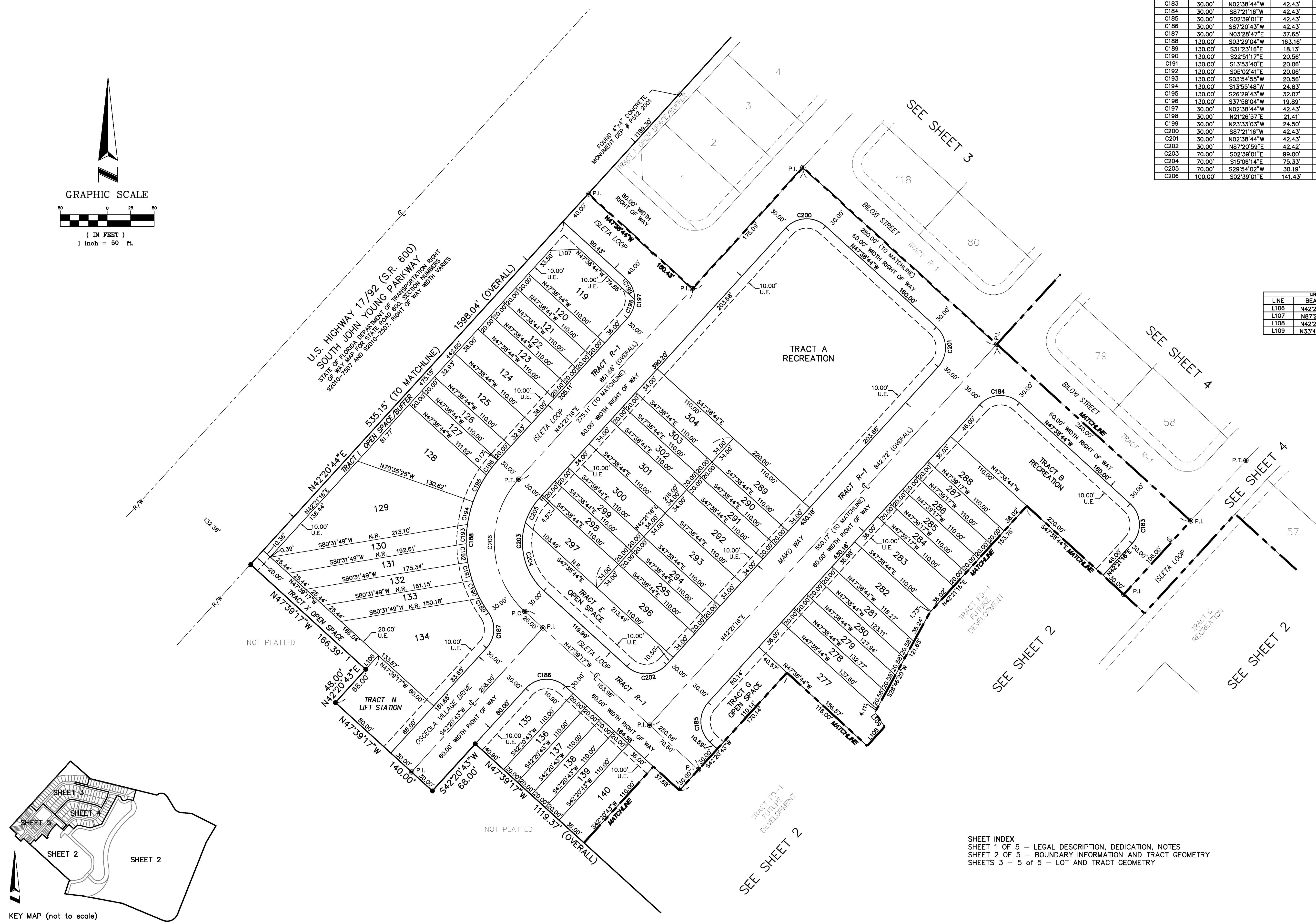
# OSCEOLA VILLAGE CENTER

Section 33, Township 25 South, Range 29 East,  
City of Kissimmee, Osceola County, Florida.



CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C183	30.00'	N02°38'44"W	42.43'	90°00'00"	47.12'
C184	30.00'	S87°21'16"W	42.43'	90°00'00"	47.12'
C185	30.00'	S02°39'01"E	42.43'	90°00'33"	47.13'
C186	30.00'	S87°20'43"W	42.43'	90°00'00"	47.12'
C187	30.00'	N03°28'47"E	37.65'	77°43'52"	40.70'
C188	130.00'	S03°29'04"W	163.16'	77°44'24"	176.39'
C189	130.00'	S31°29'16"E	18.13'	07°59'45"	18.14'
C190	130.00'	S22°51'17"E	20.56'	09°04'13"	20.58'
C191	130.00'	S13°53'40"E	20.06'	08°51'00"	20.08'
C192	130.00'	S05°02'41"E	20.06'	08°51'00"	20.08'
C193	130.00'	S03°54'55"W	20.56'	09°04'13"	20.58'
C194	130.00'	S13°55'48"W	24.83'	10°57'33"	24.87'
C195	130.00'	S26°29'43"W	32.07'	14°10'17"	32.15'
C196	130.00'	S37°58'04"W	19.89'	08°46'24"	19.91'
C197	30.00'	N02°38'44"W	42.43'	90°00'00"	47.12'
C198	30.00'	N21°26'57"E	21.41'	41°48'37"	21.89'
C199	30.00'	N23°33'03"W	24.50'	48°11'23"	25.23'
C200	30.00'	S87°21'16"W	42.43'	90°00'00"	47.12'
C201	30.00'	N02°38'44"W	42.43'	90°00'00"	47.12'
C202	30.00'	N87°20'59"E	42.42'	89°59'27"	47.12'
C203	70.00'	S02°39'01"E	99.00'	90°00'33"	109.97'
C204	70.00'	S15°06'14"E	75.33'	65°06'05"	79.54'
C205	70.00'	S29°54'02"W	30.19'	24°54'27"	30.43'
C206	100.00'	S02°39'01"E	141.43'	90°00'33"	157.10'

LINE TABLE		
LINE	BEARING	LENGTH
L106	N42°20'43"E	20.00'
L107	N87°21'16"E	31.82'
L108	N42°20'43"E	27.56'
L109	N33°47'06"W	18.54'



SHEET INDEX  
SHEET 1 OF 5 - LEGAL DESCRIPTION, DEDICATION, NOTES  
SHEET 2 OF 5 - BOUNDARY INFORMATION AND TRACT GEOMETRY  
SHEETS 3 - 5 OF 5 - LOT AND TRACT GEOMETRY

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

**10B**

**OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2021  
(SERIES 2021 PROJECT)**

The undersigned, a Responsible Officer of the Osceola Village Center Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2021, as supplemented by that certain Supplemental Trust Indenture dated as of September 1, 2021 (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 2
- (B) Identify Acquisition Agreement, if applicable: Agreement between the Osceola Village Center Community Development District and JEN Florida 40, LLC, Regarding the Acquisition of Certain Work Product, Improvements, and Real Property dated September 10, 2021
- (C) Name of Payee pursuant to Acquisition Agreement: JEN Florida 40, LLC
- (D) Amount Payable: \$2,370,867.96, which is the extent of funds available
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Acquisition of Phase 1 and Phase 2 Roadway Improvements
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:  
*Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund.*

The undersigned hereby certifies that:

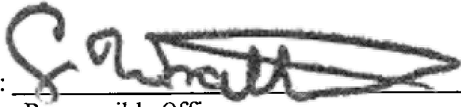
1. obligations in the stated amount set forth above have been incurred by the District,
2. each disbursement set forth above is a proper charge against the Series 2021 Acquisition and Construction Account; and
3. each disbursement set forth above was incurred in connection with the Costs of the Series 2021 Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**OSCEOLA VILLAGE CENTER COMMUNITY  
DEVELOPMENT DISTRICT**

By:  \_\_\_\_\_  
Responsible Officer

Date: 1/21/2022



## CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Series 2021 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2021 Project; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

The Consulting Engineer further certifies and agrees that for any requisition (a) the portion of the Series 2021 Project that is the subject of this requisition is complete, (b) the Series 2021 Project improvements are constructed in a sound workmanlike manner and in accordance with industry standards; (c) the purchase price to be paid by the District for the portion of the Series 2021 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements, (d) the plans and specifications for such portion of the Series 2021 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (e) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and/or equipping of the portion of the Series 2021 Project for which disbursement is made have been obtained from all applicable regulatory bodies; (f) for that portion of the Series 2021 Project being acquired, all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portion of the Series 2021 Project for which disbursement is made hereby have been paid; and (g) upon payment of the disbursement hereby, sufficient amounts will remain on deposit in the Series 2021 Acquisition and Construction Account to complete the Series 2021 Project.

  
\_\_\_\_\_  
Consulting Engineer

Date: 11/21/22



FIRST REPUBLIC BANK  
It's a privilege to serve you®

## **Account Name**

JEN Florida 40 LLC

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## **Account Number**

80009008642

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Domestic Wire / ACH Instructions  
Wire / Credit Funds to:

First Republic Bank  
111 Pine Street  
San Francisco, CA 94111

**ABA / Routing Number: 321 081 669**

**SWIFT Code: FRBBUS6S**

**Special Instructions (if any):**

### Contact:

Elizabeth Almanzar

NEW YORK PREFERRED BANKING

(212) 259-4070

[lalmanzar@firstrepublic.com](mailto:lalmanzar@firstrepublic.com)

January 6, 2021

Board of Supervisors  
Osceola Village Center Community Development District  
c/o Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

RE: Acquisition of Phase 1 and 2 Roadway Improvements

Dear Sir or Madam,

We are writing to request that the Osceola Village Center Community Development District ("**District**") acquire from JEN Florida 40, LLC ("**Developer**") the public infrastructure improvements and/or work product set forth in **Exhibit A**, which is attached hereto. Developer created the improvements and/or work product consistent with the District's *Engineer's Report* dated April 15, 2021, as supplemented by the *First Supplemental Engineer's Report* dated August 9, 2021, and the improvements and/or work product are now complete.

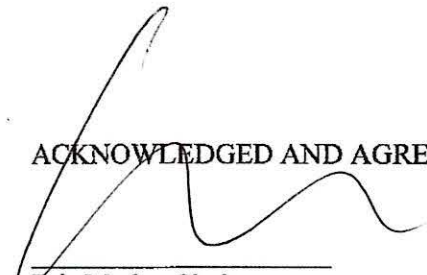
As set forth in more detail in a Bill of Sale dated on or about the same date as this letter, the Developer wishes to convey the improvements and work product to the District for the Costs Paid for Phase 1 and Phase 2, totaling \$2,391,794.41 as identified in Exhibit A attached hereto, representing the actual cost of creating and/or constructing such improvements and work product. The Developer herein requests that funds in the amount of the Costs Paid for Phase 1 and Phase 2 be made payable to the Developer from the proceeds of the Series 2021 Bonds.

Sincerely,

JEN FLORIDA 40, LLC

By:   
Its: 

ACKNOWLEDGED AND AGREED TO BY:

  
Eric Marks, Chairman  
Osceola Village Center CDD



**EXHIBIT "A"**

All roadway improvements, including asphalt, base, subgrade, sidewalk, and curb for Osceola Village Center Phases 1 and 2, all offsite improvements, including offsite turn lane and drainage for Osceola Village Center Phase 1, and all earthwork for Osceola Village Center Phases 1 and 2, in and for the development of Osceola Village Center Phase 1 and Phase 2, AS SHOWN ON THE PRELIMINARY PLAT KNOWN AS OSCEOLA VILLAGE CENTER, ATTACHED HERETO AS ATTACHMENT "A".

Acquisition Costs:

<b>Improvement</b>	<b>Phase 1 Acquisition Costs</b>	<b>Phase 2 Acquisition Costs</b>	<b>Total Acquisition Costs</b>
<b>Roadways (Asphalt, Subgrade, Sidewalk &amp; Curb)</b>	\$764,113.46	\$296,155.57	\$1,060,269.03
<b>Offsite Improvements (Offsite Turn Lane &amp; Drainage)</b>	\$65,517.71	\$0	\$65,517.71
<b>Earthwork</b>	\$1,250,165.48	\$15,842.19	\$1,266,007.67
<b>TOTAL</b>			<b>\$2,391,794.41</b>

**AFFIDAVIT REGARDING COSTS PAID**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I, **Eric Marks**, of AVEX HOMES, LLC, a Florida limited liability company, being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Eric Marks, and I am President of AVEX HOMES, LLC, a Florida limited liability company (the “Developer”). I have authority to make this affidavit on behalf of Developer.
3. Developer is the developer of certain lands within the Osceola Village Center Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“District”).
4. The District *Engineer’s Report* dated April 15, 2021, as supplemented by the *First Supplemental Engineer’s Report* dated August 9, 2021 (collectively, the “Engineer’s Report”) describes certain public infrastructure improvements and/or 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*.
5. Pursuant to contracts in place between Developer and certain contractors and construction related professionals, as may be more particularly identified on the attached **Exhibit A**, Developer has expended funds to develop improvements that are included and described in the Engineer’s Report and are part of the District’s capital improvement plan. The attached **Exhibit A** accurately identifies the completed improvements and states, at least in part, the amounts that Developer has spent on the completed improvements. No money is owed to any contractors or subcontractors for any work performed on the completed improvements.
6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the improvements and/or work product that Developer has developed consistent with the Engineer’s Report.

[CONTINUED ON NEXT PAGE]

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 14th day of JANUARY, 2022

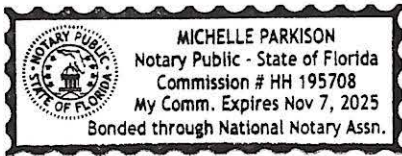
**AVEX HOMES, LLC**, a Florida limited liability company

*[Handwritten Signature]*  
By: Eric Marks  
Its: President

**STATE OF FLORIDA**  
**COUNTY OF Orange**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 14 day of January, 2022, by Eric Marks, as President of Avex Homes, LLC, on behalf of said company and who has personally appeared before me and is personally known to me.

(NOTARY SEAL)



*[Handwritten Signature]*  
Notary Public Signature

Michelle Parkison  
(Name typed, printed or stamped)  
Notary Public, State of Florida  
Commission No. HH 195708  
My Commission Expires: 11.7.2025

**Exhibit A**

Identification of Improvements

All roadway improvements, including asphalt, base, subgrade, sidewalk, and curb for Osceola Village Center Phases 1 and 2, all offsite improvements, including offsite turn lane and drainage for Osceola Village Center Phase 1, and all earthwork for Osceola Village Center Phases 1 and 2, in and for the development of Osceola Village Center Phase 1 and Phase 2, AS SHOWN ON THE PRELIMINARY PLAT KNOWN AS OSCEOLA VILLAGE CENTER, ATTACHED HERETO AS ATTACHMENT "A".

All as contemplated by the Engineer's Report and as more generally identified in the chart below:

<b>Contractor/Contract</b>	<b>Date</b>	<b>Amount</b>
<b>JR. DAVIS CONSTRUCTION CO., INC.</b>	<b>10/05/20</b>	
Contract and any amendments, additions or change orders thereto, for the construction, installation or provision of roadway improvements and other District improvements.		\$2,391,794.41
	<b>TOTAL</b>	<b>\$2,391,794.41</b>

## BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **JEN FLORIDA 40, LLC**, a Florida limited liability company, whose address for purposes hereof is 1750 W. Broadway, Suite 111, Oviedo, Florida 32765 (“**Seller**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**”) whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

All roadway improvements, including asphalt, base, subgrade, sidewalk, and curb for Osceola Village Center Phases 1 and 2, all offsite improvements, including offsite turn lane and drainage for Osceola Village Center Phase 1, and all earthwork for Osceola Village Center Phases 1 and 2, in and for the development of Osceola Village Center Phase 1 and Phase 2, AS SHOWN ON THE PRELIMINARY PLAT KNOWN AS OSCEOLA VILLAGE CENTER, ATTACHED HERETO AS ATTACHMENT “A”..

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

[remainder of page intentionally left blank]



IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name this 6<sup>TH</sup> day of JANUARY, 2022

Signed, sealed and delivered  
in the presence of:

**JEN FLORIDA 40, LLC,**  
a Florida limited liability company

[Signature]  
By: \_\_\_\_\_  
Print Name: Bill A. Jerman  
Print Title: VP

Witnessed:

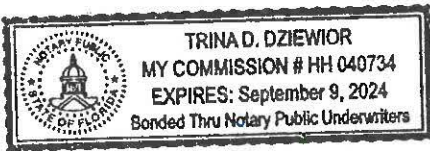
[Signature]  
Print Name: James P Dunn

[Signature]  
Print Name: Trina Dziejior

STATE OF FLORIDA  
COUNTY OF SEMINOLE

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared RICHARD JERMAN as VP of JEN Florida 40, LLC, a Florida limited liability company, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 6<sup>TH</sup> day of JANUARY, 2022



[Signature]  
Notary Public

Personally known:   
Produced Identification: \_\_\_\_\_  
Type of Identification: \_\_\_\_\_

**ENGINEER CERTIFICATION TO  
OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT REGARDING  
PHASE 1 AND PHASE 2 ROADWAY IMPROVEMENTS**

STATE OF FLORIDA  
COUNTY OF Orange

BEFORE ME, the undersigned, personally appeared R. Lance Bennett, P.E., of Poulos & Bennett, LLC, who, after being first duly sworn, deposes and says:

I, R. Lance Bennett, am a Professional Engineer registered in the State of Florida. I have reviewed certain documentation, including, but not limited to, permitted plans and specifications, as-builts and applicable permits. I, or my authorized agent, have conducted on-site observations of the Phase 1 and Phase 2 roadway improvements (the "Improvements"), as described in **Exhibit A**.

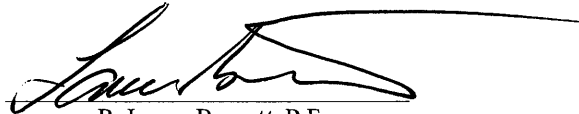
I hereby certify to the Osceola Village Center Community Development District (the "District") the below listed matters:

1) The Improvements have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications.

3) The Improvements are free from obstruction and are functional for their intended purpose.

4) In my opinion, the acquisition amount of \$2,391,794.41 (1) relates directly to the construction of certain improvements described in the *Engineer's Report* dated April 15, 2021, as supplemented by the *First Supplemental Engineer's Report* dated August 9, 2021 (collectively, the "Engineer's Report"), as may be amended, for the Osceola Village Center Community Development District, (2) specifically benefits property within the boundaries of the District as described in the Engineer's Report, and (3) is fair and reasonable. Further, in my opinion, this amount does not exceed the value of the Improvements as installed.

FURTHER AFFIANT SAYETH NOT.



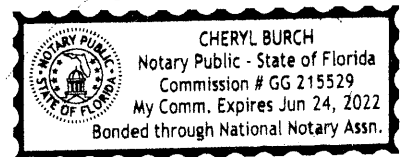
R. Lance Bennett, P.E.,  
Poulos & Bennett, LLC  
Florida License No. 50698

The foregoing instrument was acknowledged and subscribed before me this 10 day of January, 2022, by R. Lance Bennett, P.E., who has produced Florida Drivers License as identification and has taken an oath.

Cheryl Burch  
Notary Public

Cheryl Burch  
Name of officer taking acknowledgment

Commission Expires:



**Exhibit A**

Identification of Improvements

All roadway improvements, including asphalt, base, subgrade, sidewalk, and curb for Osceola Village Center Phases 1 and 2, all offsite improvements, including offsite turn lane and drainage for Osceola Village Center Phase 1, and all earthwork for Osceola Village Center Phases 1 and 2, in and for the development of Osceola Village Center Phase 1 and Phase 2, AS SHOWN ON THE PRELIMINARY PLAT KNOWN AS OSCEOLA VILLAGE CENTER, ATTACHED HERETO AS ATTACHMENT "A".



## ATTACHMENT A

- Requisition #2 Cost Summary
- Pay Application #14
- Lien Releases
- Geotechnical Letter of Conformance Certification Page, Phase 1
- Geotechnical Letter of Conformance Certification Page, Phase 2
- Geotechnical Letter of Conformance Certification Page, Offsite

**Osceola Village Center  
Requisition #2 Cost Summary**

FACILITY	PHASE	ITEM	UNIT	QTY	COST	TOTAL COST	REQ#2 QTY	REQ#2 TOTAL COST
Roadway	Phase 1	1-1/4" SP-9.5 (One Lift)(Light Duty)	SY	8,999	\$ 8.19	\$ 73,701.81	8,999	\$ 73,701.81
Roadway	Phase 1	1-1/2" SP-12.5 (One Lift)(Heavy Duty)	SY	3,640	\$ 10.20	\$ 37,128.00	3,640	\$ 37,128.00
Roadway	Phase 1	6" Crushed Concrete Base	SY	9,125	\$ 15.09	\$ 137,696.25	9,125	\$ 137,696.25
Roadway	Phase 1	8" Crushed Concrete Base	SY	3,640	\$ 16.82	\$ 61,224.80	3,640	\$ 61,224.80
Roadway	Phase 1	12" Stabilized Subgrade (FBV-50)	SY	15,489	\$ 7.22	\$ 111,830.58	15,489	\$ 111,830.58
Roadway	Phase 1	Temporary Stabilized Cul-De-Sacs	EA	2	\$ 11,386.54	\$ 22,773.08	2	\$ 22,773.08
Roadway	Phase 1	Type "D" Curb	LF	1,130	\$ 14.33	\$ 16,192.90	1,130	\$ 16,192.90
Roadway	Phase 1	Type "F" Curb	LF	3,725	\$ 18.82	\$ 70,104.50	3,725	\$ 70,104.50
Roadway	Phase 1	2' Miami Curb	LF	4,070	\$ 18.07	\$ 73,544.90	4,070	\$ 73,544.90
Roadway	Phase 1	3' Wide Valley Gutter Curb	LF	438	\$ 39.45	\$ 17,279.10	438	\$ 17,279.10
Roadway	Phase 1	4" Thick Concrete Sidewalk (Non Reinforced)	SY	1,331	\$ 33.28	\$ 44,295.68	1,331	\$ 44,295.68
Roadway	Phase 1	Handicaps Ramps	EA	16	\$ 1,414.46	\$ 22,631.36	16	\$ 22,631.36
Roadway	Phase 1	Striping & Signage	LS	1	\$ 27,172.93	\$ 27,172.93	1	\$ 27,172.93
Roadway	Phase 1	CO3: P1: Add 1-1/4" SP-9.5 (1 Lift)(LD)	SY	91	\$ 8.19	\$ 745.29	91	\$ 745.29
Roadway	Phase 1	CO3: P1: Add 1-1/2" SP-12.5 (1 Lift)(HD)	SY	157	\$ 10.20	\$ 1,601.40	157	\$ 1,601.40
Roadway	Phase 1	CO3: P1: Add 6" Crushed Conc Base	SY	91	\$ 15.09	\$ 1,373.19	91	\$ 1,373.19
Roadway	Phase 1	CO3: P1: Add 8" Crushed Conc Base	SY	157	\$ 16.82	\$ 2,640.74	157	\$ 2,640.74
Roadway	Phase 1	CO3: P1: Add 12" Stabilized Subgrade	SY	102	\$ 7.22	\$ 736.44	102	\$ 736.44
Roadway	Phase 1	CO3: P1: Add Type "F" Curb	LF	210	\$ 18.82	\$ 3,952.20	210	\$ 3,952.20
Roadway	Phase 1	CO3: P1: Deduct 3' Wide Valley Gutter	LF	-438	\$ 39.45	\$ (17,279.10)	-438	\$ (17,279.10)
Roadway	Phase 1	CO3: P1: OFF: STORM: Deduct Clean/Flush/TV	LF	-90	\$ 7.69	\$ (692.10)	-90	\$ (692.10)
Roadway	Phase 1	CO3: P1: OFF: Add Sawcutting	LF	411	\$ 0.59	\$ 242.49	411	\$ 242.49
Roadway	Phase 1	CO3: P1: OFF: Add Asphalt Removal	SY	46	\$ 4.14	\$ 190.44	46	\$ 190.44
Roadway	Phase 1	CO3: P1: OFF: Add Excavation for Subgrade	CY	372	\$ 10.65	\$ 3,961.80	372	\$ 3,961.80
Roadway	Phase 1	CO3: P1: OFF: Add 1-1/2" FC-12.5 Asphalt	SY	797	\$ 16.02	\$ 12,767.94	797	\$ 12,767.94
Roadway	Phase 1	CO3: P1: OFF: Add 1-1/2" SP-12.5 Asphalt	SY	797	\$ 14.19	\$ 11,309.43	797	\$ 11,309.43
Roadway	Phase 1	CO3: P1: OFF: Add 10" Limerock Base	SY	797	\$ 22.92	\$ 18,267.24	797	\$ 18,267.24
Roadway	Phase 1	CO3: P1: OFF: Add 12" Stabilized Subgrade	SY	797	\$ 10.25	\$ 8,169.25	797	\$ 8,169.25
Roadway	Phase 1	CO3: P1: OFF: Add Striping & Signage	LS	1	\$ 3,452.00	\$ 3,452.00	1	\$ 3,452.00
Roadway	Phase 1	CO3: P1: OFF: Deduct Grade & Sod ROW (Bahia)	SY	-797	\$ 3.64	\$ (2,901.08)	-797	\$ (2,901.08)
<b>ROADWAY PHASE 1 TOTAL</b>								<b>\$ 764,113.46</b>

Roadway	Phase 2	1-1/4" SP-9.5 (One Lift)(Light Duty)	SY	2,963	\$ 8.55	\$ 25,333.65	2,963	\$ 25,333.65
Roadway	Phase 2	1-1/2" SP-12.5 (One Lift)(Heavy Duty)	SY	2,795	\$ 10.22	\$ 28,564.90	2,795	\$ 28,564.90
Roadway	Phase 2	6" Crushed Concrete Base	SY	2,997	\$ 15.10	\$ 45,254.70	2,997	\$ 45,254.70
Roadway	Phase 2	8" Crushed Concrete Base	SY	2,795	\$ 16.82	\$ 47,011.90	2,795	\$ 47,011.90
Roadway	Phase 2	12" Stabilized Subgrade (FBV-50)	SY	7,112	\$ 7.19	\$ 51,135.28	7,112	\$ 51,135.28
Roadway	Phase 2	6" Thick Concrete Pathway (Non Reinforced)	SY	245	\$ 46.67	\$ 11,434.15	245	\$ 11,434.15
Roadway	Phase 2	Type "D" Curb	LF	310	\$ 13.22	\$ 4,098.20	310	\$ 4,098.20
Roadway	Phase 2	Type "F" Curb	LF	1,803	\$ 18.17	\$ 32,760.51	1,803	\$ 32,760.51
Roadway	Phase 2	2' Miami Curb	LF	1,746	\$ 18.14	\$ 31,672.44	1,746	\$ 31,672.44
Roadway	Phase 2	3' Wide Valley Gutter Curb	LF	116	\$ 39.45	\$ 4,576.20	116	\$ 4,576.20
Roadway	Phase 2	4" Thick Concrete Sidewalk (Non Reinforced)	SY	200	\$ 31.91	\$ 6,382.00	200	\$ 6,382.00
Roadway	Phase 2	Handicaps Ramps	EA	4	\$ 1,490.45	\$ 5,961.80	4	\$ 5,961.80
Roadway	Phase 2	Striping & Signage	LS	1	\$ 4,347.20	\$ 4,347.20	1	\$ 4,347.20
Roadway	Phase 2	CO3: P2: Add 1-1/2" SP-12.5 (1 Lift)(HD)	SY	41	\$ 10.22	\$ 419.02	41	\$ 419.02
Roadway	Phase 2	CO3: P2: Add 8" Crushed Conc Base	SY	41	\$ 16.82	\$ 689.62	41	\$ 689.62
Roadway	Phase 2	CO3: P2: Add Type F Curb	LF	60	\$ 18.17	\$ 1,090.20	60	\$ 1,090.20
Roadway	Phase 2	CO3: P2: Deduct 3' Valley Gutter	LF	-116	\$ 39.45	\$ (4,576.20)	-116	\$ (4,576.20)
<b>ROADWAY PHASE 2 TOTAL</b>								<b>\$ 296,155.57</b>
<b>ROADWAY GRAND TOTAL</b>								<b>\$ 1,060,269.03</b>

Offsite Roadway	Phase 1	Silt Fence	LF	460	\$ 3.80	\$ 1,748.00	460	\$ 1,748.00
Offsite Roadway	Phase 1	Inlet Protection	EA	1	\$ 242.89	\$ 242.89	1	\$ 242.89
Offsite Roadway	Phase 1	Synthetic Haybale Barrier	LF	48	\$ 10.18	\$ 488.64	48	\$ 488.64
Offsite Roadway	Phase 1	24" RCP Class III (6'-8')	LF	90	\$ 61.89	\$ 5,570.10	90	\$ 5,570.10
Offsite Roadway	Phase 1	24" MES (No Bar Grating)	EA	2	\$ 2,077.75	\$ 4,155.50	2	\$ 4,155.50
Offsite Roadway	Phase 1	Clean / Flush / TV	LF	90	\$ 7.69	\$ 692.10	90	\$ 692.10
Offsite Roadway	Phase 1	Sawcutting	LF	385	\$ 0.59	\$ 227.15	385	\$ 227.15
Offsite Roadway	Phase 1	Asphalt Removal	SY	43	\$ 4.14	\$ 178.02	43	\$ 178.02
Offsite Roadway	Phase 1	Excavation for Subgrade	CY	352	\$ 10.65	\$ 3,748.80	352	\$ 3,748.80
Offsite Roadway	Phase 1	1-1/2" FC-12.5 Asphalt	SY	579	\$ 16.02	\$ 9,275.58	579	\$ 9,275.58
Offsite Roadway	Phase 1	1-1/2" SP-12.5 Asphalt	SY	579	\$ 14.19	\$ 8,216.01	579	\$ 8,216.01
Offsite Roadway	Phase 1	10" Limerock Base	SY	623	\$ 22.92	\$ 14,279.16	623	\$ 14,279.16
Offsite Roadway	Phase 1	12" Stabilized Subgrade (FBV-50)	SY	667	\$ 10.25	\$ 6,836.75	667	\$ 6,836.75
Offsite Roadway	Phase 1	Striping & Signage	LS	1	\$ 3,507.21	\$ 3,507.21	1	\$ 3,507.21
Offsite Roadway	Phase 1	Grade & Sod ROW (Bahia)	SY	1,745	\$ 3.64	\$ 6,351.80	1,745	\$ 6,351.80
<b>OFFSITE IMPROVEMENTS TOTAL</b>								<b>\$ 65,517.71</b>

FACILITY	PHASE	ITEM	UNIT	QTY	COST	TOTAL COST	REQ#2 QTY	REQ#2 TOTAL COST
Earthwork	Phase 1	Silt Fence (Single Row)	LF	4,628	\$ 3.80	\$ 17,586.40	4,628	\$ 17,586.40
Earthwork	Phase 1	Silt Fence (Double Row at Wetland Areas)	LF	2,334	\$ 4.56	\$ 10,643.04	2,334	\$ 10,643.04
Earthwork	Phase 1	Inlet Protection - Phase 1	EA	59	\$ 266.71	\$ 15,735.89	59	\$ 15,735.89
Earthwork	Phase 1	Demucking & Bury in Pond Bottom	CY	48,076	\$ 6.17	\$ 296,628.92	48,076	\$ 296,628.92
Earthwork	Phase 1	Pond Excavation	CY	305,837	\$ 2.30	\$ 703,425.10	305,837	\$ 703,425.10
Earthwork	Phase 1	10' Wide Mulch Pathway	SY	3,101	\$ 12.21	\$ 37,863.21	3,101	\$ 37,863.21
Earthwork	Phase 1	Fine Grade Pond Slopes	SY	27,008	\$ 0.33	\$ 8,912.64	27,008	\$ 8,912.64
Earthwork	Phase 1	Grade Right-of-Way - Phase 1	SY	14,552	\$ 1.59	\$ 23,137.68	14,552	\$ 23,137.68
Earthwork	Phase 1	Grade Tracts & Easements (Phases 1-3)	SY	17,892	\$ 0.31	\$ 5,546.52	17,892	\$ 5,546.52
Earthwork	Phase 1	Sod 2 Strips Behind Curb - Phase 1 (Bahia)	SY	2,648	\$ 2.65	\$ 7,017.20	2,648	\$ 7,017.20
Earthwork	Phase 1	Sod Pond Slopes & Maintenance Berms (Bahia)	SY	27,008	\$ 2.65	\$ 71,571.20	27,008	\$ 71,571.20
Earthwork	Phase 1	Seed & Mulch Tracts & Easements (Phases 1-3)	SY	17,892	\$ 0.22	\$ 3,936.24	17,892	\$ 3,936.24
Earthwork	Phase 1	Seed & Mulch Right-of Way - Phase 1	SY	14,552	\$ 0.22	\$ 3,201.44	14,552	\$ 3,201.44
Earthwork	Phase 1	CO2: Recharge Ditch	LF	2,000	\$ 9.75	\$ 19,500.00	2,000	\$ 19,500.00
Earthwork	Phase 1	CO2: Bahia Sod	SY	9,500	\$ 2.68	\$ 25,460.00	9,500	\$ 25,460.00

**EARTHWORK PHASE 1 TOTAL**      \$ 1,250,165.48

Earthwork	Phase 2	Inlet Protection	EA	5	\$ 266.77	\$ 1,333.85	5	\$ 1,333.85
Earthwork	Phase 2	Grade Right-of-Way	SY	7,214	\$ 1.42	\$ 10,243.88	7,214	\$ 10,243.88
Earthwork	Phase 2	Sod 2 Strips Behind Curb (Bahia)	SY	1,092	\$ 2.65	\$ 2,893.80	1,092	\$ 2,893.80
Earthwork	Phase 2	Seed & Mulch Right-of Way	SY	7,214	\$ 0.19	\$ 1,370.66	7,214	\$ 1,370.66

**EARTHWORK PHASE 2 TOTAL**      \$ 15,842.19

**EARTHWORK GRAND TOTAL**      \$ 1,266,007.67

**REQUISITION #2 GRAND TOTAL**      \$ 2,391,794.41

**REQUEST FOR PAYMENT**

To: STANLEY MARTIN HOMES, LLC  
 28 E. WASHINGTON STREET  
 ORLANDO, FL 32801

Project: 2059-  
 OSCEOLA VILLAGE CENTER

Period Ending Date: 12/31/2021  
 Invoiced: 127596  
 Draw: 14

From: Jr. Davis Construction Co., Inc.  
 210 Hangar Road  
 Kissimmee, FL 34741

Engineer: Wohlfarth Consulting Group, LL

Invoice Date: 12/31/2021  
 Contract Date: 10/5/2020

Contract For: Sitework

**Request for payment:**

Original Contract Amount	\$6,774,175.35	
Approved Changes	\$869,491.43	
Revised contract amount		\$7,643,666.78
Contract completed to date		\$6,888,252.86
Add-ons to date	\$0.00	
Taxes to date	\$0.00	
Less Retainage	\$688,825.40	
Total completed less retainage		\$6,199,427.46
Less previous requests	\$6,027,860.49	
Current request for payment		\$171,566.97
Current billing		\$190,629.97
Current additional charges	\$0.00	
Current tax	\$0.00	
Less current retainage	\$19,063.00	
Current amount due		\$171,566.97
Remaining contract to bill	\$1,444,239.32	

**ENGINEERS Opinion FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer Opinion to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated the quality of the Work is in accordance with the Contract Documents and the Contractor is entitled to payment of the AMOUNT Opined

**AMOUNT Opined** \$171,566.97

*(Attach explanation if amount opined differs from the amount applied for. Initial all figures on this Application and on the continuation Sheet that are changed to conform to the amount opined.)*

ENGINEER:

By: Ryan Morgan Date: 12/17/2021

This Opinion is not negotiable. The AMOUNT Opined is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	\$869,491.43	\$0.00
Total Approved this Month	\$0.00	\$0.00
<b>TOTALS</b>	<b>\$869,491.43</b>	<b>\$0.00</b>
<b>NET CHANGES By Change Order</b>	<b>\$869,491.43</b>	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner and that current payment shown herein is now due.

Contractor: Jr. Davis Construction Co., Inc.

State of: Florida

County of: Osceola

By: *Kristy Kelley*  
 Date: 12/15/21

Subscribed and sworn to before me this 15th day of December, 2021

Notary Public: *Angelina Herron*  
 My Commission expires: 9/8/22



## REQUEST FOR PAYMENT DETAIL

Project: 2059- OSCEOLA VILLAGE CENTER

Detail Page 2 of 19 Pages

**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.

Application No. : 14

Application Date : 12/31/21

To: 12/31/21

Architect's Project No.:

Invoice # : 127596

Item ID	Description	Quantity	Unit	Unit Price	Total Contract Amount	Previously Completed		This Period		Complete to Date		% Comp
						Units	Amount	Units	Amount	Units	Amount	
01	PH1 General Conditions	5.00			123,189.18	4.80	121,499.69	0.00	0.00	4.80	121,499.69	98.63%
10	P1 Mobilization	1.00	.LS	10,270.41	10,270.41	1.00	10,270.41	0.00	0.00	1.00	10,270.41	100.00%
20	P1 Construction Survey / Layout	1.00	.LS	65,394.70	65,394.70	1.00	65,394.70	0.00	0.00	1.00	65,394.70	100.00%
30	P1 Certified Asbuilts	1.00	.LS	8,447.47	8,447.47	0.80	6,757.98	0.00	0.00	0.80	6,757.98	80.00%
40	P1 Geo-Technical Testing	1.00	.LS	28,160.18	28,160.18	1.00	28,160.18	0.00	0.00	1.00	28,160.18	100.00%
50	P1 Maintenance of Traffic	1.00	.LS	10,916.42	10,916.42	1.00	10,916.42	0.00	0.00	1.00	10,916.42	100.00%
02	PH1 Earthwork	1,106,168.76			1,732,098.68	1,103,532.91	1,699,914.95	2,635.85	32,183.73	1,106,168.76	1,732,098.68	100.00%
60	P1 Construction Entrance	1.00	EA	4,821.21	4,821.21	1.00	4,821.21	0.00	0.00	1.00	4,821.21	100.00%
70	P1 Silt Fence (Single Row)	4,628.00	LF	3.80	17,586.40	4,628.00	17,586.40	0.00	0.00	4,628.00	17,586.40	100.00%
80	P1 Silt Fence (Double Row at Wetland Areas)	2,334.00	LF	4.56	10,643.04	2,334.00	10,643.04	0.00	0.00	2,334.00	10,643.04	100.00%
90	P1 Inlet Protection - Phase 1	59.00	EA	266.71	15,735.89	59.00	15,735.89	0.00	0.00	59.00	15,735.89	100.00%
100	P1 Clear & Grub (Phases 1-3)	62.76	AC	1,141.93	71,667.53	62.76	71,667.53	0.00	0.00	62.76	71,667.53	100.00%
110	P1 Site Dewatering	1.00	.LS	132,577.47	132,577.47	1.00	132,577.47	0.00	0.00	1.00	132,577.47	100.00%
120	P1 Onsite Excavation (Phases 1-3)	3,436.00	CY	1.47	5,050.92	3,436.00	5,050.92	0.00	0.00	3,436.00	5,050.92	100.00%
130	P1 Grade & Sod Backslopes (Bahia)	9,320.00	SY	3.48	32,433.60	9,320.00	32,433.60	0.00	0.00	9,320.00	32,433.60	100.00%
140	P1 Demucking & Bury in Pond Bottom	48,076.00	CY	6.17	296,628.92	48,076.00	296,628.92	0.00	0.00	48,076.00	296,628.92	100.00%
150	P1 Pond Excavation	305,837.00	CY	2.30	703,425.10	305,837.00	703,425.10	0.00	0.00	305,837.00	703,425.10	100.00%
160	P1 Embankment	309,273.00	CY	0.67	207,212.91	309,273.00	207,212.91	0.00	0.00	309,273.00	207,212.91	100.00%
170	P1 10' Wide Mulch Pathway	3,101.00	SY	12.21	37,863.21	465.15	5,679.48	2,635.85	32,183.73	3,101.00	37,863.21	100.00%
180	P1 Fine Grade Pond Slopes	27,008.00	SY	0.33	8,912.64	27,008.00	8,912.64	0.00	0.00	27,008.00	8,912.64	100.00%
190	P1 Grade Lots (Phases 1-3)	149,244.00	SY	0.27	40,295.88	149,244.00	40,295.88	0.00	0.00	149,244.00	40,295.88	100.00%
200	P1 Grade Right-of-Way - Phase 1	14,552.00	SY	1.59	23,137.68	14,552.00	23,137.68	0.00	0.00	14,552.00	23,137.68	100.00%
210	P1 Grade Tracts & Easements (Phases 1-3)	17,892.00	SY	0.31	5,546.52	17,892.00	5,546.52	0.00	0.00	17,892.00	5,546.52	100.00%
220	P1 Sod 2 Strips Behind Curb - Phase 1 (Bahia)	2,648.00	SY	2.65	7,017.20	2,648.00	7,017.20	0.00	0.00	2,648.00	7,017.20	100.00%
230	P1 Sod Pond Slopes & Maintenance Berms (Bahia)	27,008.00	SY	2.65	71,571.20	27,008.00	71,571.20	0.00	0.00	27,008.00	71,571.20	100.00%
240	P1 Seed & Mulch Lots (Phases 1-3)	149,244.00	SY	0.22	32,833.68	149,244.00	32,833.68	0.00	0.00	149,244.00	32,833.68	100.00%
250	P1 Seed & Mulch Tracts & Easements (Phases 1-3)	17,892.00	SY	0.22	3,936.24	17,892.00	3,936.24	0.00	0.00	17,892.00	3,936.24	100.00%
260	P1 Seed & Mulch Right-of-Way - Phase 1	14,552.00	SY	0.22	3,201.44	14,552.00	3,201.44	0.00	0.00	14,552.00	3,201.44	100.00%
03	PH1 Sanitary Sewer System	9,661.00			634,114.57	9,661.00	634,114.57	0.00	0.00	9,661.00	634,114.57	100.00%

## REQUEST FOR PAYMENT DETAIL

Project: 2059- OSCEOLA VILLAGE CENTER

Detail Page 3 of 19 Pages

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.

Application No. : 14  
Application Date : 12/31/21  
To: 12/31/21  
Architect's Project No.:

Invoice #: 127596

Item ID	Description	Quantity	Unit	Unit Price	Total Contract Amount	Previously Completed		This Period		Complete to Date		% Comp
						Units	Amount	Units	Amount	Units	Amount	
270	P1 SS: 8" SDR35 PVC (0'-6' Cut)	401.00	LF	14.10	5,654.10	401.00	5,654.10	0.00	0.00	401.00	5,654.10	100.00%
280	P1 SS: 8" SDR35 PVC (6'-8' Cut)	978.00	LF	37.48	36,655.44	978.00	36,655.44	0.00	0.00	978.00	36,655.44	100.00%
290	P1 SS: 8" SDR35 PVC (8'-10' Cut)	671.00	LF	39.30	26,370.30	671.00	26,370.30	0.00	0.00	671.00	26,370.30	100.00%
300	P1 SS: 8" SDR26 PVC (10'-12' Cut)	941.00	LF	43.77	41,187.57	941.00	41,187.57	0.00	0.00	941.00	41,187.57	100.00%
310	P1 SS: 8" SDR26 PVC (12'-14' Cut)	911.00	LF	50.41	45,923.51	911.00	45,923.51	0.00	0.00	911.00	45,923.51	100.00%
320	P1 SS: 8" SDR26 PVC (14'-16' Cut)	536.00	LF	59.68	31,988.48	536.00	31,988.48	0.00	0.00	536.00	31,988.48	100.00%
330	P1 SS: 8" SDR26 PVC (16'-18' Cut)	257.00	LF	90.82	23,340.74	257.00	23,340.74	0.00	0.00	257.00	23,340.74	100.00%
340	P1 SS: 12" DR-11 HDPE Pipe (16'-18' Cut)	65.00	LF	140.82	9,153.30	65.00	9,153.30	0.00	0.00	65.00	9,153.30	100.00%
350	P1 SS: 12" DR-11 HDPE Pipe (18'-20' Cut)	14.00	LF	375.56	5,257.84	14.00	5,257.84	0.00	0.00	14.00	5,257.84	100.00%
360	P1 SS: 4' Diameter Sanitary Manhole (0'-6' Deep)	1.00	EA	4,644.33	4,644.33	1.00	4,644.33	0.00	0.00	1.00	4,644.33	100.00%
370	P1 SS: 4' Diameter Sanitary Manhole (6'-8' Deep)	4.00	EA	5,286.55	21,146.20	4.00	21,146.20	0.00	0.00	4.00	21,146.20	100.00%
380	P1 SS: 4' Diameter Sanitary Manhole (8'-10' Deep)	2.00	EA	6,437.11	12,874.22	2.00	12,874.22	0.00	0.00	2.00	12,874.22	100.00%
390	P1 SS: 4' Diameter Sanitary Manhole (10'-12' Deep)	2.00	EA	7,531.53	15,063.06	2.00	15,063.06	0.00	0.00	2.00	15,063.06	100.00%
400	P1 SS: 4' Diameter Sanitary Manhole (10'-12' Deep)	1.00	EA	14,663.12	14,663.12	1.00	14,663.12	0.00	0.00	1.00	14,663.12	100.00%
410	P1 SS: 4' Diameter Sanitary Manhole (12'-14' Deep)	3.00	EA	10,676.71	32,030.13	3.00	32,030.13	0.00	0.00	3.00	32,030.13	100.00%
420	P1 SS: 4' Diameter Sanitary Manhole (14'-16' Deep)	2.00	EA	13,043.60	26,087.20	2.00	26,087.20	0.00	0.00	2.00	26,087.20	100.00%
430	P1 SS: 4' Diameter Sanitary Manhole (14'-16' Deep)	1.00	EA	25,217.99	25,217.99	1.00	25,217.99	0.00	0.00	1.00	25,217.99	100.00%
440	P1 SS: 4' Diameter Sanitary Manhole (16'-18' Deep)	3.00	EA	32,075.38	96,226.14	3.00	96,226.14	0.00	0.00	3.00	96,226.14	100.00%
450	P1 SS: 4' Diameter Sanitary Manhole (18'-20' Deep)	1.00	EA	36,472.28	36,472.28	1.00	36,472.28	0.00	0.00	1.00	36,472.28	100.00%
460	P1 SS: Single Sewer Service	15.00	EA	829.22	12,438.30	15.00	12,438.30	0.00	0.00	15.00	12,438.30	100.00%
470	P1 SS: Double Sewer Service	78.00	EA	1,028.97	80,259.66	78.00	80,259.66	0.00	0.00	78.00	80,259.66	100.00%
480	P1 SS: Sanitary Sewer Testing	4,774.00	LF	6.59	31,460.66	4,774.00	31,460.66	0.00	0.00	4,774.00	31,460.66	100.00%
04	PH1 Force Main & Lift Station	496.00			395,220.47	496.00	395,220.47	0.00	0.00	496.00	395,220.47	100.00%
490	P1 FM: 10" X 8" Tapping Sleeve & Valve	1.00	EA	6,296.19	6,296.19	1.00	6,296.19	0.00	0.00	1.00	6,296.19	100.00%
500	P1 FM: 12" Steel Casing	10.00	LF	270.39	2,703.90	10.00	2,703.90	0.00	0.00	10.00	2,703.90	100.00%

## REQUEST FOR PAYMENT DETAIL

Project: 2059- OSCEOLA VILLAGE CENTER

Detail Page 4 of 19 Pages

Application and Certification for Payment, containing Contractor's signed certification is attached.  
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Application No. : 14  
 Application Date : 12/31/21  
 To: 12/31/21  
 Architect's Project No.:

Invoice #: 127596

Item ID	Description	Quantity	Unit	Unit Price	Total Contract Amount	Previously Completed		This Period		Complete to Date		% Comp
						Units	Amount	Units	Amount	Units	Amount	
510	P1 FM: 8" PVC Force Main	241.00	LF	17.68	4,260.88	241.00	4,260.88	0.00	0.00	241.00	4,260.88	100.00%
520	P1 FM: 8" Gate Valve	1.00	EA	1,690.64	1,690.64	1.00	1,690.64	0.00	0.00	1.00	1,690.64	100.00%
530	P1 FM: Force Main Fittings	1.00	.LS	2,894.54	2,894.54	1.00	2,894.54	0.00	0.00	1.00	2,894.54	100.00%
540	P1 FM: Testing	241.00	LF	3.16	761.56	241.00	761.56	0.00	0.00	241.00	761.56	100.00%
550	P1 FM: Lift Station (34' Deep)( 15 HP Flygt Pumps)	1.00	.LS	376,612.76	376,612.76	1.00	376,612.76	0.00	0.00	1.00	376,612.76	100.00%
05	PH1 Storm Drainage Sys On Site	14,687.00			1,064,653.38	14,687.00	1,064,653.38	0.00	0.00	14,687.00	1,064,653.38	100.00%
560	P1 STORM: 18" RCP Class III (Various Depths)	965.00	LF	37.32	36,013.80	965.00	36,013.80	0.00	0.00	965.00	36,013.80	100.00%
570	P1 STORM: 24" RCP Class III (Various Depths)	1,640.00	LF	66.64	109,289.60	1,640.00	109,289.60	0.00	0.00	1,640.00	109,289.60	100.00%
580	P1 STORM: 30" RCP Class III (Various Depths)	725.00	LF	100.42	72,804.50	725.00	72,804.50	0.00	0.00	725.00	72,804.50	100.00%
590	P1 STORM: 36" RCP Class III (Various Depths)	1,701.00	LF	100.28	170,576.28	1,701.00	170,576.28	0.00	0.00	1,701.00	170,576.28	100.00%
600	P1 STORM: 42" RCP Class III (Various Depths)	1,254.00	LF	144.25	180,889.50	1,254.00	180,889.50	0.00	0.00	1,254.00	180,889.50	100.00%
610	P1 STORM: 48" RCP Class III (Various Depths)	311.00	LF	171.95	53,476.45	311.00	53,476.45	0.00	0.00	311.00	53,476.45	100.00%
620	P1 STORM: 54" RCP Class III (Various Depths)	332.00	LF	220.65	73,255.80	332.00	73,255.80	0.00	0.00	332.00	73,255.80	100.00%
630	P1 STORM: 18" MES (No Bar Grating)	2.00	EA	1,881.98	3,763.96	2.00	3,763.96	0.00	0.00	2.00	3,763.96	100.00%
640	P1 STORM: 42" MES (No Bar Grating)	2.00	EA	4,308.00	8,616.00	2.00	8,616.00	0.00	0.00	2.00	8,616.00	100.00%
650	P1 STORM: 48" MES (No Bar Grating)	1.00	EA	4,838.93	4,838.93	1.00	4,838.93	0.00	0.00	1.00	4,838.93	100.00%
660	P1 STORM: 54" MES (No Bar Grating)	1.00	EA	7,508.44	7,508.44	1.00	7,508.44	0.00	0.00	1.00	7,508.44	100.00%
670	P1 STORM: Type "C" Control Structure	1.00	EA	6,369.58	6,369.58	1.00	6,369.58	0.00	0.00	1.00	6,369.58	100.00%
680	P1 STORM: Type "D" Control Structure	1.00	EA	4,913.48	4,913.48	1.00	4,913.48	0.00	0.00	1.00	4,913.48	100.00%
690	P1 STORM: Type-9 Manhole	10.00	EA	6,086.56	60,865.60	10.00	60,865.60	0.00	0.00	10.00	60,865.60	100.00%
700	P1 STORM: Type "V" Inlet With Temporary Top	1.00	EA	5,963.40	5,963.40	1.00	5,963.40	0.00	0.00	1.00	5,963.40	100.00%
710	P1 STORM: Type "V" Inlet	7.00	EA	5,332.57	37,327.99	7.00	37,327.99	0.00	0.00	7.00	37,327.99	100.00%
720	P1 STORM: P-5 Curb Inlet	1.00	EA	3,924.38	3,924.38	1.00	3,924.38	0.00	0.00	1.00	3,924.38	100.00%
730	P1 STORM: P-6 Curb Inlet With Temporary Top	3.00	EA	3,566.64	10,699.92	3.00	10,699.92	0.00	0.00	3.00	10,699.92	100.00%
740	P1 STORM: P-6 Curb Inlet	19.00	EA	4,343.42	82,524.98	19.00	82,524.98	0.00	0.00	19.00	82,524.98	100.00%

## REQUEST FOR PAYMENT DETAIL

Project: 2059- OSCEOLA VILLAGE CENTER

Detail Page 5 of 19 Pages

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To: 12/31/21  
Architect's Project No.:

Invoice #: 127596

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						Units	Amount	Units	Amount	Units	Amount	
750	P1 STORM: J-5 Curb Inlet	4.00	EA	6,429.49	25,717.96	4.00	25,717.96	0.00	0.00	4.00	25,717.96	100.00%
760	P1 STORM: J-6 Curb Inlet With Temporary Top	1.00	EA	5,187.43	5,187.43	1.00	5,187.43	0.00	0.00	1.00	5,187.43	100.00%
770	P1 STORM: J-6 Curb Inlet	8.00	EA	6,088.68	48,709.44	8.00	48,709.44	0.00	0.00	8.00	48,709.44	100.00%
780	P1 STORM: Clean / Flush / TV	7,697.00	LF	6.68	51,415.96	7,697.00	51,415.96	0.00	0.00	7,697.00	51,415.96	100.00%
<b>06</b>	<b>PH1 Water System</b>	<b>9,606.20</b>			<b>316,187.64</b>	<b>9,606.20</b>	<b>316,187.64</b>	<b>0.00</b>	<b>0.00</b>	<b>9,606.20</b>	<b>316,187.64</b>	<b>100.00%</b>
790	P1 WM: Clear & Grub for 12" Water Line Connection	0.20	AC	17,624.15	3,524.83	0.20	3,524.83	0.00	0.00	0.20	3,524.83	100.00%
800	P1 WM: Remove Cap & Connect to 12" WM	1.00	EA	2,532.92	2,532.92	1.00	2,532.92	0.00	0.00	1.00	2,532.92	100.00%
810	P1 WM: Temporary Jumper	1.00	EA	1,852.19	1,852.19	1.00	1,852.19	0.00	0.00	1.00	1,852.19	100.00%
820	P1 WM: 12" DR-18 PVC Water Main	798.00	LF	33.17	26,469.66	798.00	26,469.66	0.00	0.00	798.00	26,469.66	100.00%
830	P1 WM: 12" Gate Valve	3.00	EA	2,787.18	8,361.54	3.00	8,361.54	0.00	0.00	3.00	8,361.54	100.00%
840	P1 WM: 12" Water Main Fittings	1.00	.LS	4,913.29	4,913.29	1.00	4,913.29	0.00	0.00	1.00	4,913.29	100.00%
850	P1 WM: 8" DR-18 PVC Water Main	3,880.00	LF	19.68	76,358.40	3,880.00	76,358.40	0.00	0.00	3,880.00	76,358.40	100.00%
860	P1 WM: 8" Gate Valve	21.00	EA	1,678.99	35,258.79	21.00	35,258.79	0.00	0.00	21.00	35,258.79	100.00%
870	P1 WM: 8" Water Main Fittings	1.00	.LS	18,376.90	18,376.90	1.00	18,376.90	0.00	0.00	1.00	18,376.90	100.00%
880	P1 WM: 6" DR-18 PVC Water Main	70.00	LF	17.89	1,252.30	70.00	1,252.30	0.00	0.00	70.00	1,252.30	100.00%
890	P1 WM: Fire Hydrants	10.00	EA	5,027.35	50,273.50	10.00	50,273.50	0.00	0.00	10.00	50,273.50	100.00%
900	P1 WM: Single Services	12.00	EA	606.67	7,280.04	12.00	7,280.04	0.00	0.00	12.00	7,280.04	100.00%
910	P1 WM: Double Services	53.00	EA	1,049.62	55,629.86	53.00	55,629.86	0.00	0.00	53.00	55,629.86	100.00%
920	P1 WM: 2" Water Service to Clubhouse	1.00	EA	3,631.07	3,631.07	1.00	3,631.07	0.00	0.00	1.00	3,631.07	100.00%
930	P1 WM: 1" Water Service to Playground	1.00	EA	2,321.69	2,321.69	1.00	2,321.69	0.00	0.00	1.00	2,321.69	100.00%
940	P1 WM: 12" X 2" Temporary Blow-Off	1.00	EA	1,211.66	1,211.66	1.00	1,211.66	0.00	0.00	1.00	1,211.66	100.00%
950	P1 WM: Sample Points	4.00	EA	1,528.39	6,113.56	4.00	6,113.56	0.00	0.00	4.00	6,113.56	100.00%
960	P1 WM: Testing	4,748.00	LF	2.28	10,825.44	4,748.00	10,825.44	0.00	0.00	4,748.00	10,825.44	100.00%
<b>07</b>	<b>PH1 Reuse System</b>	<b>8,017.00</b>			<b>174,978.77</b>	<b>8,017.00</b>	<b>174,978.77</b>	<b>0.00</b>	<b>0.00</b>	<b>8,017.00</b>	<b>174,978.77</b>	<b>100.00%</b>
970	P1 RM: 10" X 6" Tapping Saddle & Valve	1.00	EA	3,154.14	3,154.14	1.00	3,154.14	0.00	0.00	1.00	3,154.14	100.00%
980	P1 RM: 6" Reuse Master Meter	1.00	EA	13,985.33	13,985.33	1.00	13,985.33	0.00	0.00	1.00	13,985.33	100.00%
990	P1 RM: 6" DR-18 PVC Purple Reuse Main	827.00	LF	15.05	12,446.35	827.00	12,446.35	0.00	0.00	827.00	12,446.35	100.00%
1000	P1 RM: 6" Gate Valve	4.00	EA	1,310.84	5,243.36	4.00	5,243.36	0.00	0.00	4.00	5,243.36	100.00%
1010	P1 RM: 6" Reuse Fittings	1.00	.LS	5,118.04	5,118.04	1.00	5,118.04	0.00	0.00	1.00	5,118.04	100.00%
1020	P1 RM: 4" DR-18 PVC Purple Reuse Main	3,137.00	LF	11.42	35,824.54	3,137.00	35,824.54	0.00	0.00	3,137.00	35,824.54	100.00%
1030	P1 RM: 4" Gate Valve	13.00	EA	1,157.91	15,052.83	13.00	15,052.83	0.00	0.00	13.00	15,052.83	100.00%



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Project: 2059- OSCEOLA VILLAGE CENTER

Detail Page 6 of 19 Pages

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1040	P1 RM: 4" Reuse Fittings	1.00	.LS	10,040.07	10,040.07	1.00	10,040.07	0.00	0.00	1.00	10,040.07	100.00%
1050	P1 RM: Single Services	8.00	EA	557.74	4,461.92	8.00	4,461.92	0.00	0.00	8.00	4,461.92	100.00%
1060	P1 RM: Double Services	55.00	EA	991.71	54,544.05	55.00	54,544.05	0.00	0.00	55.00	54,544.05	100.00%
1070	P1 RM: 2" Temporary Blow-Off	5.00	EA	1,229.90	6,149.50	5.00	6,149.50	0.00	0.00	5.00	6,149.50	100.00%
1080	P1 RM: Testing	3,964.00	LF	2.26	8,958.64	3,964.00	8,958.64	0.00	0.00	3,964.00	8,958.64	100.00%
08	PH1 On-Site Roadway	51,606.00			715,575.89	51,606.00	715,575.89	0.00	0.00	51,606.00	715,575.89	100.00%
1090	P1 1-1/4" SP-9.5 (One Lift)(Light Duty)	8,999.00	SY	8.19	73,701.81	8,999.00	73,701.81	0.00	0.00	8,999.00	73,701.81	100.00%
1100	P1 1-1/2" SP-12.5 (One Lift)(Heavy Duty)	3,640.00	SY	10.20	37,128.00	3,640.00	37,128.00	0.00	0.00	3,640.00	37,128.00	100.00%
1110	P1 6" Crushed Concrete Base	9,125.00	SY	15.09	137,696.25	9,125.00	137,696.25	0.00	0.00	9,125.00	137,696.25	100.00%
1120	P1 8" Crushed Concrete Base	3,640.00	SY	16.82	61,224.80	3,640.00	61,224.80	0.00	0.00	3,640.00	61,224.80	100.00%
1130	P1 12" Stabilized Subgrade (FBV-50)	15,489.00	SY	7.22	111,830.58	15,489.00	111,830.58	0.00	0.00	15,489.00	111,830.58	100.00%
1140	P1 Tempory Stabilized Cul-De-Sacs	2.00	EA	11,386.54	22,773.08	2.00	22,773.08	0.00	0.00	2.00	22,773.08	100.00%
1150	P1 Type "D" Curb	1,130.00	LF	14.33	16,192.90	1,130.00	16,192.90	0.00	0.00	1,130.00	16,192.90	100.00%
1160	P1 Type "F" Curb	3,725.00	LF	18.82	70,104.50	3,725.00	70,104.50	0.00	0.00	3,725.00	70,104.50	100.00%
1170	P1 2" Miami Curb	4,070.00	LF	18.07	73,544.90	4,070.00	73,544.90	0.00	0.00	4,070.00	73,544.90	100.00%
1180	P1 3" Wide Valley Gutter Curb	438.00	LF	39.45	17,279.10	438.00	17,279.10	0.00	0.00	438.00	17,279.10	100.00%
1190	P1 4" Thick Concrete Sidewalk (Non Reinforced)	1,331.00	SY	33.28	44,295.68	1,331.00	44,295.68	0.00	0.00	1,331.00	44,295.68	100.00%
1200	P1 Handicaps Ramps	16.00	EA	1,414.46	22,631.36	16.00	22,631.36	0.00	0.00	16.00	22,631.36	100.00%
1210	P1 Striping & Signage	1.00	.LS	27,172.93	27,172.93	1.00	27,172.93	0.00	0.00	1.00	27,172.93	100.00%
09	PH1 Off-Site Improvements	5,665.00			65,517.71	5,665.00	65,517.71	0.00	0.00	5,665.00	65,517.71	100.00%
1220	P1 Silt Fence	460.00	LF	3.80	1,748.00	460.00	1,748.00	0.00	0.00	460.00	1,748.00	100.00%
1230	P1 Inlet Protection	1.00	EA	242.89	242.89	1.00	242.89	0.00	0.00	1.00	242.89	100.00%
1240	P1 Synthetic Haybale Barrier	48.00	LF	10.18	488.64	48.00	488.64	0.00	0.00	48.00	488.64	100.00%
1250	P1 STORM: 24" RCP Class III (6'-8')	90.00	LF	61.89	5,570.10	90.00	5,570.10	0.00	0.00	90.00	5,570.10	100.00%
1260	P1 STORM: 24" MES (No Bar Grating)	2.00	EA	2,077.75	4,155.50	2.00	4,155.50	0.00	0.00	2.00	4,155.50	100.00%
1270	P1 Clean / Flush / TV	90.00	LF	7.69	692.10	90.00	692.10	0.00	0.00	90.00	692.10	100.00%
1280	P1 Sawcutting	385.00	LF	0.59	227.15	385.00	227.15	0.00	0.00	385.00	227.15	100.00%
1290	P1 Asphalt Removal	43.00	SY	4.14	178.02	43.00	178.02	0.00	0.00	43.00	178.02	100.00%
1300	P1 Excavation for Subgrade	352.00	CY	10.65	3,748.80	352.00	3,748.80	0.00	0.00	352.00	3,748.80	100.00%
1310	P1 1-1/2" FC-12.5 Asphalt	579.00	SY	16.02	9,275.58	579.00	9,275.58	0.00	0.00	579.00	9,275.58	100.00%
1320	P1 1-1/2" SP-12.5 Asphalt	579.00	SY	14.19	8,216.01	579.00	8,216.01	0.00	0.00	579.00	8,216.01	100.00%
1330	P1 10" Limerock Base	623.00	SY	22.92	14,279.16	623.00	14,279.16	0.00	0.00	623.00	14,279.16	100.00%

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Project: 2059- OSCEOLA VILLAGE CENTER

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						Units	Amount	Units	Amount	Units	Amount	
1340 ✓	P1 12" Stabilized Subgrade (FBV-50)	667.00	SY	10.25	✓ 6,836.75	667.00	6,836.75	0.00	0.00	667.00	✓ 6,836.75	100.00%
1350 ✓	P1 Striping & Signage	1.00	.LS	3,507.21	✓ 3,507.21	1.00	3,507.21	0.00	0.00	1.00	✓ 3,507.21	100.00%
1360 ✓	P1 Grade & Sod ROW (Bahia)	1,745.00	SY	3.64	✓ 6,351.80	1,745.00	6,351.80	0.00	0.00	1,745.00	✓ 6,351.80	100.00%
<b>10</b>	<b>PH2 General Conditions</b>	<b>5.00</b>			<b>33,525.67</b>	<b>4.50</b>	<b>32,469.74</b>	<b>0.00</b>	<b>0.00</b>	<b>4.50</b>	<b>32,469.74</b>	<b>96.85%</b>
1370	P2 Mobilization	1.00	.LS	9,193.92	9,193.92	1.00	9,193.92	0.00	0.00	1.00	9,193.92	100.00%
1380	P2 Construction Survey / Layout	1.00	.LS	8,979.19	8,979.19	1.00	8,979.19	0.00	0.00	1.00	8,979.19	100.00%
1390	P2 Certified Asbuilts	1.00	.LS	2,111.86	2,111.86	0.50	1,055.93	0.00	0.00	0.50	1,055.93	50.00%
1400	P2 Geo-Technical Testing	1.00	.LS	12,993.29	12,993.29	1.00	12,993.29	0.00	0.00	1.00	12,993.29	100.00%
1410	P2 Maintenance of Traffic	1.00	.LS	247.41	247.41	1.00	247.41	0.00	0.00	1.00	247.41	100.00%
<b>11</b> ✓	<b>PH2 Earthwork</b>	<b>15,525.00</b>			<b>15,842.19</b>	<b>15,525.00</b>	<b>15,842.19</b>	<b>0.00</b>	<b>0.00</b>	<b>15,525.00</b>	<b>15,842.19</b>	<b>100.00%</b>
1420 ✓	P2 Inlet Protection	5.00	EA	266.77	✓ 1,333.85	5.00	1,333.85	0.00	0.00	5.00	✓ 1,333.85	100.00%
1430 ✓	P2 Grade Right-of-Way	7,214.00	SY	1.42	✓ 10,243.88	7,214.00	10,243.88	0.00	0.00	7,214.00	✓ 10,243.88	100.00%
1440 ✓	P2 Sod 2 Strips Behind Curb (Bahia)	1,092.00	SY	2.65	✓ 2,893.80	1,092.00	2,893.80	0.00	0.00	1,092.00	✓ 2,893.80	100.00%
1450 ✓	P2 Seed & Mulch Right-of Way	7,214.00	SY	0.19	✓ 1,370.66	7,214.00	1,370.66	0.00	0.00	7,214.00	✓ 1,370.66	100.00%
<b>12</b>	<b>PH2 Sanitary Sewer System</b>	<b>2,267.00</b>			<b>75,042.42</b>	<b>2,267.00</b>	<b>75,042.42</b>	<b>0.00</b>	<b>0.00</b>	<b>2,267.00</b>	<b>75,042.42</b>	<b>100.00%</b>
1460	P2 SS: 8" SDR35 PVC (0'-6' Cut)	769.00	LF	14.07	10,819.83	769.00	10,819.83	0.00	0.00	769.00	10,819.83	100.00%
1470	P2 SS: 8" SDR35 PVC (6'-8" Cut)	352.00	LF	37.47	13,189.44	352.00	13,189.44	0.00	0.00	352.00	13,189.44	100.00%
1480	P2 SS: 4' Diameter Sanitary Manhole (0'-6' Deep)	3.00	EA	4,644.32	13,932.96	3.00	13,932.96	0.00	0.00	3.00	13,932.96	100.00%
1490	P2 SS: 4' Diameter Sanitary Manhole (6'-8' Deep)	2.00	EA	5,286.42	10,572.84	2.00	10,572.84	0.00	0.00	2.00	10,572.84	100.00%
1500	P2 SS: Connect To Existing Manhole (6'-8')	2.00	EA	850.57	1,701.14	2.00	1,701.14	0.00	0.00	2.00	1,701.14	100.00%
1510	P2 SS: Single Sewer Service	4.00	EA	729.96	2,919.84	4.00	2,919.84	0.00	0.00	4.00	2,919.84	100.00%
1520	P2 SS: Double Sewer Service	14.00	EA	1,037.07	14,518.98	14.00	14,518.98	0.00	0.00	14.00	14,518.98	100.00%
1530	P2 SS: Sanitary Sewer Testing	1,121.00	LF	6.59	7,387.39	1,121.00	7,387.39	0.00	0.00	1,121.00	7,387.39	100.00%
<b>13</b>	<b>PH2 Storm Drainage Sys On Site</b>	<b>252.00</b>			<b>38,663.15</b>	<b>252.00</b>	<b>38,663.15</b>	<b>0.00</b>	<b>0.00</b>	<b>252.00</b>	<b>38,663.15</b>	<b>100.00%</b>
1540	P2 STORM: 18" RCP Class III (Various Depths)	121.00	LF	59.80	7,211.60	121.00	7,211.60	0.00	0.00	121.00	7,211.60	100.00%
1550	P2 STORM: Type "V" Inlet	1.00	EA	5,343.19	5,343.19	1.00	5,343.19	0.00	0.00	1.00	5,343.19	100.00%
1560	P2 STORM: Type "V" Inlet Top Only	1.00	EA	1,163.02	1,163.02	1.00	1,163.02	0.00	0.00	1.00	1,163.02	100.00%
1570	P2 STORM: P-6 Curb Inlet	4.00	EA	4,398.27	17,593.08	4.00	17,593.08	0.00	0.00	4.00	17,593.08	100.00%
1580	P2 STORM: P-6 Curb Inlet Top Only	2.00	EA	1,635.39	3,270.78	2.00	3,270.78	0.00	0.00	2.00	3,270.78	100.00%
1590	P2 STORM: J-6 Curb Inlet Top Only	2.00	EA	1,635.39	3,270.78	2.00	3,270.78	0.00	0.00	2.00	3,270.78	100.00%

## REQUEST FOR PAYMENT DETAIL

Project: 2059- OSCEOLA VILLAGE CENTER

Detail Page 8 of 19 Pages

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 Application Date : 12/31/21  
 To: 12/31/21  
 Architect's Project No.:

Invoice # : 127596

Item ID	Description	Quantity	Unit	Unit Price	Total Contract Amount	Previously Completed		This Period		Complete to Date		% Comp
						Units	Amount	Units	Amount	Units	Amount	
1600	P2 STORM: Clean / Flush / TV	121.00	LF	6.70	810.70	121.00	810.70	0.00	0.00	121.00	810.70	100.00%
<b>14</b>	<b>PH2 Water System</b>	<b>3,743.00</b>			<b>112,552.56</b>	<b>3,743.00</b>	<b>112,552.56</b>	<b>0.00</b>	<b>0.00</b>	<b>3,743.00</b>	<b>112,552.56</b>	<b>100.00%</b>
1610	P2 WM: Remove Blow-off & Connect to Exist. 8" WM	3.00	EA	707.10	2,121.30	3.00	2,121.30	0.00	0.00	3.00	2,121.30	100.00%
1620	P2 WM: Temporary Jumper	3.00	EA	1,205.67	3,617.01	3.00	3,617.01	0.00	0.00	3.00	3,617.01	100.00%
1630	P2 WM: 8" DR-18 PVC Water Main	1,434.00	LF	19.65	28,178.10	1,434.00	28,178.10	0.00	0.00	1,434.00	28,178.10	100.00%
1640	P2 WM: 8" Gate Valve	4.00	EA	1,679.25	6,717.00	4.00	6,717.00	0.00	0.00	4.00	6,717.00	100.00%
1650	P2 WM: 8" Water Main Fittings	1.00	LS	8,498.56	8,498.56	1.00	8,498.56	0.00	0.00	1.00	8,498.56	100.00%
1660	P2 WM: Fire Hydrants	4.00	EA	5,027.34	20,109.36	4.00	20,109.36	0.00	0.00	4.00	20,109.36	100.00%
1670	P2 WM: 6" DR-18 PVC Water Main	29.00	LF	19.53	566.37	29.00	566.37	0.00	0.00	29.00	566.37	100.00%
1680	P2 WM: 2" Water Poly Pipe	384.00	LF	11.92	4,577.28	384.00	4,577.28	0.00	0.00	384.00	4,577.28	100.00%
1690	P2 WM: 2" Gate Valve	1.00	EA	822.21	822.21	1.00	822.21	0.00	0.00	1.00	822.21	100.00%
1700	P2 WM: Single Services	7.00	EA	606.51	4,245.57	7.00	4,245.57	0.00	0.00	7.00	4,245.57	100.00%
1710	P2 WM: Double Services	22.00	EA	1,049.62	23,091.64	22.00	23,091.64	0.00	0.00	22.00	23,091.64	100.00%
1720	P2 WM: 2" Temp. Blow-Off	1.00	EA	1,211.80	1,211.80	1.00	1,211.80	0.00	0.00	1.00	1,211.80	100.00%
1730	P2 WM: Sample Points	3.00	EA	1,528.40	4,585.20	3.00	4,585.20	0.00	0.00	3.00	4,585.20	100.00%
1740	P2 WM: Testing	1,847.00	LF	2.28	4,211.16	1,847.00	4,211.16	0.00	0.00	1,847.00	4,211.16	100.00%
<b>15</b>	<b>PH2 Reuse System</b>	<b>4,045.00</b>			<b>72,181.71</b>	<b>4,045.00</b>	<b>72,181.71</b>	<b>0.00</b>	<b>0.00</b>	<b>4,045.00</b>	<b>72,181.71</b>	<b>100.00%</b>
1750	P2 RM: Remove Blow-Off & Conn. To 4" RM	3.00	EA	596.92	1,790.76	3.00	1,790.76	0.00	0.00	3.00	1,790.76	100.00%
1760	P2 RM: 4" DR-18 PVC Purple Reuse Main	1,664.00	LF	11.47	19,086.08	1,664.00	19,086.08	0.00	0.00	1,664.00	19,086.08	100.00%
1770	P2 RM: 2" Reuse Poly Pipe	339.00	LF	13.51	4,579.89	339.00	4,579.89	0.00	0.00	339.00	4,579.89	100.00%
1780	P2 RM: 4" Gate Valve	5.00	EA	1,157.61	5,788.05	5.00	5,788.05	0.00	0.00	5.00	5,788.05	100.00%
1790	P2 RM: 4" Reuse Fittings	1.00	LS	7,402.07	7,402.07	1.00	7,402.07	0.00	0.00	1.00	7,402.07	100.00%
1800	P2 RM: 2" Gate Valve	1.00	LF	822.21	822.21	1.00	822.21	0.00	0.00	1.00	822.21	100.00%
1810	P2 RM: Single Services	5.00	EA	589.85	2,949.25	5.00	2,949.25	0.00	0.00	5.00	2,949.25	100.00%
1820	P2 RM: Double Services	23.00	EA	1,043.77	24,006.71	23.00	24,006.71	0.00	0.00	23.00	24,006.71	100.00%
1830	P2 RM: 2" Temporary Blow-Off	1.00	EA	1,229.91	1,229.91	1.00	1,229.91	0.00	0.00	1.00	1,229.91	100.00%
1840	P2 RM: Testing	2,003.00	LF	2.26	4,526.78	2,003.00	4,526.78	0.00	0.00	2,003.00	4,526.78	100.00%
<b>16</b>	<b>PH2 On Site Roadway</b>	<b>23,087.00</b>			<b>298,532.93</b>	<b>22,903.25</b>	<b>289,957.32</b>	<b>183.75</b>	<b>8,575.61</b>	<b>23,087.00</b>	<b>298,532.93</b>	<b>100.00%</b>
1850	P2 1-1/4" SP-9.5 (One Lift)(Light Duty)	2,963.00	SY	8.55	25,333.65	2,963.00	25,333.65	0.00	0.00	2,963.00	25,333.65	100.00%
1860	P2 1-1/2" SP-12.5 (One Lift)(Heavy Duty)	2,795.00	SY	10.22	28,564.90	2,795.00	28,564.90	0.00	0.00	2,795.00	28,564.90	100.00%
1870	P2 6" Crushed Concrete Base	2,997.00	SY	15.10	45,254.70	2,997.00	45,254.70	0.00	0.00	2,997.00	45,254.70	100.00%

## REQUEST FOR PAYMENT DETAIL

Project: 2059- OSCEOLA VILLAGE CENTER

Detail Page 9 of 19 Pages

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**Application Date :** 12/31/21  
**To:** 12/31/21  
**Architect's Project No.:**

**Invoice # :** 127596

Item ID	Description	Quantity	Unit	Unit Price	Total Contract Amount	Previously Completed		This Period		Complete to Date		% Comp
						Units	Amount	Units	Amount	Units	Amount	
1880	✓ P2 8" Crushed Concrete Base	2,795.00	SY	16.82	✓ 47,011.90	2,795.00	47,011.90	0.00	0.00	2,795.00	✓ 47,011.90	100.00%
1890	✓ P2 12" Stabilized Subgrade (FBV-50)	7,112.00	SY	7.19	✓ 51,135.28	7,112.00	51,135.28	0.00	0.00	7,112.00	✓ 51,135.28	100.00%
1900	✓ P2 6" Thick Concrete Pathway (Non Reinforced)	245.00	SY	46.67	✓ 11,434.15	61.25	2,858.54	183.75	8,575.61	245.00	✓ 11,434.15	100.00%
1910	✓ P2 Type "D" Curb	310.00	LF	13.22	✓ 4,098.20	310.00	4,098.20	0.00	0.00	310.00	✓ 4,098.20	100.00%
1920	✓ P2 Type "F" Curb	1,803.00	LF	18.17	✓ 32,760.51	1,803.00	32,760.51	0.00	0.00	1,803.00	✓ 32,760.51	100.00%
1930	✓ P2 2' Miami Curb	1,746.00	LF	18.14	✓ 31,672.44	1,746.00	31,672.44	0.00	0.00	1,746.00	✓ 31,672.44	100.00%
1940	✓ P2 3' Wide Valley Gutter Curb	116.00	LF	39.45	✓ 4,576.20	116.00	4,576.20	0.00	0.00	116.00	✓ 4,576.20	100.00%
1950	✓ P2 4" Thick Concrete Sidewalk (Non Reinforced)	200.00	SY	31.91	✓ 6,382.00	200.00	6,382.00	0.00	0.00	200.00	✓ 6,382.00	100.00%
1960	✓ P2 Handicaps Ramps	4.00	EA	1,490.45	✓ 5,961.80	4.00	5,961.80	0.00	0.00	4.00	✓ 5,961.80	100.00%
1970	✓ P2 Striping & Signage	1.00	.LS	4,347.20	✓ 4,347.20	1.00	4,347.20	0.00	0.00	1.00	✓ 4,347.20	100.00%
<b>17</b>	<b>PH3 General Conditions</b>	<b>5.00</b>			<b>40,169.73</b>	<b>1.70</b>	<b>7,937.53</b>	<b>1.20</b>	<b>12,994.66</b>	<b>2.90</b>	<b>20,932.19</b>	<b>52.11%</b>
1980	P3 Mobilization	1.00	.LS	9,257.24	9,257.24	0.20	1,851.45	0.80	7,405.79	1.00	9,257.24	100.00%
1990	P3 Construction Survey / Layout	1.00	.LS	12,380.48	12,380.48	0.20	2,476.10	0.20	2,476.09	0.40	4,952.19	40.00%
2000	P3 Certified Asbuilts	1.00	.LS	2,745.44	2,745.44	0.10	274.54	0.00	0.00	0.10	274.54	10.00%
2010	P3 Geo-Technical Testing	1.00	.LS	15,563.91	15,563.91	0.20	3,112.78	0.20	3,112.78	0.40	6,225.56	40.00%
2020	P3 Maintenance of Traffic	1.00	.LS	222.66	222.66	1.00	222.66	0.00	0.00	1.00	222.66	100.00%
<b>18</b>	<b>PH3 Earthwork</b>	<b>15,835.00</b>			<b>17,255.90</b>	<b>4.20</b>	<b>1,120.48</b>	<b>0.00</b>	<b>0.00</b>	<b>4.20</b>	<b>1,120.48</b>	<b>6.49%</b>
2030	P3 Inlet Protection	6.00	EA	266.78	1,600.68	4.20	1,120.48	0.00	0.00	4.20	1,120.48	70.00%
2040	P3 Grade Right-of-Way	7,283.00	SY	1.50	10,924.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2050	P3 Sod 2 Strips Behind Curb (Bahia)	1,263.00	SY	2.65	3,346.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2060	P3 Seed & Mulch Right-of-Way	7,283.00	SY	0.19	1,383.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
<b>19</b>	<b>PH3 Sanitary Sewer System</b>	<b>3,249.00</b>			<b>184,794.88</b>	<b>1,606.40</b>	<b>122,443.28</b>	<b>28.00</b>	<b>28,730.17</b>	<b>1,634.40</b>	<b>151,173.45</b>	<b>81.81%</b>
2070	P3 SS: 8" SDR35 PVC (0'-6" Cut)	336.00	LF	14.26	4,791.36	336.00	4,791.36	0.00	0.00	336.00	4,791.36	100.00%
2080	P3 SS: 8" SDR35 PVC (6'-8" Cut)	400.00	LF	37.54	15,016.00	400.00	15,016.00	0.00	0.00	400.00	15,016.00	100.00%
2090	P3 SS: 8" SDR35 PVC (8'-10" Cut)	325.00	LF	39.68	12,896.00	325.00	12,896.00	0.00	0.00	325.00	12,896.00	100.00%
2100	P3 SS: 8" SDR26 PVC (10'-12" Cut)	531.00	LF	43.69	23,199.39	531.00	23,199.39	0.00	0.00	531.00	23,199.39	100.00%
2110	P3 SS: 4' Diameter Sanitary Manhole (0'-6' Deep)	2.00	EA	4,644.31	9,288.62	2.00	9,288.62	0.00	0.00	2.00	9,288.62	100.00%
2120	P3 SS: 4' Diameter Sanitary Manhole (6'-8' Deep)	1.00	EA	5,288.11	5,288.11	1.00	5,288.11	0.00	0.00	1.00	5,288.11	100.00%



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<b>22</b>	<b>PH3 Reuse System</b>	<b>3,995.00</b>			<b>121,339.94</b>	<b>0.00</b>	<b>0.00</b>	<b>1,471.50</b>	<b>25,000.34</b>	<b>1,471.50</b>	<b>25,000.34</b>	<b>20.60%</b>
2400	P3 RM: Remove Temp. Blow-off & Connect to Exist. 4	2.00	EA	597.46	1,194.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2410	P3 RM: 4" DR-18 PVC Purple Reuse Main	1,957.00	LF	11.43	22,368.51	0.00	0.00	1,467.75	16,776.38	1,467.75	16,776.38	75.00%
2420	P3 RM: 4" Gate Valve	4.00	EA	1,158.09	4,632.36	0.00	0.00	3.00	3,474.27	3.00	3,474.27	75.00%
2430	P3 RM: 4" Reuse Fittings	1.00	LS	6,332.92	6,332.92	0.00	0.00	0.75	4,749.69	0.75	4,749.69	75.00%
2440	P3 RM: Double Services	71.00	EA	1,043.72	74,104.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2450	P3 RM: 2" Reuse Service	2.00	EA	3,527.19	7,054.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2460	P3 RM: 2" Blow-Off	1.00	EA	1,229.91	1,229.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2470	P3 RM: Testing	1,957.00	LF	2.26	4,422.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
<b>23</b>	<b>PH3 On Site Roadway</b>	<b>23,695.00</b>			<b>331,672.04</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
2480	P3 1-1/4" SP-9.5 (One Lift)(Light Duty)	478.00	SY	10.89	5,205.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2490	P3 1-1/2" SP-12.5 (One Lift)(Heavy Duty)	5,172.00	SY	10.21	52,806.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2500	P3 6" Crushed Concrete Base	533.00	SY	15.84	8,442.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2510	P3 8" Crushed Concrete Base	5,172.00	SY	16.82	86,993.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2520	P3 12" Stabilized Subgrade (FBV-50)	7,013.00	SY	7.19	50,423.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2530	P3 6" Thick Concrete Pathway (Non Reinforced)	775.00	SY	46.94	36,378.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2540	P3 Type "D" Curb	498.00	LF	12.56	6,254.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2550	P3 Type "F" Curb	813.00	LF	18.53	15,064.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2560	P3 2' Miami Curb	2,947.00	LF	19.48	57,407.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2570	P3 4" Thick Concrete Sidewalk (Non Reinforced)	293.00	SY	31.91	9,349.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
2580	P3 Striping & Signage	1.00	LS	3,345.81	3,345.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
<b>CO01</b>	<b>Relocate Cattle Fence</b>	<b>1.00</b>			<b>24,025.00</b>	<b>1.00</b>	<b>24,025.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1.00</b>	<b>24,025.00</b>	<b>100.00%</b>
6000	CO1: Option 1: Rmv & Rpl Cattle Fence	1.00	LS	24,025.00	24,025.00	1.00	24,025.00	0.00	0.00	1.00	24,025.00	100.00%
<b>CO02</b>	<b>Dewater Ditch Per SFWMD</b>	<b>11,501.00</b>			<b>54,960.00</b>	<b>11,501.00</b>	<b>54,960.00</b>	<b>0.00</b>	<b>0.00</b>	<b>11,501.00</b>	<b>54,960.00</b>	<b>100.00%</b>
6002	CO2: Recharge Ditch	2,000.00	LF	9.75	19,500.00	2,000.00	19,500.00	0.00	0.00	2,000.00	19,500.00	100.00%
6004	CO2: Bahia Sod	9,500.00	SY	2.68	25,460.00	9,500.00	25,460.00	0.00	0.00	9,500.00	25,460.00	100.00%
6006	CO2: Service Crew (Ditch Maintenance)	1.00	LS	10,000.00	10,000.00	1.00	10,000.00	0.00	0.00	1.00	10,000.00	100.00%
<b>CO03</b>	<b>PH-1 Plan Revision</b>	<b>3,453.00</b>			<b>38,635.22</b>	<b>3,453.00</b>	<b>38,635.22</b>	<b>0.00</b>	<b>0.00</b>	<b>3,453.00</b>	<b>38,635.22</b>	<b>100.00%</b>
6008	CO3: P1: Add Maintenance of Traffic	1.00	LS	3,072.87	3,072.87	1.00	3,072.87	0.00	0.00	1.00	3,072.87	100.00%

## REQUEST FOR PAYMENT DETAIL

Project: 2059- OSCEOLA VILLAGE CENTER

Detail Page 12 of 19 Pages

Application and Certification for Payment, containing Contractor's signed certification is attached.  
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Application No. : 14  
Application Date : 12/31/21  
To: 12/31/21  
Architect's Project No.:

Invoice # : 127596

Item ID	Description	Quantity	Unit	Unit Price	Total Contract Amount	Previously Completed		This Period		Complete to Date		% Comp
						Units	Amount	Units	Amount	Units	Amount	
6010	CO3: P1: SS: Deduct 12" DR-11 HDPE Pipe (16'-18')	-9.00	LF	140.82	-1,267.38	-9.00	-1,267.38	0.00	0.00	-9.00	-1,267.38	100.00%
6012	CO3: P1: SS: Deduct 12" DR-11 HDPE Pipe (18'-20')	-14.00	LF	375.56	-5,257.84	-14.00	-5,257.84	0.00	0.00	-14.00	-5,257.84	100.00%
6014	CO3: P1: SS: Add San Manhole (10'-12' Deep)	1.00	EA	7,531.53	7,531.53	1.00	7,531.53	0.00	0.00	1.00	7,531.53	100.00%
6016	CO3: P1: SS: Deduct San Manhole (14'-16' Deep)	-1.00	EA	13,043.60	-13,043.60	-1.00	-13,043.60	0.00	0.00	-1.00	-13,043.60	100.00%
6018	CO3: P1: SS: Add San Manhole (14'-16' Deep) Lined	1.00	EA	25,217.99	25,217.99	1.00	25,217.99	0.00	0.00	1.00	25,217.99	100.00%
6020	CO3: P1: SS: Deduct Manhole(18'-20' Deep) Lined	-1.00	EA	36,472.28	-36,472.28	-1.00	-36,472.28	0.00	0.00	-1.00	-36,472.28	100.00%
6022	CO3: P1: SS: Deduct Single San Service	-1.00	EA	829.22	-829.22	-1.00	-829.22	0.00	0.00	-1.00	-829.22	100.00%
6024	CO3: P1: SS: Deduct Double San Service	-3.00	EA	1,028.97	-3,086.91	-3.00	-3,086.91	0.00	0.00	-3.00	-3,086.91	100.00%
6026	CO3: P1: FM: Add 12" Steel Casing	10.00	LF	270.39	2,703.90	10.00	2,703.90	0.00	0.00	10.00	2,703.90	100.00%
6028	CO3: P1: FM: Deduct 8" PVC Force Main	-26.00	LF	17.68	-459.68	-26.00	-459.68	0.00	0.00	-26.00	-459.68	100.00%
6030	CO3: P1: FM: Deduct Testing	-26.00	LF	3.16	-82.16	-26.00	-82.16	0.00	0.00	-26.00	-82.16	100.00%
6032	CO3: P1: STORM: Add 18" RCP Class III	13.00	LF	37.32	485.16	13.00	485.16	0.00	0.00	13.00	485.16	100.00%
6034	CO3: P1: STORM: Deduct 24" RCP Class III	-91.00	LF	66.64	-6,064.24	-91.00	-6,064.24	0.00	0.00	-91.00	-6,064.24	100.00%
6036	CO3: P1: STORM: Add 30" RCP Class III	20.00	LF	100.42	2,008.40	20.00	2,008.40	0.00	0.00	20.00	2,008.40	100.00%
6038	CO3: P1: STORM: Deduct 36" RCP Class III	-109.00	LF	100.28	-10,930.52	-109.00	-10,930.52	0.00	0.00	-109.00	-10,930.52	100.00%
6040	CO3: P1: STORM: Add 42" RCP Class III	63.00	LF	144.25	9,087.75	63.00	9,087.75	0.00	0.00	63.00	9,087.75	100.00%
6042	CO3: P1: STORM: Add 48" RCP Class III	7.00	LF	171.95	1,203.65	7.00	1,203.65	0.00	0.00	7.00	1,203.65	100.00%
6044	CO3: P1: STORM: Deduct Type 8 Manhole	-1.00	EA	6,086.56	-6,086.56	-1.00	-6,086.56	0.00	0.00	-1.00	-6,086.56	100.00%
6046	CO3: P1: STORM: Add Type "V" Inlet w/ Temp Top	2.00	EA	5,963.40	11,926.80	2.00	11,926.80	0.00	0.00	2.00	11,926.80	100.00%
6048	CO3: P1: STORM: Add Type "V" Inlet	3.00	EA	5,332.57	15,997.71	3.00	15,997.71	0.00	0.00	3.00	15,997.71	100.00%
6050	CO3: P1: STORM: Add P-5 Curb Inlet	1.00	EA	3,924.38	3,924.38	1.00	3,924.38	0.00	0.00	1.00	3,924.38	100.00%
6052	CO3: P1: STORM: Deduct P-6 Curb Inlet	-3.00	EA	4,343.42	-13,030.26	-3.00	-13,030.26	0.00	0.00	-3.00	-13,030.26	100.00%
6054	CO3: P1: STORM: Deduct J-5 Curb Inlet	-1.00	EA	6,429.49	-6,429.49	-1.00	-6,429.49	0.00	0.00	-1.00	-6,429.49	100.00%
6056	CO3: P1: WM: Deduct 12" DR-18 PVC Water Main	-55.00	LF	33.17	-1,824.35	-55.00	-1,824.35	0.00	0.00	-55.00	-1,824.35	100.00%
6058	CO3: P1: WM: Deduct 12" Gate Valve	-1.00	EA	2,787.18	-2,787.18	-1.00	-2,787.18	0.00	0.00	-1.00	-2,787.18	100.00%
6060	CO3: P1: WM: Add 8" Gate Valve	4.00	EA	1,678.99	6,715.96	4.00	6,715.96	0.00	0.00	4.00	6,715.96	100.00%
6062	CO3: P1: WM: Deduct Fire Hydrant	-1.00	EA	5,027.35	-5,027.35	-1.00	-5,027.35	0.00	0.00	-1.00	-5,027.35	100.00%

## REQUEST FOR PAYMENT DETAIL

Project: 2059- OSCEOLA VILLAGE CENTER

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 To: 12/31/21  
 Architect's Project No.:

Invoice #: 127596

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						Units	Amount	Units	Amount	Units	Amount	
6064	CO3: P1: WM: Deduct Single Water Service	-1.00	EA	606.67	-606.67	-1.00	-606.67	0.00	0.00	-1.00	-606.67	100.00%
6066	CO3: P1: WM: Add Double Water Service	3.00	EA	1,049.62	3,148.86	3.00	3,148.86	0.00	0.00	3.00	3,148.86	100.00%
6068	CO3: P1: RM: Add 4" Gate Valve	3.00	EA	1,157.91	3,473.73	3.00	3,473.73	0.00	0.00	3.00	3,473.73	100.00%
6070	CO3: P1: RM: Add Single Reuse Service	8.00	EA	557.74	4,461.92	8.00	4,461.92	0.00	0.00	8.00	4,461.92	100.00%
6072	CO3: P1: Add 1-1/4" SP-9.5 (1 Lift)(LD)	91.00	SY	8.19	745.29	91.00	745.29	0.00	0.00	91.00	745.29	100.00%
6074	CO3: P1: Add 1-1/2" SP-12.5 (1 Lift)(HD)	157.00	SY	10.20	1,601.40	157.00	1,601.40	0.00	0.00	157.00	1,601.40	100.00%
6076	CO3: P1: Add 8" Crushed Conc Base	91.00	SY	15.09	1,373.19	91.00	1,373.19	0.00	0.00	91.00	1,373.19	100.00%
6078	CO3: P1: Add 8" Crushed Conc Base	157.00	SY	16.82	2,640.74	157.00	2,640.74	0.00	0.00	157.00	2,640.74	100.00%
6080	CO3: P1: Add 12" Stabilized Subgrade	102.00	SY	7.22	736.44	102.00	736.44	0.00	0.00	102.00	736.44	100.00%
6082	CO3: P1: Add Type "F" Curb	210.00	LF	18.82	3,952.20	210.00	3,952.20	0.00	0.00	210.00	3,952.20	100.00%
6084	CO3: P1: Deduct 3' Wide Valley Gutter	-438.00	LF	39.45	-17,279.10	-438.00	-17,279.10	0.00	0.00	-438.00	-17,279.10	100.00%
6086	CO3: P1: OFF: STORM: Deduct Clean/Flush/TV	-90.00	LF	7.69	-692.10	-90.00	-692.10	0.00	0.00	-90.00	-692.10	100.00%
6088	CO3: P1: OFF: Add Sawcutting	411.00	LF	0.59	242.49	411.00	242.49	0.00	0.00	411.00	242.49	100.00%
6090	CO3: P1: OFF: Add Asphalt Removal	46.00	SY	4.14	190.44	46.00	190.44	0.00	0.00	46.00	190.44	100.00%
6092	CO3: P1: OFF: Add Excavation for Subgrade	372.00	CY	10.65	3,961.80	372.00	3,961.80	0.00	0.00	372.00	3,961.80	100.00%
6094	CO3: P1: OFF: Add 1-1/2" FC-12.5 Asphalt	797.00	SY	16.02	12,767.94	797.00	12,767.94	0.00	0.00	797.00	12,767.94	100.00%
6096	CO3: P1: OFF: Add 1-1/2" SP-12.5 Asphalt	797.00	SY	14.19	11,309.43	797.00	11,309.43	0.00	0.00	797.00	11,309.43	100.00%
6098	CO3: P1: OFF: Add 10" Limerock Base	797.00	SY	22.92	18,267.24	797.00	18,267.24	0.00	0.00	797.00	18,267.24	100.00%
6100	CO3: P1: OFF: Add 12" Stabilized Subgrade	797.00	SY	10.25	8,169.25	797.00	8,169.25	0.00	0.00	797.00	8,169.25	100.00%
6102	CO3: P1: OFF: Add Striping & Signage	1.00	LS	3,452.00	3,452.00	1.00	3,452.00	0.00	0.00	1.00	3,452.00	100.00%
6104	CO3: P1: OFF: Deduct Grade & Sod ROW (Bahia)	-797.00	SY	3.64	-2,901.08	-797.00	-2,901.08	0.00	0.00	-797.00	-2,901.08	100.00%
6106	CO3: P2: STORM: Add 24" RCP Class III	88.00	LF	51.79	4,557.52	88.00	4,557.52	0.00	0.00	88.00	4,557.52	100.00%
6108	CO3: P2: STORM: Add Type "V" Inlet Top Only	2.00	EA	1,163.02	2,326.04	2.00	2,326.04	0.00	0.00	2.00	2,326.04	100.00%
6110	CO3: P2: STORM: Deduct P-6 Curb Inlet Top Only	-1.00	EA	1,635.39	-1,635.39	-1.00	-1,635.39	0.00	0.00	-1.00	-1,635.39	100.00%
6112	CO3: P2: STORM: Deduct J-6 Curb Inlet Top Only	-2.00	EA	1,635.39	-3,270.78	-2.00	-3,270.78	0.00	0.00	-2.00	-3,270.78	100.00%
6114	CO3: P2: STORM: Add J-6 Curb Inlet	1.00	EA	6,088.68	6,088.68	1.00	6,088.68	0.00	0.00	1.00	6,088.68	100.00%
6116	CO3: P2: STORM: Add Clean/Flush/TV	88.00	LF	6.70	589.60	88.00	589.60	0.00	0.00	88.00	589.60	100.00%
6118	CO3: P2: Add 1-1/2" SP-12.5 (1 Lift)(HD)	41.00	SY	10.22	419.02	41.00	419.02	0.00	0.00	41.00	419.02	100.00%
6120	CO3: P2: Add 8" Crushed Conc Base	41.00	SY	16.82	689.62	41.00	689.62	0.00	0.00	41.00	689.62	100.00%



## REQUEST FOR PAYMENT DETAIL

Project: 2059- OSCEOLA VILLAGE CENTER

Detail Page 14 of 19 Pages

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**Application Date : 12/31/21**  
**To: 12/31/21**  
**Architect's Project No.:**

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						Units	Amount	Units	Amount	Units	Amount	
6122	CO3: P2: Add Type F Curb	60.00	LF	18.17	1,090.20	60.00	1,090.20	0.00	0.00	60.00	1,090.20	100.00%
6124	CO3: P2: Deduct 3' Valley Gutter	-116.00	LF	39.45	-4,576.20	-116.00	-4,576.20	0.00	0.00	-116.00	-4,576.20	100.00%
6126	CO3: P3: STORM: Deduct 18" RCP Class III	-23.00	LF	49.17	-1,130.91	-23.00	-1,130.91	0.00	0.00	-23.00	-1,130.91	100.00%
6128	CO3: P3: STORM: Deduct P-6 Curb Inlet	-1.00	EA	4,250.26	-4,250.26	-1.00	-4,250.26	0.00	0.00	-1.00	-4,250.26	100.00%
6130	CO3: P3: STORM: Deduct Clean/Flush/TV	-23.00	LF	6.67	-153.41	-23.00	-153.41	0.00	0.00	-23.00	-153.41	100.00%
6132	CO3: P3: WM: Add 8" Gate Valve	1.00	EA	1,679.00	1,679.00	1.00	1,679.00	0.00	0.00	1.00	1,679.00	100.00%
<b>CO04</b>	<b>Raise Townhome Lots to Grade</b>	<b>87,987.88</b>			<b>46,527.81</b>	<b>87,987.88</b>	<b>46,527.81</b>	<b>0.00</b>	<b>0.00</b>	<b>87,987.88</b>	<b>46,527.81</b>	<b>100.00%</b>
6134	CO4: General Conditions TOWNHOME LOTS	1.00	.LS	3,000.00	3,000.00	1.00	3,000.00	0.00	0.00	1.00	3,000.00	100.00%
6136	CO4: Survey TOWNHOME LOTS	1.00	.LS	2,500.00	2,500.00	1.00	2,500.00	0.00	0.00	1.00	2,500.00	100.00%
6138	CO4: Excavation Double Handle Fill Material TOWNHOME LOTS	6,048.88	CY	2.30	13,912.42	6,048.88	13,912.42	0.00	0.00	6,048.88	13,912.42	100.00%
6140	CO4: Embankment TOWNHOME LOTS	12,481.00	CY	0.67	8,362.27	12,481.00	8,362.27	0.00	0.00	12,481.00	8,362.27	100.00%
6142	CO4: Grade Lots (Phases 1-3) TOWNHOME LOTS	69,456.00	SY	0.27	18,753.12	69,456.00	18,753.12	0.00	0.00	69,456.00	18,753.12	100.00%
<b>CO05</b>	<b>PH4 WM Supporting Infrs</b>	<b>47,428.50</b>			<b>373,510.47</b>	<b>33,191.95</b>	<b>354,495.94</b>	<b>1,920.75</b>	<b>13,000.40</b>	<b>35,112.70</b>	<b>367,496.34</b>	<b>98.39%</b>
6144	CO5: Construction Survey / Layout	1.00	.LS	4,348.80	4,348.80	1.00	4,348.80	0.00	0.00	1.00	4,348.80	100.00%
6146	CO5: Certified Asbuilts	1.00	.LS	3,071.41	3,071.41	0.20	614.28	0.00	0.00	0.20	614.28	20.00%
6148	CO5: Geo-Technical Testing	1.00	.LS	2,373.13	2,373.13	1.00	2,373.13	0.00	0.00	1.00	2,373.13	100.00%
6150	CO5: Maintenance of Traffic	1.00	.LS	3,292.70	3,292.70	1.00	3,292.70	0.00	0.00	1.00	3,292.70	100.00%
6152	CO5: Silt Fence (Single Row)	2,862.00	LF	3.85	11,018.70	2,862.00	11,018.70	0.00	0.00	2,862.00	11,018.70	100.00%
6154	CO5: Clear & Grub (Phase 4 Partial)	2.50	AC	1,169.00	2,922.50	2.50	2,922.50	0.00	0.00	2.50	2,922.50	100.00%
6156	CO5: Excavation	7,222.00	CY	2.39	17,260.58	7,222.00	17,260.58	0.00	0.00	7,222.00	17,260.58	100.00%
6158	CO5: Embankment - Phase 4 Partial	7,222.00	CY	0.69	4,983.18	7,222.00	4,983.18	0.00	0.00	7,222.00	4,983.18	100.00%
6160	CO5: Grade Disturbed Area - Phase 4 Partial	12,100.00	SY	0.85	10,285.00	12,100.00	10,285.00	0.00	0.00	12,100.00	10,285.00	100.00%
6162	CO5: Seed & Mulch Disturbed Area - Phase 4 Partial	12,100.00	SY	0.23	2,783.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6164	CO5: OFS WM: Silt Fence	500.00	LF	3.85	1,925.00	500.00	1,925.00	0.00	0.00	500.00	1,925.00	100.00%
6166	CO5: OFS WM: Existing Utility Investigation	1.00	.LS	2,580.00	2,580.00	1.00	2,580.00	0.00	0.00	1.00	2,580.00	100.00%
6168	CO5: OFS WM: Remove Cap & Connect to Exist. 8" WM	1.00	EA	5,220.00	5,220.00	1.00	5,220.00	0.00	0.00	1.00	5,220.00	100.00%
6170	CO5: OFS WM: Temporary Jumper	1.00	EA	1,315.00	1,315.00	1.00	1,315.00	0.00	0.00	1.00	1,315.00	100.00%
6172	CO5: P3 OFF WM: 16" DIRECTIONAL BORE	140.00	LF	539.00	75,460.00	140.00	75,460.00	0.00	0.00	140.00	75,460.00	100.00%

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6174	CO5: OFS WM: 12" DR-18 PVC Water Main	387.00	LF	101.35	39,222.45	387.00	39,222.45	0.00	0.00	387.00	39,222.45	100.00%
6176	CO5: OFS WM: 12" Gate Valve	2.00	EA	3,033.00	6,066.00	2.00	6,066.00	0.00	0.00	2.00	6,066.00	100.00%
6178	CO5: OFS WM: 12" Water Main Fittings	1.00	.LS	4,950.00	4,950.00	1.00	4,950.00	0.00	0.00	1.00	4,950.00	100.00%
6180	CO5: OFS WM: 8" Gate Valve	1.00	EA	1,790.00	1,790.00	1.00	1,790.00	0.00	0.00	1.00	1,790.00	100.00%
6182	CO5: OFS WM: Sample Points	1.00	EA	1,625.00	1,625.00	0.00	0.00	1.00	1,625.00	1.00	1,625.00	100.00%
6184	CO5: OFS WM: Testing	527.00	LF	2.65	1,396.55	131.75	349.14	395.25	1,047.41	527.00	1,396.55	100.00%
6186	CO5: OFS WM: Restore Right-of-Way	860.00	SY	3.60	3,096.00	430.00	1,548.00	215.00	774.00	645.00	2,322.00	75.00%
6188	CO5: P4: Demo Temp. Blow-off & Conn. to Exist. 12"	1.00	EA	2,532.92	2,532.92	1.00	2,532.92	0.00	0.00	1.00	2,532.92	100.00%
6190	CO5: P4: WM: Temporary Jumper	1.00	EA	1,833.00	1,833.00	1.00	1,833.00	0.00	0.00	1.00	1,833.00	100.00%
6192	CO5: P4: WM: 12" DR-18 PVC Water Main	1,431.00	LF	50.50	72,265.50	1,431.00	72,265.50	0.00	0.00	1,431.00	72,265.50	100.00%
6194	CO5: P4: WM: 8" DR-18 PVC Water Main	272.00	LF	26.45	7,194.40	272.00	7,194.40	0.00	0.00	272.00	7,194.40	100.00%
6196	CO5: P4: WM: 6" DR-18 PVC Water Main	20.00	LF	20.35	407.00	20.00	407.00	0.00	0.00	20.00	407.00	100.00%
6198	CO5: P4: WM: 12" Water Main Fittings	1.00	.LS	16,570.00	16,570.00	1.00	16,570.00	0.00	0.00	1.00	16,570.00	100.00%
6200	CO5: P4: WM: 12" Gate Valve	3.00	EA	3,033.00	9,099.00	3.00	9,099.00	0.00	0.00	3.00	9,099.00	100.00%
6202	CO5: P4: WM: 8" Gate Valve	6.00	EA	1,790.00	10,740.00	6.00	10,740.00	0.00	0.00	6.00	10,740.00	100.00%
6204	CO5: P4: WM: 6" Gate Valve	5.00	EA	1,375.00	6,875.00	5.00	6,875.00	0.00	0.00	5.00	6,875.00	100.00%
6206	CO5: P4: WM: Fire Hydrants	3.00	EA	6,580.00	19,740.00	3.00	19,740.00	0.00	0.00	3.00	19,740.00	100.00%
6208	CO5: P4: WM: 2" Temp. Blow-Off	5.00	EA	1,306.00	6,530.00	5.00	6,530.00	0.00	0.00	5.00	6,530.00	100.00%
6210	CO5: P4: WM: Sample Points	5.00	EA	1,625.00	8,125.00	1.25	2,031.25	3.75	6,093.75	5.00	8,125.00	100.00%
6212	CO5: P4: WM: Testing	1,741.00	LF	2.65	4,613.65	435.25	1,153.41	1,305.75	3,460.24	1,741.00	4,613.65	100.00%
CO06	Geotechnician Site Disk @ Wall	2,298.00			79,790.30	2,298.00	79,790.30	0.00	0.00	2,298.00	79,790.30	100.00%
6214	CO6: RCO3: Geotechnician Site Disking (Daily Rate)	5.00	DA	397.00	1,985.00	5.00	1,985.00	0.00	0.00	5.00	1,985.00	100.00%
6216	CO6: RCO3: Report	1.00	.LS	336.00	336.00	1.00	336.00	0.00	0.00	1.00	336.00	100.00%
6218	CO6: RCO5: WM: Remove Cap & Connect to Exist. 8"	1.00	EA	334.00	334.00	1.00	334.00	0.00	0.00	1.00	334.00	100.00%
6220	CO6: RCO5: WM: Temporary Jumper	1.00	EA	667.00	667.00	1.00	667.00	0.00	0.00	1.00	667.00	100.00%
6222	CO6: RCO5: WM: 16" Directional Bore	140.00	LF	17.00	2,380.00	140.00	2,380.00	0.00	0.00	140.00	2,380.00	100.00%
6224	CO6: RCO5: WM: 12" DR-18 PVC	387.00	LF	20.35	7,875.45	387.00	7,875.45	0.00	0.00	387.00	7,875.45	100.00%
6226	CO6: RCO5: WM: 12" Gate Valve	2.00	EA	386.00	772.00	2.00	772.00	0.00	0.00	2.00	772.00	100.00%
6228	CO6: RCO5: WM: 12" Fittings	1.00	.LS	1,231.00	1,231.00	1.00	1,231.00	0.00	0.00	1.00	1,231.00	100.00%
6230	CO6: RCO5: WM: 8" Gate Valve	1.00	EA	256.00	256.00	1.00	256.00	0.00	0.00	1.00	256.00	100.00%

## REQUEST FOR PAYMENT DETAIL

Project: 2059- OSCEOLA VILLAGE CENTER

Detail Page 16 of 19 Pages

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.

Application No. : 14  
 Application Date : 12/31/21  
 To: 12/31/21  
 Architect's Project No.:

Invoice # : 127596

Item ID	Description	Quantity	Unit	Unit Price	Total Contract Amount	Previously Completed		This Period		Complete to Date		% Comp
						Units	Amount	Units	Amount	Units	Amount	
6232	CO6: RCO5: WM: Sample Points	1.00	EA	67.00	67.00	1.00	67.00	0.00	0.00	1.00	67.00	100.00%
6234	CO6: RCO5: P4: WM: Temporary Jumper	1.00	EA	195.00	195.00	1.00	195.00	0.00	0.00	1.00	195.00	100.00%
6236	CO6: RCO5: P4: WM: 12" DR-18 PVC	1,431.00	LF	16.10	23,039.10	1,431.00	23,039.10	0.00	0.00	1,431.00	23,039.10	100.00%
6238	CO6: RCO5: P4: WM: 8" DR-18 PVC	272.00	LF	11.55	3,141.60	272.00	3,141.60	0.00	0.00	272.00	3,141.60	100.00%
6240	CO6: RCO5: P4: WM: 6" DR-18 PVC	20.00	LF	5.15	103.00	20.00	103.00	0.00	0.00	20.00	103.00	100.00%
6242	CO6: RCO5: P4: WM: 12" Fittings	1.00	LS	4,043.00	4,043.00	1.00	4,043.00	0.00	0.00	1.00	4,043.00	100.00%
6244	CO6: RCO5: P4: WM: 12" Gate Valve	3.00	EA	386.00	1,158.00	3.00	1,158.00	0.00	0.00	3.00	1,158.00	100.00%
6246	CO6: RCO5: P4: WM: 8" Gate Valve	6.00	EA	255.00	1,530.00	6.00	1,530.00	0.00	0.00	6.00	1,530.00	100.00%
6248	CO6: RCO5: P4: WM: 6" Gate Valve	5.00	EA	201.00	1,005.00	5.00	1,005.00	0.00	0.00	5.00	1,005.00	100.00%
6250	CO6: RCO5: P4: WM: Fire Hydrants	3.00	EA	300.00	900.00	3.00	900.00	0.00	0.00	3.00	900.00	100.00%
6252	CO6: RCO5: P4: WM: 2" Temp. Blow-Off	5.00	EA	304.00	1,520.00	5.00	1,520.00	0.00	0.00	5.00	1,520.00	100.00%
6254	CO6: RCO5: P4: WM: Sample Points	5.00	EA	67.00	335.00	5.00	335.00	0.00	0.00	5.00	335.00	100.00%
6256	CO6: RCO9: REMOVE/REPLACE FENCE	1.00	LS	1,816.37	1,816.37	1.00	1,816.37	0.00	0.00	1.00	1,816.37	100.00%
6258	CO6: RCO9: SLEEVING UNDER EXISTING WALL	1.00	LS	7,424.49	7,424.49	1.00	7,424.49	0.00	0.00	1.00	7,424.49	100.00%
6260	CO6: RCO9: ADDITIONAL PIPE AND FITTINGS	1.00	LS	5,221.16	5,221.16	1.00	5,221.16	0.00	0.00	1.00	5,221.16	100.00%
6262	CO6: RCO9: DEWATERING	1.00	LS	5,855.47	5,855.47	1.00	5,855.47	0.00	0.00	1.00	5,855.47	100.00%
6264	CO6: RCO9: SHORING	1.00	LS	2,916.84	2,916.84	1.00	2,916.84	0.00	0.00	1.00	2,916.84	100.00%
6266	CO6: RCO9: RESTORATION	1.00	LS	3,682.82	3,682.82	1.00	3,682.82	0.00	0.00	1.00	3,682.82	100.00%
<b>CO07</b>	<b>Additional Irrigation Services</b>	<b>12.00</b>			<b>27,305.00</b>	<b>7.00</b>	<b>17,526.00</b>	<b>0.00</b>	<b>0.00</b>	<b>7.00</b>	<b>17,526.00</b>	<b>64.19%</b>
6268	CO7: RM 2" Irrigation Service PH1 RCO18	4.00	EA	2,246.00	8,984.00	4.00	8,984.00	0.00	0.00	4.00	8,984.00	100.00%
6270	CO7: RM 4" Irrigation Service w/ GV PH1 RCO18	1.00	EA	3,932.00	3,932.00	1.00	3,932.00	0.00	0.00	1.00	3,932.00	100.00%
6272	CO7: RM 2" Irrigation Service PH2 RCO18	2.00	EA	2,305.00	4,610.00	2.00	4,610.00	0.00	0.00	2.00	4,610.00	100.00%
6274	CO7: RM 1" Irrigation Service PH3 RCO18	1.00	EA	1,171.00	1,171.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6276	CO7: RM 2" Irrigation Service PH3 RCO18	4.00	EA	2,152.00	8,608.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
<b>CO08</b>	<b>Conduit Sleeve</b>	<b>3,868.00</b>			<b>102,524.72</b>	<b>3,868.00</b>	<b>102,524.72</b>	<b>0.00</b>	<b>0.00</b>	<b>3,868.00</b>	<b>102,524.72</b>	<b>100.00%</b>
6278	CO8: Survey RCO10	1.00	LS	6,387.01	6,387.01	1.00	6,387.01	0.00	0.00	1.00	6,387.01	100.00%
6280	CO8: ELECT 2" Sleeve Install RCO10	1,360.00	LF	17.65	24,004.00	1,360.00	24,004.00	0.00	0.00	1,360.00	24,004.00	100.00%
6282	CO8: ELECT 4" Sleeve Install RCO10	1,776.00	LF	29.41	52,232.16	1,776.00	52,232.16	0.00	0.00	1,776.00	52,232.16	100.00%
6284	CO8: ELECT 6" Sleeve Install RCO10	130.00	LF	45.14	5,868.20	130.00	5,868.20	0.00	0.00	130.00	5,868.20	100.00%
6286	CO8: IRRIG 4" Sleeve Install RCO10	601.00	LF	23.35	14,033.35	601.00	14,033.35	0.00	0.00	601.00	14,033.35	100.00%





REQUEST FOR PAYMENT DETAIL

Project: 2059- OSCEOLA VILLAGE CENTER

Detail Page 19 of 19 Pages

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.

Application No. : 14  
 Application Date : 12/31/21  
 To: 12/31/21  
 Architect's Project No.:

Invoice #: 127596

Item ID	Description	Quantity	Unit	Unit Price	Total Contract Amount	Previously Completed		This Period		Complete to Date		% Comp
						Units	Amount	Units	Amount	Units	Amount	
6392	CO9: WM: Sample Points	-2.00	EA	1,528.39	-3,056.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6394	CO9: WM: Sample Points Escalation	2.00	EA	1,898.28	3,796.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6396	CO9: RM: Demo Temp. Blow-off & Conn. to Exst. 4"	-2.00	EA	597.46	-1,194.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6398	CO9: RM: Demo T. Blow-off & Connection, 4" Escal.	2.00	EA	669.14	1,338.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6400	CO9: RM: 4" DR-18 PVC Purple Reuse Main	-1,957.00	LF	11.43	-22,368.51	0.00	0.00	-1,467.75	-16,776.38	-1,467.75	-16,776.38	75.00%
6402	CO9: RM: 4" DR-18 PVC Purple Reuse Main Escalation	1,957.00	LF	16.36	32,016.52	0.00	0.00	1,467.75	24,012.39	1,467.75	24,012.39	75.00%
6404	CO9: RM: 4" Gate Valve	-4.00	EA	1,158.09	-4,632.36	0.00	0.00	-3.00	-3,474.27	-3.00	-3,474.27	75.00%
6406	CO9: RM: 4" Gate Valve Escalation	4.00	EA	1,243.48	4,973.92	0.00	0.00	3.00	3,730.44	3.00	3,730.44	75.00%
6408	CO9: RM: 4" Reuse Fittings	-1.00	.LS	6,332.92	-6,332.92	0.00	0.00	-0.75	-4,749.69	-0.75	-4,749.69	75.00%
6410	CO9: RM: 4" Reuse Fittings Escalation	1.00	.LS	8,106.13	8,106.13	0.00	0.00	0.75	6,079.50	0.75	6,079.50	75.00%
6412	CO9: RM: Double Services	-71.00	EA	1,043.72	-74,104.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6414	CO9: RM: Double Services Escalation	71.00	EA	1,128.30	80,109.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6416	CO9: RM: 2" Reuse Service	-2.00	EA	3,527.19	-7,054.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6418	CO9: RM: 2" Reuse Service Escalation	2.00	EA	3,863.13	7,726.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6420	CO9: RM: 2" Blow-Off	-1.00	EA	1,229.91	-1,229.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
6422	CO9: RM: 2" Blow-Off Escalation	1.00	EA	1,652.73	1,652.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
CO10	Add'l Sidewalk Tract B & C	260.00			12,656.00	0.00	0.00	260.00	12,656.00	260.00	12,656.00	100.00%
6424	CO10: General Conditions RCO10	1.00	.LS	656.00	656.00	0.00	0.00	1.00	656.00	1.00	656.00	100.00%
6426	CO10: Survey RCO10	1.00	.LS	720.00	720.00	0.00	0.00	1.00	720.00	1.00	720.00	100.00%
6428	CO10: 4" Conc Sections (Slow Production) RCO10	257.00	SY	40.00	10,280.00	0.00	0.00	257.00	10,280.00	257.00	10,280.00	100.00%
6430	CO10: Concrete Pump RCO10	1.00	.LS	1,000.00	1,000.00	0.00	0.00	1.00	1,000.00	1.00	1,000.00	100.00%
	<b>Grand Totals</b>				<b>7,643,666.78</b>		<b>6,697,622.89</b>		<b>190,629.97</b>		<b>6,888,252.86</b>	<b>90.12%</b>

**CONDITIONAL  
WAIVER AND RELEASE OF LIEN  
UPON PARTIAL PAYMENT**

The undersigned lienor, in consideration of the sum of \$145,870.68 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through December 31, 2020 to Avex Homes, LLC on the job of Avex Homes, LLC to the following described property:

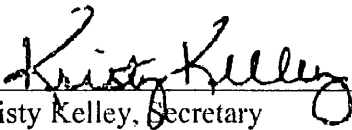
**Osceola Village Center  
Osceola County, Florida**

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on: 12/21/2020

JR DAVIS CONSTRUCTION COMPANY, INC.  
210 HANGAR ROAD  
KISSIMMEE, FL 34741

  
\_\_\_\_\_  
Kristy Kelley, Secretary

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of Dec. 2020, by Kristy Kelley as Secretary of Jr. Davis Construction Company, Inc., on behalf of the corporation. Who is:

Personally known  
 Produced Identification  
Type of Identification Produced \_\_\_\_\_



  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires 5/2/24

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

**CONDITIONAL  
WAIVER AND RELEASE OF LIEN  
UPON PARTIAL PAYMENT**

The undersigned lienor, in consideration of the sum of \$722,686.71 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through January 31, 2021 to Avex Homes, LLC on the job of Avex Homes, LLC to the following described property:

**Osceola Village Center  
Osceola County, Florida**

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on: 2/3/2021

JR DAVIS CONSTRUCTION COMPANY, INC.  
210 HANGAR ROAD  
KISSIMMEE, FL 34741

Kristy Kelley  
\_\_\_\_\_  
Kristy Kelley, Secretary

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 3rd day of Feb. 2021, by Kristy Kelley as Secretary of Jr. Davis Construction Company, Inc., on behalf of the corporation. Who is:

X Personally known  
\_\_\_\_ Produced Identification  
Type of Identification Produced \_\_\_\_\_



K Cook  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires 5/2/24

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.



**CONDITIONAL  
WAIVER AND RELEASE OF LIEN  
UPON PARTIAL PAYMENT**

The undersigned lienor, in consideration of the sum of \$943,240.48 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through February 28, 2021 to Avex Homes, LLC on the job of Avex Homes, LLC to the following described property:

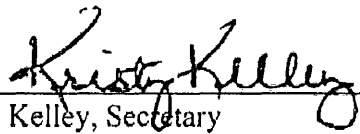
**Osceola Village Center  
Osceola County, Florida**

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on: 3/4/2021

JR DAVIS CONSTRUCTION COMPANY, INC.  
210 HANGAR ROAD  
KISSIMMEE, FL 34741


  
\_\_\_\_\_  
Kristy Kelley, Secretary

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of March 2021, by Kristy Kelley as Secretary of Jr. Davis Construction Company, Inc., on behalf of the corporation. Who is:

Personally known  
 Produced Identification  
Type of Identification Produced \_\_\_\_\_



  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires 5/2/24

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

**CONDITIONAL  
WAIVER AND RELEASE OF LIEN  
UPON PARTIAL PAYMENT**

The undersigned lienor, in consideration of the sum of \$818,650.47 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through March 31, 2021 to Avex Homes, LLC on the job of Avex Homes, LLC to the following described property:

**Osceola Village Center  
Osceola County, Florida**

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on: 3/30/2021

JR DAVIS CONSTRUCTION COMPANY, INC.  
210 HANGAR ROAD  
KISSIMMEE, FL 34741

Kristy Kelley  
\_\_\_\_\_  
Kristy Kelley, Secretary

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of March 2021, by Kristy Kelley as Secretary of Jr. Davis Construction Company, Inc., on behalf of the corporation. Who is:

X Personally known  
       Produced Identification  
Type of Identification Produced \_\_\_\_\_



K Cook  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires 5/2/24

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

**CONDITIONAL  
WAIVER AND RELEASE OF LIEN  
UPON PARTIAL PAYMENT**

The undersigned lienor, in consideration of the sum of \$333,009.55 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through April 30, 2021 to Avex Homes, LLC on the job of Avex Homes, LLC to the following described property:

**Osceola Village Center  
Osceola County, Florida**

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on: 4/22/2021

JR DAVIS CONSTRUCTION COMPANY, INC.  
210 HANGAR ROAD  
KISSIMMEE, FL 34741

Kristy Kelley  
Kristy Kelley, Secretary

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 22nd day of April 2021, by Kristy Kelley as Secretary of Jr. Davis Construction Company, Inc., on behalf of the corporation. Who is:

Personally known  
 Produced Identification  
Type of Identification Produced \_\_\_\_\_



[Signature]  
NOTARY PUBLIC  
My Commission Expires 5/2/24

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

**CONDITIONAL  
WAIVER AND RELEASE OF LIEN  
UPON PARTIAL PAYMENT**

The undersigned lienor, in consideration of the sum of \$ 679,610.78 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through June 30, 2021 to Avex Homes, LLC on the job of Avex Homes, LLC to the following described property:

**Osceola Village Center  
Osceola County, Florida**

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on: July 1, 2021

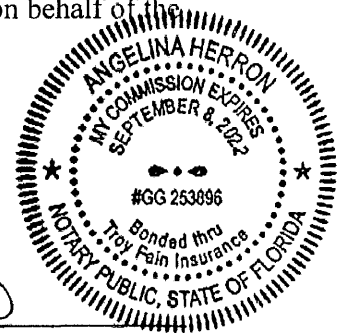
JR DAVIS CONSTRUCTION COMPANY, INC.  
210 HANGAR ROAD  
KISSIMMEE, FL 34741

  
\_\_\_\_\_  
Kristy Kelley, Secretary

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 1st day of July 2021, by Kristy Kelley as Secretary of Jr. Davis Construction Company, Inc., on behalf of the corporation. Who is:

Personally known  
 Produced Identification  
Type of Identification Produced \_\_\_\_\_



  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires 9/8/22

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

**CONDITIONAL  
WAIVER AND RELEASE OF LIEN  
UPON PARTIAL PAYMENT**

The undersigned lienor, in consideration of the sum of \$ 494,615.42 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through July 31, 2021 to Avex Homes, LLC on the job of Avex Homes, LLC to the following described property:

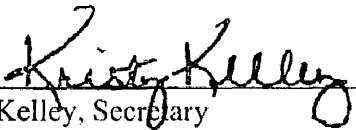
**Osceola Village Center  
Osceola County, Florida**

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on: July 27, 2021

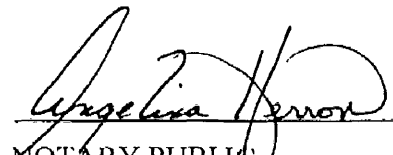
JR DAVIS CONSTRUCTION COMPANY, INC.  
210 HANGAR ROAD  
KISSIMMEE, FL 34741

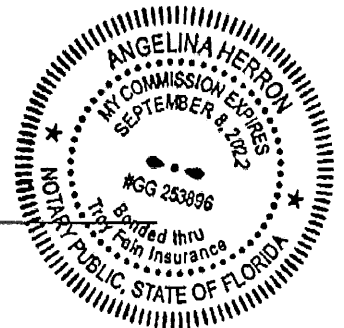
  
\_\_\_\_\_  
Kristy Kelley, Secretary

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 27th day of July 2021, by Kristy Kelley as Secretary of Jr. Davis Construction Company, Inc., on behalf of the corporation. Who is:

Personally known  
 Produced Identification  
Type of Identification Produced \_\_\_\_\_

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires 9/8/22



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

**CONDITIONAL  
WAIVER AND RELEASE OF LIEN  
UPON PARTIAL PAYMENT**

The undersigned lienor, in consideration of the sum of \$ 312,515.52 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through August 31, 2021 to Avex Homes, LLC on the job of Avex Homes, LLC to the following described property:

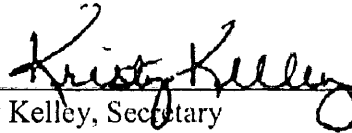
**Osceola Village Center  
Osceola County, Florida**

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on: August 31, 2021

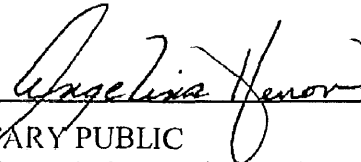
JR DAVIS CONSTRUCTION COMPANY, INC.  
210 HANGAR ROAD  
KISSIMMEE, FL 34741

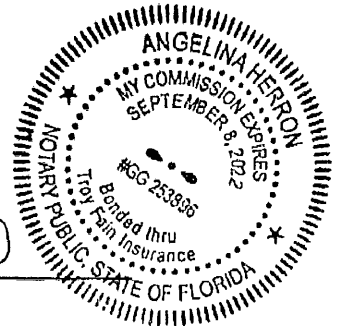
  
\_\_\_\_\_  
Kristy Kelley, Secretary

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 31st day of August 2021, by Kristy Kelley as Secretary of Jr. Davis Construction Company, Inc., on behalf of the corporation. Who is:

Personally known  
 Produced Identification  
Type of Identification Produced \_\_\_\_\_

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires 9/8/22



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

**CONDITIONAL  
WAIVER AND RELEASE OF LIEN  
UPON PARTIAL PAYMENT**

The undersigned lienor, in consideration of the sum of \$ 427,113.17 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through September 30, 2021 to Avex Homes, LLC on the job of Avex Homes, LLC to the following described property:

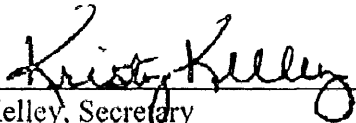
**Osceola Village Center  
Osceola County, Florida**

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

DATED on: September 30, 2021

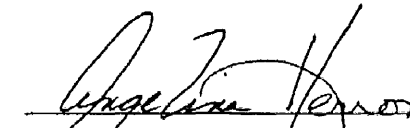
JR DAVIS CONSTRUCTION COMPANY, INC.  
210 HANGAR ROAD  
KISSIMMEE, FL 34741

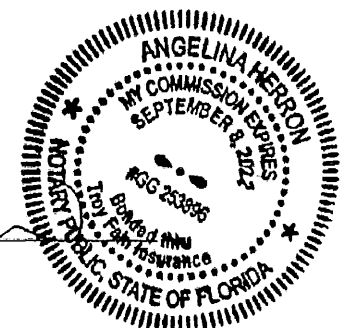
  
\_\_\_\_\_  
Kristy Kelley, Secretary

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 30th day of September 2021, by Kristy Kelley as Secretary of Jr. Davis Construction Company, Inc., on behalf of the corporation. Who is:

Personally known  
 Produced Identification  
Type of Identification Produced \_\_\_\_\_

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires 9/8/22



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

**CONDITIONAL  
WAIVER AND RELEASE OF LIEN  
UPON PARTIAL PAYMENT**

The undersigned lienor, in consideration of the sum of \$ 381,701.14 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through October 31, 2021 to Stanley Martin Homes, LLC on the job of Stanley Martin Homes, LLC to the following described property:

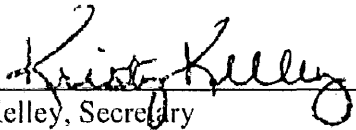
**Osceola Village Center  
Osceola County, Florida**

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified or any pending change orders

DATED on: November 4, 2021

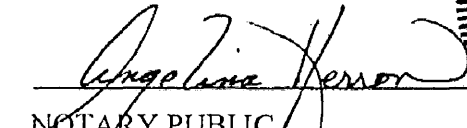
JR DAVIS CONSTRUCTION COMPANY, INC.  
210 HANGAR ROAD  
KISSIMMEE, FL 34741

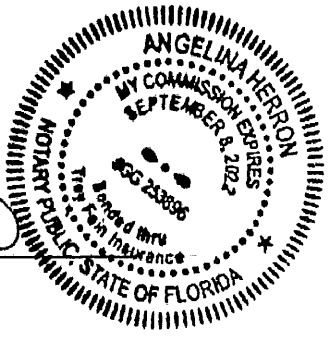
  
\_\_\_\_\_  
Kristy Kelley, Secretary

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 4th day of November 2021, by Kristy Kelley as Secretary of Jr. Davis Construction Company, Inc., on behalf of the corporation. Who is:

Personally known  
 Produced Identification  
Type of Identification Produced \_\_\_\_\_

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires 9/8/22



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.



**CONDITIONAL  
WAIVER AND RELEASE OF LIEN  
UPON PARTIAL PAYMENT**

The undersigned lienor, in consideration of the sum of \$ 218,558.91 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through November 30, 2021 to Stanley Martin Homes, LLC. on the job of Stanley Martin Homes, LLC to the following described property:

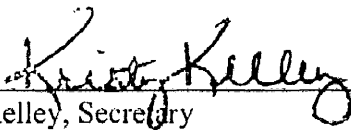
**Osceola Village Center  
Osceola County, Florida**

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified or any pending change orders

DATED on: November 24, 2021

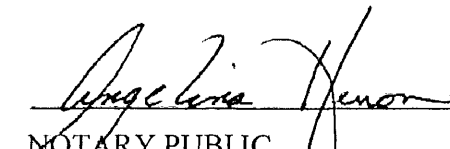
JR DAVIS CONSTRUCTION COMPANY, INC.  
210 HANGAR ROAD  
KISSIMMEE, FL 34741

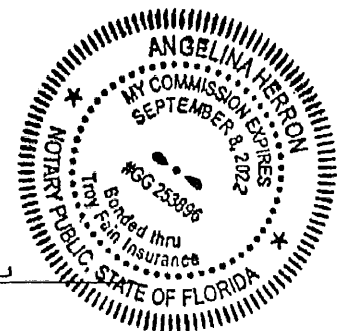
  
\_\_\_\_\_  
Kristy Kelley, Secretary

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 24th day of November 2021, by Kristy Kelley as Secretary of Jr. Davis Construction Company, Inc., on behalf of the corporation. Who is:

Personally known  
 Produced Identification  
Type of Identification Produced \_\_\_\_\_

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires 9/8/22



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

**CONDITIONAL  
WAIVER AND RELEASE OF LIEN  
UPON PARTIAL PAYMENT**

The undersigned lienor, in consideration of the sum of \$ 171,566.97 hereby waives and releases its lien and right to claim a lien for labor, services or materials furnished through December 31, 2021 to Stanley Martin Homes, LLC. on the job of Stanley Martin Homes, LLC to the following described property:

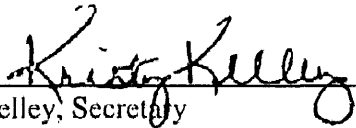
**Osceola Village Center  
Osceola County, Florida**

This release is contingent upon receipt by the undersigned of the consideration specified above and upon full collection by the undersigned of any and all checks, drafts and instruments given in payment for labor, services or materials on the job.

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified or any pending change orders

DATED on: December 15, 2021

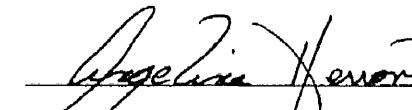
JR DAVIS CONSTRUCTION COMPANY, INC.  
210 HANGAR ROAD  
KISSIMMEE, FL 34741

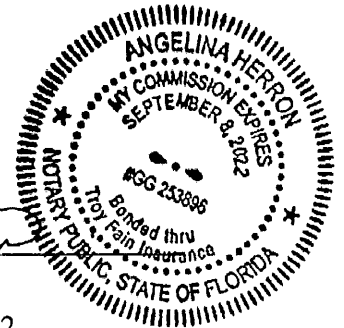
  
\_\_\_\_\_  
Kristy Kelley, Secretary

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 15th day of December 2021, by Kristy Kelley as Secretary of Jr. Davis Construction Company, Inc., on behalf of the corporation. Who is:

Personally known  
 Produced Identification  
Type of Identification Produced \_\_\_\_\_

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires 9/8/22



NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.

# TIERRA

November 23, 2021

Attention: Mr. David Kovacs

Re: Final Certification Package  
Osceola Village Center Ph. 1  
Project No. 5111-20-164

Dear Mr. Kovacs:

As requested from February 10, 2021 to November 23, 2021 representatives of our firm performed field and laboratory testing of mass grading, structure and pipe backfill soils, stabilized subbase, base course, and asphalt.

These reports have been generated under the responsible charge of the below represented engineer. The results indicate that the material tested was found to ultimately meet the project requirements.

Should you have any questions or request any additional information, please do not hesitate to contact the undersigned.

Respectfully Submitted,

TIERRA, INC.  
No. 53211

John R. Sansone, P.E.  
Senior Engineer  
Florida License No. 53211

# TIERRA

November 23, 2021

Attention: Mr. David Kovacs

Re: Final Certification Package  
Osceola Village Center Ph. 2  
Project No. 5111-20-164

Dear Mr. Kovacs:

As requested from August 13, 2021 to November 23, 2021 representatives of our firm performed field and laboratory testing of mass grading, structure and pipe backfill soils, stabilized subbase, base course, and asphalt.

These reports have been generated under the responsible charge of the below represented engineer. The results indicate that the material tested was found to ultimately meet the project requirements.

Should you have any questions or request any additional information, please do not hesitate to contact the undersigned.

Respectfully Submitted,

TIERRA INC.

JOHN R. SANSONE  
LICENSE  
John R. Sansone, P.E.  
Senior Engineer  
Florida License No. 53211  
PROFESSIONAL ENGINEER  
FLORIDA

# TIERRA

December 13, 2021

Jr. Davis Construction Company  
210 Hangar Road  
Kissimmee, FL. 34741

Attention: Mr. David Kovacs

Re: Final Certification Package  
Osceola Village Center - Offsite  
Project No. 5111-20-164

Dear Mr. Kovacs:

As requested from May 27, 2021 to December 13, 2021 representatives of our firm performed field and laboratory testing of stabilized subbase, base course, and asphalt at the subject project.

These reports have been generated under the responsible charge of the below represented engineer. The results indicate that the material tested was found to ultimately meet the project requirements.

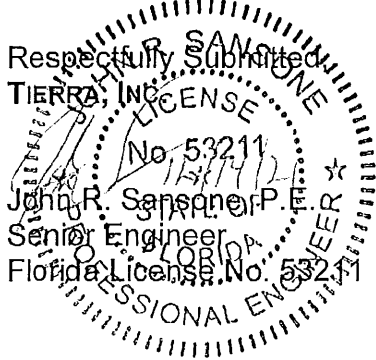
Should you have any questions or request any additional information, please do not hesitate to contact the undersigned.

Respectfully Submitted,

TIERRA, INC.

No. 53211  
John R. Sansone P.E.

Senior Engineer  
Florida License No. 53211



**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

**11**

**AGREEMENT BETWEEN THE OSCEOLA VILLAGE CENTER COMMUNITY  
DEVELOPMENT DISTRICT AND OSCEOLA VILLAGE HOMEOWNERS'  
ASSOCIATION, INC. FOR FACILITY MANAGEMENT, OPERATION, AND  
MAINTENANCE SERVICES**

THIS AGREEMENT (the “**Agreement**”) is made and entered into this 11th day of May, 2022, by and between:

**Osceola Village Center Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”); and

**Osceola Village Homeowners’ Association, Inc.**, a Florida not-for-profit corporation, whose address is 28 East Washington Street, Orlando, Florida 32801 (the “**Association**”).

**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* (“**Act**”), by ordinance of the City Commission of the City of Kissimmee; and

**WHEREAS**, pursuant to the Act, the District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate, and maintain systems, facilities and infrastructure in conjunction with the development of lands within the District; and

**WHEREAS**, the District presently owns and is continuing to construct and/or acquire various systems, facilities and infrastructure including those facilities identified in the attached **Exhibit A** (the “**Improvements**”), and as graphically depicted in the attached **Exhibit B** (hereinafter, the “**District Property**”) requiring inspection, operation and/or maintenance services for which the District desires to retain an independent contractor; and

**WHEREAS**, the Association is a Florida not-for-profit corporation owning, operating and maintaining various improvements and facilities for the community that the District serves; and

**WHEREAS**, for ease of administration, potential cost savings to property owners and residents, and the benefits of on-site inspection, operation and maintenance personnel, the District desires to contract with the Association to manage and maintain the District Property.

**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:

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

## SECTION 2. ASSOCIATION'S OBLIGATION.

- A. *General duties.*** The Association shall be responsible for providing, or causing to be provided, the management, operation, and maintenance of the District Property in a lawful manner. All work shall be in a neat and professional manner and in accordance with industry standards.
- B. *Inspection.*** The Association shall conduct regular inspections of all District Property. In the event the Association discovers any irregularities of, or needs of repair to, the District Property, the Association shall report same to the District Manager or its designated representative and shall promptly correct, or cause to be corrected, any such irregularities or repairs.
- C. *Repair and Maintenance.*** The Association shall make, or cause to be made, such routine repair work or normal maintenance to the District Property as may be required for the operation of the District Property, or as required under applicable government permits. The Association, in consultation with the District Engineer, shall promptly cause emergency repairs to be made when such repairs are necessary for the preservation and safety of persons and/or property, or when the repairs are required to be made to avoid the suspension of any service of the District. The Association shall immediately notify the District Engineer and District Manager, or a designated representative, concerning the need for emergency repairs.
- D. *Investigation and Report of Accidents/Claims.*** The Association shall promptly investigate and provide a written report to the District Manager as to all accidents or claims for damage relating to the management, operation, and maintenance of the District Property. Such report shall include a description of any damage or destruction of property and the estimated cost of repair. The Association shall cooperate and make any and all reports required by any insurance company in connection with any accident or claim. The Association shall not file any claims with the District's insurance company without the prior consent of the District's Board of Supervisors, which shall not be unreasonably withheld, conditioned or delayed.
- E. *Compliance with Government Permits, Rules, Regulations, Requirements, and Orders.*** The Association shall comply with any and all permits, rules, regulations, requirements, and orders affecting the District Property placed thereon by any governmental authority having jurisdiction. At the request of the District, and with at least thirty (30) days' prior written notice to the Association unless an earlier time for response by the District is required by any such governmental authority having jurisdiction over the District and in any such event the Association shall respond within a timeframe such as to allow the District to timely respond to the governmental authority, the Association shall prepare for execution and filing by the District any forms, reports or returns which may be required by law in connection with the Association's maintenance and operation of the District



Property. The Association shall notify the District Manager and District Counsel in writing of any contact made with the Association relative to the District Property by any such governmental authority having jurisdiction. The Association shall specifically indemnify the District for any penalties, judgments, or orders levied or imposed against the District for failure to comply with any governmental permits, rules, regulations, requirements, and orders during the term of this Agreement that are due to Association's failure to respond to the District.

- F. *Care of the Property.*** The Association shall use commercially reasonable efforts to protect the District Property from damage by the Association, its employees or contractors. The Association agrees to promptly repair any damage to the District Property resulting from the Association's activities and work and to notify the District of the occurrence of such damage caused by the Association's activities within forty-eight (48) hours.
- G. *Staffing and Billing.*** The Association shall be solely responsible for the staffing, budgeting, financing, billing and collection of fees, assessments, service charges, etc., necessary to perform the management, operation, and maintenance responsibilities set forth in this Agreement.
- H. *Liens and Claims.*** The Association shall promptly and properly pay for all contractors retained, labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall promptly discharge or cause to be discharged any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement.

**SECTION 3. COMPENSATION.** The District shall pay the Association the sum of Ten Dollars (\$10.00) per year for the provision of management, operation, and maintenance services pursuant to the terms of this Agreement. The Association shall not be entitled, for any reason, to reimbursement or refund of any funds expended in the performance of its obligations under this Agreement.

**SECTION 4. TERM.**

- A.** The term of this Agreement shall commence as of the effective date of this Agreement and shall continue for a period of three (3) years unless otherwise terminated in accordance with this Agreement. Thereafter, this Agreement shall be automatically renewed for additional one (1) year periods unless either party provides at least sixty (60) days' written notice of its intent to not renew the Agreement.
- B.** Notwithstanding the foregoing, the District shall have the right to terminate this Agreement at any time due to Association's failure to perform in accordance with the terms of this Agreement upon thirty (30) days' written notice detailing such alleged failure of the Association; provided, however, the Association shall have

the right to cure any such alleged default or failure to perform on or before the expiration of such 30-day period and in the event the Association cures such alleged default or failure to perform during the 30-day cure period, this Agreement shall not be deemed terminated and shall continue in full force and effect. The Association and the District shall both have the right to terminate this Agreement upon (45) forty-five days' written notice without cause. In the event of any termination, the Association and the District shall use commercially reasonable efforts to cooperate with one another to provide a smooth and orderly transition of responsibilities between the parties.

**SECTION 5. INSURANCE.** The Association shall maintain, at its own expense throughout the term of this Agreement, insurance coverage from a reputable insurance carrier, licensed to conduct business in the State of Florida. The Association shall provide the District a copy of the insurance policy, and any endorsements, prior to the commencement of the services contemplated under this Agreement. District shall also receive thirty (30) days' notice of cancellation of any such insurance policy. Policies shall have the following minimum levels of insurance:

- A.** Worker's Compensation Insurance in accordance with the laws of the State of Florida to include Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
- B.** Commercial General Liability Insurance covering the Association's legal liability for bodily injuries, with limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and property damage liability.
- C.** Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 (one million dollars) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Association of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- D.** As may be available, all policies shall name the District, and its staff and supervisors, as additional insureds. This shall be required for the Commercial General Liability Policy without exception, and based on market availability for the other policies referenced above.

**SECTION 6.**

- A.** The Association agrees to indemnify, defend and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of the Association, or its officers, employees, representatives, or subcontractors, including litigation or any appellate proceedings with respect thereto, resulting from the Association's maintenance or operation activities, or lack thereof, relative to the Improvements as contemplated in this Agreement.

- B.** The District agrees to indemnify, defend and hold harmless the Association and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of the District, or its officers, employees, representatives, or subcontractors, including litigation or any appellate proceedings with respect thereto, relative to the District's obligations as contemplated in this Agreement.
- C.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees, and expert witness fees and costs (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- D.** The Association agrees to require that, by written contract, any contractor and subcontractors hired in connection with this Agreement indemnify, defend and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of such contractors and subcontractors, including litigation or any appellate proceedings with respect thereto, resulting from the contractor's maintenance or operation activities, or lack thereof, relative to the Improvements.

**SECTION 7. RECOVERY OF COSTS AND FEES.** In the event either the District or the Association are required to enforce this Agreement or any provision hereof by court proceedings or otherwise then, if prevailing, the District or the Association, as applicable, shall be entitled to recover from the other all fees and costs incurred, including but not limited to reasonable attorneys' fees, paralegal fees and expert witness fees and costs incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

**SECTION 8. 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 statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

**SECTION 9. ASSIGNMENT.** Neither party may assign this Agreement without the prior written approval of the other.

**SECTION 10. INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Association shall be acting as an independent contractor. Neither the Association nor employees of the Association, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or

otherwise. The Association agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Association, if there are any, in the performance of this Agreement. The Association shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Association shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 11. 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.

**SECTION 12. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the District and the Association relating to the subject matter of this Agreement.

**SECTION 13. 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 Association.

**SECTION 14. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Association, both the District and the Association have complied with all the requirements of law in order to effectuate the terms of this Agreement, and both the District and the Association have full power and authority to comply with the terms and provisions of this instrument.

**SECTION 15. NOTICES.** All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

**A. If to the District:** Osceola Village Center 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

**B. If to the Association:** Osceola Village Homeowners’ Association, Inc.  
28 East Washington Street  
Orlando, Florida 32801  
Attn: Jim Reinert

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 Association may deliver Notice on behalf of the District and the Association. 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.

**SECTION 16. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Association 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 Association 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 Association and their respective representatives, successors, and assigns.

**SECTION 17. CONTROLLING LAW; VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Osceola County, Florida.

**SECTION 18. PUBLIC RECORDS.**

- A.** The Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and shall be treated as such in accordance with Florida law.
- B.** As such, the parties shall comply with any applicable laws regarding public records, including but not limited to the provisions of Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, the Association must:
  - i.** Keep and maintain public records required by the District to perform the services;
  - ii.** 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;

- iii. 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 Association does not transfer the records to the District; and
- iv. Upon completion of this Agreement, transfer, at no cost to the District all public records in possession of the Association or keep and maintain public records required by the District to perform the service. If the Association transfers all public records to the District upon completion of this Agreement, the Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Association keeps and maintains public records upon completion of the Agreement, the Association 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 ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, CRAIG WRATHELL, C/O WRATHELL, HUNT AND ASSOCIATES, LLC, 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431, (561) 571-0010, OR WRATHELLC@WHHASSOCIATES.COM.

**SECTION 19. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

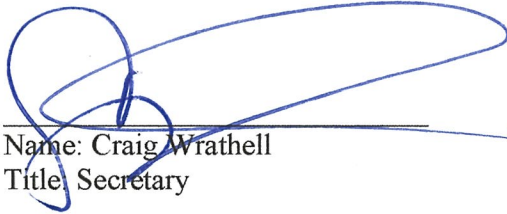
**SECTION 20. ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the District and the Association as an arm's length transaction. The District and the Association participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

*[Remainder of Page Intentionally Left Blank]*

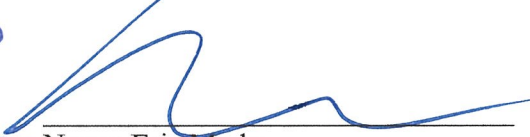
IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

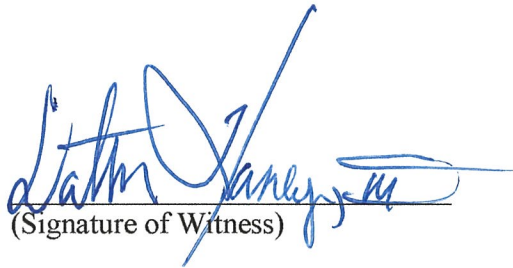
**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**



\_\_\_\_\_  
Name: Craig Wrathell  
Title: Secretary

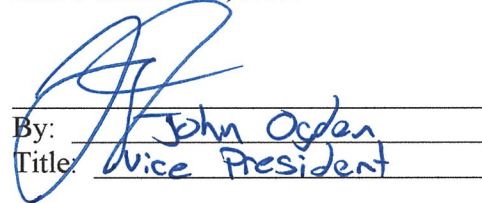


\_\_\_\_\_  
Name: Eric Marks  
Title: Chairman, Board of Supervisors



\_\_\_\_\_  
(Signature of Witness)

**OSCEOLA VILLAGE HOMEOWNERS'  
ASSOCIATION, INC.**



By: \_\_\_\_\_  
Title: Vice President

WALTER HANEY III  
(Print Name of Witness)

- Exhibit A:** Description of the Improvements
- Exhibit B:** Graphic Depiction of the District Property

**Exhibit A:** Description of the Improvements  
**Exhibit B:** Graphic Depiction of the District Property



**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

**12**

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2022**

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 5,900	\$ -	\$ -	\$ 5,900
Investments				
Revenue	-	49,131	-	49,131
Reserve	-	120,221	-	120,221
Construction	-	-	9	9
Interest	-	5,002	-	5,002
Due from Landowner	17,344	-	-	17,344
Total assets	<u>\$ 23,244</u>	<u>\$174,354</u>	<u>\$ 9</u>	<u>\$ 197,607</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 17,260	\$ -	\$ -	\$ 17,260
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>23,260</u>	<u>-</u>	<u>-</u>	<u>23,260</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred receipts	17,343	-	-	17,343
Total deferred inflows of resources	<u>17,343</u>	<u>-</u>	<u>-</u>	<u>17,343</u>
Fund balances:				
Restricted for:				
Debt service	-	174,354	-	174,354
Capital projects	-	-	9	9
Unassigned	(17,359)	-	-	(17,359)
Total fund balances	<u>(17,359)</u>	<u>174,354</u>	<u>9</u>	<u>157,004</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 23,244</u>	<u>\$174,354</u>	<u>\$ 9</u>	<u>\$ 197,607</u>

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ -	\$ 26,904	\$ 86,990	31%
Total revenues	<u>-</u>	<u>26,904</u>	<u>86,990</u>	31%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	3,750	33,750	45,000	75%
Legal	250	2,108	20,000	11%
Engineering	-	-	1,200	0%
Audit	-	-	4,500	0%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	83	750	1,000	75%
Trustee	-	-	5,000	0%
Telephone	17	150	200	75%
Postage	17	60	500	12%
Printing & binding	41	375	500	75%
Legal advertising	-	135	1,500	9%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	21	509	500	102%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,179</u>	<u>43,012</u>	<u>86,990</u>	49%
Excess/(deficiency) of revenues over/(under) expenditures	(4,179)	(16,108)	-	
Fund balances - beginning	<u>(13,180)</u>	<u>(1,251)</u>	-	
Fund balances - ending	<u>\$ (17,359)</u>	<u>\$ (17,359)</u>	<u>\$ -</u>	

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND, SERIES 2021  
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Assessment levy: off-roll	\$ -	\$ 76,025
Lot closing assessments	17,972	138,021
Interest	39	47
Total revenues	18,011	214,093
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Principal	-	90,000
Cost of issuance	-	5,725
Interest	-	96,159
Total debt service	-	191,884
Excess/(deficiency) of revenues over/(under) expenditures	18,011	22,209
Fund balances - beginning	156,343	152,145
Fund balances - ending	\$ 174,354	\$ 174,354

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND, SERIES 2021  
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 73
Total revenues	-	73
<b>EXPENDITURES</b>		
Capital outlay	-	3,985,175
Total expenditures	-	3,985,175
Excess/(deficiency) of revenues over/(under) expenditures	-	(3,985,102)
Fund balances - beginning	9	3,985,111
Fund balances - ending	\$ 9	\$ 9

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

**13**

**DRAFT**

**MINUTES OF MEETING  
OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Osceola Village Center Community Development District held a Regular Meeting on May 11, 2022, at 11:00 a.m., at the Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746.

**Present were:**

Eric Marks	Chair
Richard Jerman	Vice Chair
Denver Marlow	Assistant Secretary

**Also present were:**

Kristen Suit	District Manager
Tucker Mackie (via telephone)	District Counsel
Ryan Morgan (via telephone)	District Engineer
Jim Reinert (via telephone)	Stanley Martin Homes
Richard Browning	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Suit called the meeting to order at 11:14 a.m. Supervisors Marks, Jerman and Marlow were present, in person. Supervisors DeFillo and Molina were not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

- **Acceptance of Resignation of Supervisor Defillo from Seat 3 & Consideration of Appointment to Fill Seat 3**

**This item was an addition to the agenda.**

Ms. Suit presented the resignation of Supervisor Defillo.



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**On MOTION by Mr. Jerman and seconded by Mr. Marks, with all in favor, the resignation of Ms. Marybel Defillo, was accepted.**

Mr. Marks nominated Mr. Richard Browning to fill Seat 3.

**On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, appointment of Mr. Richard Browning to fill Seat 3, was approved.**

Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Browning. She provided the Supervisors Packet to Mr. Browning, who has served on other CDD Boards and was familiar with the items.

**THIRD ORDER OF BUSINESS**

**Consideration Of Disclosure of Public Finance**

**On MOTION by Mr. Jerman and seconded by Mr. Marks, with all in favor, tabling the Third, Fourth and Fifth Orders of Business to the next meeting, was approved.**

**FOURTH ORDER OF BUSINESS**

**Ratification of Adoption of Work Product Plans & Improvement [NTE \$6.7 million]**

This item was tabled to the next meeting.

**FIFTH ORDER OF BUSINESS**

**Ratification of Adoption of Written Policies & Procedures Related to Tax Certificate**

This item was tabled to the next meeting.

**SIXTH ORDER OF BUSINESS**

**Ratification of HGS Transition Letter**

- **Kutak Rock LLP Retention and Fee Agreement**

73 Ms. Suit presented the joint letter by Hopping Green & Sams (HGS) and Kutak Rock, LLP,  
74 transitioning District Counsel Services to Kutak Rock and the Kutak Rock Retention and Fee  
75 Agreement.

76

77 **On MOTION by Mr. Jerman and seconded by Mr. Marks, with all in favor, the**  
78 **executed Hopping Green & Sams, P.A. and Kutak Rock LLP Joint Transition**  
79 **Letter and the Kutak Rock, LLP Retention and Fee Agreement, to serve as**  
80 **District Counsel, were ratified and approved.**

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83 **SEVENTH ORDER OF BUSINESS**

**Consideration of Agreement Between the  
Osceola Village Center Community  
Development District and Osceola Village  
Homeowners' Association, Inc. for Facility  
Management, Operation, and  
Maintenance Services**

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90 Ms. Suit stated that the HOA will budget for and collect revenues to maintain the CDD  
91 improvements. A map was requested from the District Engineer and will be provided to the  
92 HOA.

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94 **On MOTION by Mr. Jerman and seconded by Mr. Marlow, with all in favor, the**  
95 **Consideration of Agreement Between the Osceola Village Center Community**  
96 **Development District and Osceola Village Homeowners' Association, Inc. for**  
97 **Facility Management, Operation, and Maintenance Services, was approved.**

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100 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01,  
Designating Kristen Suit as Assistant  
Secretary of the Osceola Village Center  
Community Development District, and  
Providing for an Effective Date**

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106 Ms. Suit presented Resolution 2022-01. The Resolution would be updated to also add  
107 Mr. Browning as an Assistant Secretary, as follows:

108 Title and Section 1: Add Richard Browning as Assistant Secretary

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**On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, Resolution 2022-01, as amended, Designating Kristen Suit and Richard Browning as Assistant Secretary of the Osceola Village Center Community Development District, and Providing for an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02, Designating a Registered Agent and Registered Office of the Osceola Village Center Community Development District**

Ms. Suit presented Resolution 2022-02.

**On MOTION by Mr. Jerman and seconded by Mr. Marks, with all in favor, Resolution 2022-02, Designating Ms. Tucker F. Mackie as Registered Agent and Kutak Rock, LLP, 107 West College Avenue, Tallahassee, Florida 32301 as the Registered Office of the Osceola Village Center Community Development District, was adopted.**

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Ms. Suit presented Resolution 2022-03. She reviewed the proposed Fiscal Year 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2022 budget, and explained the reasons for any changes. All assessments are now on roll. The following change was made:

Expenditures: Add "Meeting room rental" for \$750

Ms. Mackie stated that, she will provide the form for the Mailed Notice to the property owners and the published notice. It is necessary to send the Mailed Notice because this is the first time assessments will be levied on the property owners.

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**On MOTION by Mr. Marks and seconded by Mr. Jerman, with all in favor, Resolution 2022-03, Approving a Proposed Budget for Fiscal Year 2022/2023, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 10, 2022 at Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 347746; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

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**ELEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

Ms. Suit presented Resolution 2022-04.

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**On MOTION by Mr. Jerman and seconded by Mr. Browning, with all in favor, Resolution 2022-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.**

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**TWELFTH ORDER OF BUSINESS**

**Statutory Changes from 2021 Legislative Session**

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Ms. Mackie presented the Memorandum detailing the following changes from the 2021 legislative session:

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**A. Publication of Legal Notices**

**B. Wastewater and Stormwater Needs Analysis**

- **Consideration of Poulos & Bennett LLC, Amendment 1 for 20-Year Needs Analysis Proposal**

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Ms. Mackie stated that special districts are now required to provide a Stormwater Management Needs Analysis Report that identifies the facilities maintained by the CDD, provides for projected service areas, estimates useful life and provides a maintenance plan. The Report must be submitted by June 30, 2022.

185 Ms. Mackie presented the Poulos & Bennett, LLC proposal. As the CDD does not have a  
186 wastewater system, it is only required to submit the Report with reference to the stormwater  
187 system. Ms. Suit stated this is an unbudgeted expense, as it became a requirement after Fiscal  
188 Year 2022 commenced.

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**On MOTION by Mr. Marks and seconded by Mr. Marlow, with all in favor, Poulos & Bennett LLC Amendment 1 for preparation of the 20-Year Stormwater Management Needs Analysis Report and authorizing Supervisor Jerman to negotiate the price with the Poulos & Bennett, subject to a not-to-exceed amount up to \$15,500, billed hourly, was approved.**

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**C. Prompt Payment Policies**

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- **Consideration of Resolution 2022-05, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date**

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Ms. Mackie presented Resolution 2022-05.

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**On MOTION by Mr. Marks and seconded by Mr. Browning, with Mr. Marks, Mr. Browning and Mr. Marlow in favor and Mr. Jerman dissenting, Resolution 2022-05, Adopting Prompt Payment Policies and Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

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**D. Public Records Exemptions**

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**THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2022**

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Ms. Suit presented the Unaudited Financial Statements as of March 31, 2022.

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**On MOTION by Mr. Jerman and seconded by Mr. Marks, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted.**

220 **FOURTEENTH ORDER OF BUSINESS** **Approval of September 8, 2021 Special**  
221 **Meeting Minutes**

222  
223 Ms. Suit presented the September 8, 2021 Special Meeting Minutes.

224  
225 **On MOTION by Mr. Marks and seconded by Mr. Marlow, with all in favor, the**  
226 **September 8, 2021 Special Meeting Minutes, as presented, were approved.**

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229 **FIFTEENTH ORDER OF BUSINESS** **Staff Reports**

230  
231 **A. District Counsel: *Kutak Rock LLP***

232 There was no report.

233 **B. District Engineer: *Poulos & Bennett***

234 There was no report.

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

- 236 • **NEXT MEETING DATE: June 8, 2022 at 11:00 A.M.**

- 237 ○ **QUORUM CHECK**

238 The June and July meetings will be cancelled. The next meeting will be held on August  
239 10, 2022.

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241 **SIXTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

242  
243 There were no Board Members' comments or requests.

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245 **SEVENTEENTH ORDER OF BUSINESS** **Public Comments**

246  
247 No members of the public spoke.

248  
249 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**

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252 **On MOTION by Mr. Marlow and seconded by Mr. Jerman, with all in favor, the**  
253 **meeting adjourned at 11:40 a.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**OSCEOLA VILLAGE CENTER  
COMMUNITY DEVELOPMENT DISTRICT**

**14C**



**OSCEOLA VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

*Embassy Suites by Hilton Orlando Lake Buena Vista South, 4955 Kyngs Heath Road, Kissimmee, Florida 34746  
Hampton Inn & Suites by Hilton, 4971 Calypso Cay Way, Kissimmee, Florida 34746*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 13, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>November 10, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>December 8, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>January 12, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>February 9, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>March 9 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>April 13 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>May 11, 2022</b>	<b>Regular Meeting</b> <i>(presentation of FY2023 proposed budget)</i>	<b>11:00 AM</b>
<b>June 8, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>July 13, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>August 10, 2022</b>	<b>Public Hearing and Regular Meeting</b> <i>(adoption of FY2023 budget)</i>	<b>11:00 AM</b>
<b>September 14, 2022</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>