

*Weiberg Road
Community Development District*

Meeting Agenda

February 28, 2024

AGENDA

Weiberg Road

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

February 21, 2024

**Board of Supervisors
Weiberg Road
Community Development District**

Dear Board Members:

A meeting of the Board of Supervisors of the **Weiberg Road Community Development District** will be held on **Wednesday, February 28, 2024, at 10:30 AM** at **346 E. Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/81735603473>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 817 3560 3473

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the January 24, 2024 Board of Supervisors Meeting
4. Presentation and Approval of Amended and Restated Engineer's Report dated February 28, 2024
5. Presentation and Approval of Amended and Restated Master Assessment Methodology dated February 28, 2024
6. Consideration of Resolution 2024-01 Declaring Special Assessments on Boundary Amendment Parcels
7. Consideration of Resolution 2024-02 Setting a Public Hearing on the Imposition of Special Assessments on Boundary Amendment Parcels
8. Consideration of Resolution 2024-03 Setting a Public Hearing Expressing the District's Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments on Boundary Amendment Parcels
9. Presentation and Approval of Supplemental Assessment Methodology for Assessment Area One dated December 27, 2023
10. Review and Ranking of Proposals Received for Eagle Landing Phase 1 RFP for Construction Services and Authorizing Staff to Send Notices of Intent to Award (*to be provided under separate cover*)

¹ Comments will be limited to three (3) minutes

11. Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
13. Other Business
14. Supervisors Requests and Audience Comments
15. Adjournment

MINUTES

**MINUTES OF MEETING
WEIBERG ROAD
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Weiberg Road Community Development District was held Wednesday **January 24, 2024** at 10:30 a.m. at 346 E. Central Ave., Winter Haven, FL 33880.

Present and constituting a quorum:

Lauren Schwenk
Daniel Arnette
Chuck Cavaretta

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Roy Van Wyk *by Zoom*
Chace Arrington *by Zoom*
Rey Malave *by Zoom*

District Manager, GMS
District Counsel, KVW Law
District Engineer, Dewberry
District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the October 25,
2023 Board of Supervisors Meeting**

Ms. Burns presented the meeting minutes from the October 25, 2023 Board of Supervisors and Audit Committee meetings. She asked for any corrections or comments. There being no changes, there was a motion of approval.

On MOTION by Mr. Cavaretta, seconded by Mr. Arnette, with all in favor, the Minutes of the October 25, 2023 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS

Review and Ranking of Proposals Received for Eagle Landing Phase 1 RFP for Construction Services and Authorizing Staff Send Notices of Intent to Award (to be provided under separate cover)

Ms. Burns stated that they had extended the bid due date to January 24, 2024 and they planned to continue the meeting to January 31, 2024 to review the proposals received.

FIFTH ORDER OF BUSINESS

Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated that this agreement is required in order to collect assessments on roll for the upcoming year. The Board had no questions on the agreement.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Notice of Boundary Amendment

Ms. Burns stated that this amendment has been approve and the attached document will be recorded in the public records to put on notice the new boundary of the District.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Notice of Boundary Amendment, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated that after 16 months they finally finished the boundary amendment.

B. Engineer

Mr. Malave had nothing further to report at this time.

C. District Manager’s Report

i. Approval of the Check Register

Ms. Burns presented the check register from October 14th through January 15th and totaled \$24,054.49. She asked if there were any questions. Hearing none, she asked for a motion to approve.

On MOTION by Mr. Cavaretta, seconded by Mr. Arnette, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns presented the financials, which were included in the agenda package for the Board’s review.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Continuation of Meeting to January 31, 2024 at 9:45 a.m.

Ms. Burns stated that the Board would continue the meeting to January 31, 2024 at 9:45 a.m. at 375 Ave. A SE, Winter Haven, Florida.

On MOTION by Mr. Cavaretta, seconded by Mr. Arnette, with all in favor, the meeting was continued to January 31, 2024 at 9:45 a.m. at 375 Ave. A SE, Winter Haven, Florida.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

REFERENCE NO. 50158254

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WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Engineer's Report

FEBRUARY 28, 2024



ORIGINAL

SUBMITTED BY
Dewberry Engineers Inc.
800 North Magnolia Avenue
Orlando, Florida 32803
407.843.5120

SUBMITTED TO
Weiberg Road
Community Development District
219 East Livingston Street
Orlando, Florida 32801
407.841.5524

Engineer's Report

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1. Introduction

Weiberg Road Community Development District (the “District” or “CDD”) is located entirely within the Town of Dundee (“Town”), Florida in Polk County (“County”), Florida. It is generally located along Weiberg Road, east and west of Detour Road and south of Lake Hatchineha Road. The District currently contains approximately 298.28 acres and consists of 713 residential lots. The impending boundary amendment to the District will include an additional 70 acres and 243 residential lots for a combined total of 366.81 acres and 956 single-family residential (SFR) lots with recreation/amenity areas, parks, and associated infrastructure for the development.

The CDD was established under the Town’s ordinance O-22-27, which was approved by the Town Council on September 13, 2022. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

The expansion of the CDD was established under Town ordinance O-23-18 which was approved by the Town Council on January 12, 2024, 2023. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the expansion.

The master developer (“Developer”) is GLK Real Estate, LLC, which is based in Winter Haven, Florida. The development is approved as a Planned Development (PD) for residential units to be constructed in four (4) phases over an estimated five (5) year period. A land use summary is presented in Table 1.1.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the Town, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of the probable cost of the public improvements are provided in Exhibit 7 of this report.

The Capital Improvement Plan (CIP) set forth in this Engineer’s Report reflects the present intentions of the District and the landowners. It should be noted that the location of the proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Table 1.1 Land Use Summary

LAND USE SUMMARY		
LAND USE	EXISTING DISTRICT AREA (AC)	BOUNDARY AMENDMENT AREA (AC)
Master Stormwater System	45.32	9.86
Residential Land (Single-Family Lots)	112.67	40.24
Roadways Infrastructure & Public Facilities	50.24	15.23
Open Space/Conservation Areas/Parks	123.85	4.68
TOTAL	332.07	70

Table 1.2 Lot Types

LAND USE SUMMARY	
LOT WIDTH	NUMBER OF LOTS
55-ft SRF Lots	921
64-ft SFR Lots	35
TOTAL	956

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on the best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates as final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds) within the development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to the Town of Dundee for ownership and maintenance upon completion.

2. Purpose and Scope

The purpose of this report is to provide engineering support for the funding of the proposed improvements within the District. This report identifies the proposed public infrastructure to be constructed or acquired by the District along with an Opinion of Probable Construction Costs. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have been completed and permitted for the improvements described herein. The engineer has considered and, in specific instances, has relied upon the information and documentation prepared or supplied by others to prepare this Engineer's Report.

3. The Development

The development will consist of 956 single-family residential units and associated infrastructure. The overall development is a planned residential community consisting of 366.81 acres along Weiberg Road, East of North Scenic Hwy (State Road 17). It is located entirely within the Town of Dundee. The zoning for the development is RSF-3 (moderate-density single family residential) and AL (limited agricultural). The future land use of the development is LDR (low density residential). The development will be constructed in multiple phases.

4. Capital improvements

The CIP consists of public infrastructure in the development. The primary portions of the CIP will provide for stormwater pond construction, roadways built to an urban roadway typical section, water, and sewer facilities including three lift stations, and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

Stormwater structures and conveyance culverts will be constructed within the CIP, which will outfall into the various on-site stormwater ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP.

Installation of the water distribution and wastewater collection system (including lift stations) will also occur at this time. Below-ground installation of telecommunications and cable television will occur but will not be funded by the District. The incremental cost of undergrounding power within the public rights-of-way or easements will be funded by the District.

As a part of the recreational component of the CIP, conservation areas will serve as passive parks within the development that are available to the public for utilization of the facilities. The recreational areas will have connectivity via sidewalks to the other portions of the District. The recreational areas will be open to the public and accessible by public roadways and sidewalks.

5. Capital improvement Plan Components

The CIP for the District includes the following:

5.1 Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the Town, County, and SWFWMD.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel Number 12105C0390G, dated December 22, 2016, demonstrates that the property is located within Flood Zones AE and X. Based on this information and the site topography, it appears that 100-year compensation will be located in areas where existing depressions will be impacted throughout the development and the 100-year flood volumes will be compensated as it is required by the County and FEMA.

During the construction of stormwater management facilities, utilities, and roadway improvements, the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reports as required by the National Pollutant Discharge Elimination System (NPDES) General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

5.2 Public Roadways

The proposed public roadway sections include a 24-foot roadway consisting of asphalt and with Miami curbs or Type F curb and gutter on both sides along with a 60-foot right-of-way. The proposed roadway section will consist of stabilized subgrade, a lime rock, crushed concrete, or cement-treated base and asphalt type roadway wearing surface. The proposed curb is to be 2-feet wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signage and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District will fund roadway construction for all public roadways.

5.3 Water and Wastewater Facilities

A potable drinking water system inclusive of a water main, gate valves, fire hydrants, and appurtenances will be installed. The water service provider will be the Town of Dundee. The water system will be designed to provide an equally distributed system that provides redundancy to the system. These facilities will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Sewer laterals will branch off from these sewer lines to serve the development. Three lift stations are anticipated for this CIP. Flow from the lift stations shall be connected to a proposed force main that will pump to an existing force main that will connect to the Town's or Haines City's wastewater treatment facility. No water or sewer laterals will be placed within private lots or private property.

5.4 Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrances, which will be owned by the Town of Dundee and Polk County. Upon completion, the required inspections as well as final certifications of completions for the improvements will be obtained from the Town, County, SWFWMD, and FDEP (water distribution and wastewater collection systems).

5.5 Amenities and Parks

The District will provide funding for an amenity center to include the following: parking areas, pavilion with restroom facilities, pool, all-purpose playfields, and walking trails to provide connectivity to the various amenity centers within the CDD. In addition, there will be passive parks throughout the development, which will include benches and walking trails. The amenities and parks will be open to the public.

5.6 Electric Utilities and Lighting

The electric distribution system thru the District is currently planned to be underground, The District presently intends to fund and construct the incremental cost of undergrounding of the electric conduits, transformer/cabinet pads, and electric manholes required by Duke Energy (Duke). Electric facilities will be maintained by Duke after the dedication to The District, with Duke providing underground electrical service to the development.

5.7 Entry Feature

Landscaping, irrigation, entry features, and walls at the entrances and along the outside boundary of the development will be provided by the District. The development will not be gated. The irrigation system will use an irrigation well. The well and irrigation water mains for the development's various phases will be constructed and acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters, which will be funded, owned, and maintained by the CDD.

5.8 Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report are being financed by the District to benefit all the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family/residential planned development.

5.9 Permitting

Construction permits for all phases are required and include the Town, County, SWFWMD, FDEP.

Following is a summary of required permits obtained or pending approval for the construction of the public infrastructure improvements for the District.

Table 5.1 Permit Status

PERMIT STATUS				
PERMITS/APPROVALS	LANDINGS AT LAKE TRASK PHASE 1	LANDINGS AT LAKE TRASK PHASE 2	EAGLE LANDING	ALFORD RIDGE
Zoning Approval	Residential Planned Unit Development (RPUD)	Residential Planned Unit Development (RPUD)	Residential Planned Unit Development (RPUD)	Residential Planned Unit Development (RPUD)
Preliminary Plat	Approved	Approved	Approved	To be obtained
SWFWMD ERP	Approved	Approved	Approved	To be obtained
Construction Permits	Approved	Approved	Approved	To be obtained
FDEP Sanitary Sewer General Permit	Approved	To be obtained	Approved	To be obtained
FDEP Water Distribution General Permit	Approved	To be obtained	Approved	To be obtained
NOI	Approved – Polk County ROW	Approved – Polk County ROW	To be obtained – FDOT Access Drainage and Utility	To be obtained – Polk County ROW

6. Recommendation

As previously described, the public infrastructure is necessary for the development and functional operation as required by the Town. The site planning, engineering design, and construction plans for the infrastructure are in accordance with the applicable requirements of the Town, SWFWMD, and FDEP. It should be noted that the infrastructure will provide its intended use and function provided the construction and installation are in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the Opinion of Probable Costs of this report are based upon the proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD, Polk County, and the Town regulations.

7. Report Modification

During the development and implementation of the designed public infrastructure improvements, it may be necessary to make modifications and/or deviations to the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the cost differences would not materially affect the proposed construction cost estimates.

8. Summary and Conclusion

The improvements as outlined are necessary for the functional development of the CDD. The CDD is being designed in accordance with current government regulatory requirements. The development will serve its intended function provided the construction is in substantial compliance with the design. Construction of the development is based upon current development plans.

9. Engineer’s Certification

It is our professional opinion that the public infrastructure costs for the CIP provided in this report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District and the value is at least the same as the costs for said improvements. Assets will be purchased by the District at the lesser of fair market value or actual cost. All improvements financed by the District will be on land owned by, or subject to a permanent easement in favor of, the District or another governmental entity.

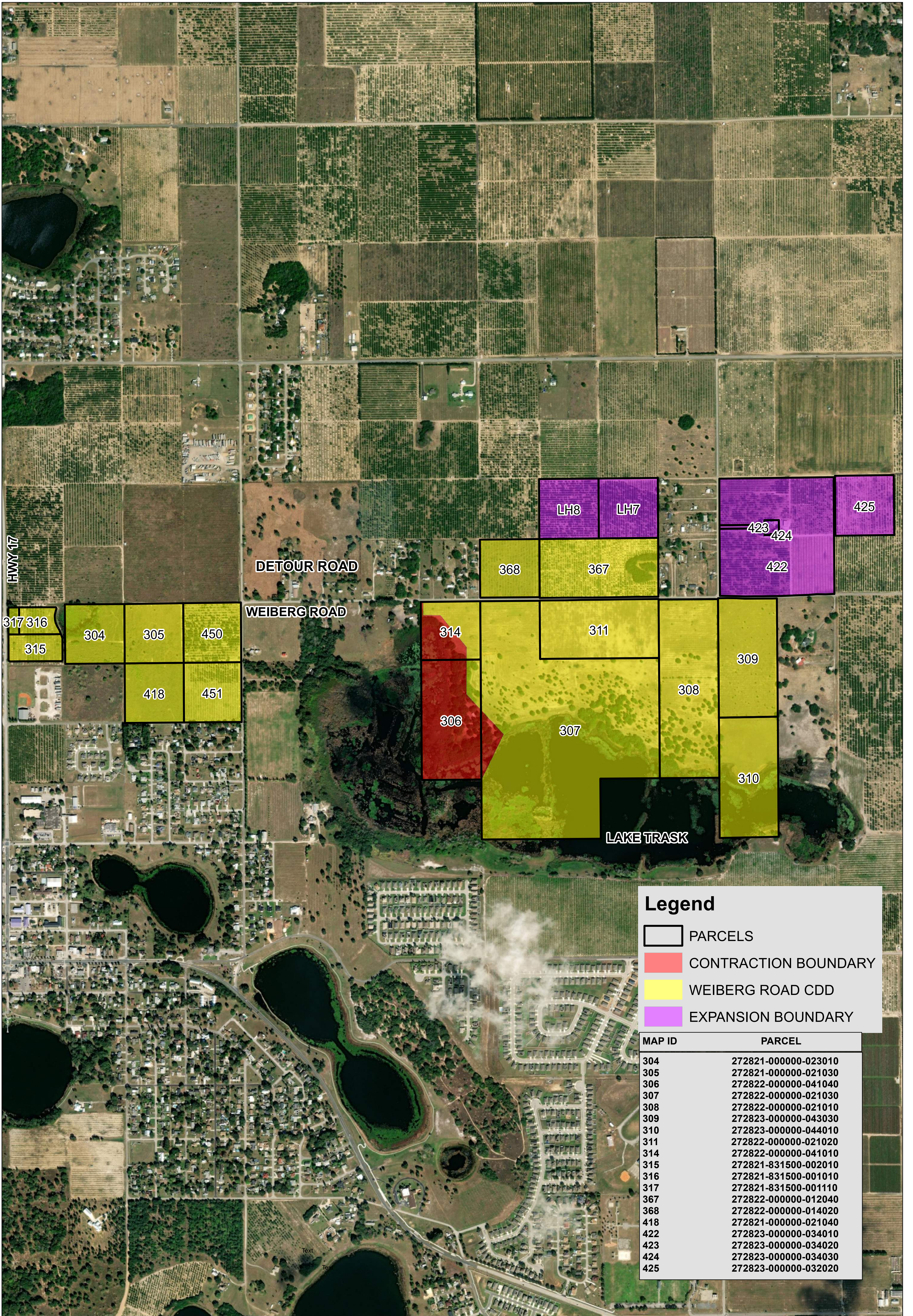
The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our

experience with ongoing and similar projects and basis in the county and the Town. However, labor market, future costs of equipment; materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our opinion that the costs of the CIP proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable, and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the CIP improvements cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

I hereby certify that the foregoing is a true and correct copy of the engineer's report for the Weiberg Road Community Development District.

Reinardo Malavé, P.E.
Florida License No. 31588



Legend

- PARCELS
- CONTRACTION BOUNDARY
- WEIBERG ROAD CDD
- EXPANSION BOUNDARY

MAP ID	PARCEL
304	272821-000000-023010
305	272821-000000-021030
306	272822-000000-041040
307	272822-000000-021030
308	272822-000000-021010
309	272823-000000-043030
310	272823-000000-044010
311	272822-000000-021020
314	272822-000000-041010
315	272821-831500-002010
316	272821-831500-001010
317	272821-831500-001110
367	272822-000000-012040
368	272822-000000-014020
418	272821-000000-021040
422	272823-000000-034010
423	272823-000000-034020
424	272823-000000-034030
425	272823-000000-032020

TOWN OF DUNDEE

EXHIBIT 1 - BOUNDARY MAP WEIBERG ROAD CDD



LEGAL DESCRIPTION:

PARCEL 1

A PORTION OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°42'09"E, A DISTANCE OF 2614.49 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S00°20'44"E, ALONG SAID EAST LINE, A DISTANCE OF 1330.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°35'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.69 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N00°18'00"W, ALONG SAID WEST LINE, A DISTANCE OF 666.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°38'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1292.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°20'43"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 667.86 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 60 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

PARCEL 2

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF SAID SECTION 22; THENCE N00°22'02"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.61 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°21'03"E, A DISTANCE OF 1983.52 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S00°27'54"E, ALONG SAID EAST LINE, A DISTANCE OF 669.60 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N89°27'59"E, ALONG SAID NORTH LINE, A DISTANCE OF 661.55 FEET TO A POINT ON THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE N89°12'18"E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 655.58 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°19'50"E, A DISTANCE OF 2669.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°03'24"W, ALONG SAID SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 656.93 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE N00°18'07"W, ALONG SAID EAST LINE, A DISTANCE OF 668.38 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°27'51"W, ALONG SAID NORTH LINE, A DISTANCE OF 1323.07 FEET TO A POINT ON THE EAST LINE OF THE 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S00°18'09"E, ALONG SAID EAST LINE, A DISTANCE OF 667.48 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°30'11"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1323.06 FEET TO A POINT OF THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N00°18'12"W, ALONG SAID WEST LINE, A DISTANCE OF 667.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°31'46"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.93 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 22; THENCE N00°18'50"W, ALONG SAID WEST LINE, A DISTANCE OF 2000.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N89°24'17"E, ALONG SAID SOUTH LINE, A DISTANCE OF 662.31 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 358.98 ACRES MORE OR LESS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

—OF—

WEIBERG ROAD DD

SECTIONS 22 & 23,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023
REV DATE:
SCALE 1" = N/A

PROJ: 50167556
DRAWN BY: WS
CHECKED BY: WPH

TOWN OF DUNDEE

**EXHIBIT 2 - LEGAL DESCRIPTION
WEIBERG RD CDD**



EXHIBIT 3A - CONTRACTION PARCEL

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, RUN THENCE ALONG THE WEST LINE THEREOF, S.00°18'53"E, A DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT-OF-WAY OF WEIBERG ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N.89°18'34"E, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG SAID PARALLEL LINE, S.00°18'53"E, A DISTANCE OF 102.98 FEET; THENCE N.90°00'00"E., A DISTANCE OF 179.27 FEET; THENCE S.36°19'39"E., A DISTANCE OF 524.37 FEET; THENCE S.00°30'16"E., A DISTANCE OF 479.56 FEET; THENCE S.41°56'49"E., A DISTANCE OF 589.78 FEET; THENCE S.26°37'41"W., A DISTANCE OF 593.81 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE THEREOF, S.89°30'28"W, A DISTANCE OF 661.93 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE ALONG THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, N.00°18'53"W, A DISTANCE OF 1979.58 FEET TO THE POINT OF BEGINNING. CONTAINING 26.915 ACRES, MORE OR LESS.

**EXHIBIT 3 -
CONTRACTION PARCELS
LEGAL DESCRIPTION
WEIBERG ROAD CDD**



anna
20pm
2023
23
2.09
Drawing name: C:\Users\wsamalat\appdata\local\temp\AcPublish

LEGAL DESCRIPTION:

A PORTION OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE RUN N00°22'02"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.61 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE ALONG SAID NORTH LINE, RUN N89°25'37"E, A DISTANCE OF 661.75 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22 AND ALSO THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, RUN N00°21'01"W, A DISTANCE OF 666.06 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID NORTH LINE, N89°23'16"E, A DISTANCE OF 1323.90 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST QUARTER OF SECTION 22; THENCE ALONG SAID EAST LINE, RUN S00°18'59"E, A DISTANCE OF 666.97 FEET TO THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE ALONG SAID SOUTH LINE, RUN S89°25'37"W, A DISTANCE OF 1323.49 TO THE POINT OF BEGINNING.

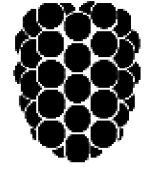
LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 20 ACRES, MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
- OF -
WEIBERG ROAD DD
THE LANDING PHASE 2

SECTION 22,
TOWNSHIP 28 SOUTH, RANGE 27 EAST
POLK COUNTY FLORIDA

 **Dewberry**

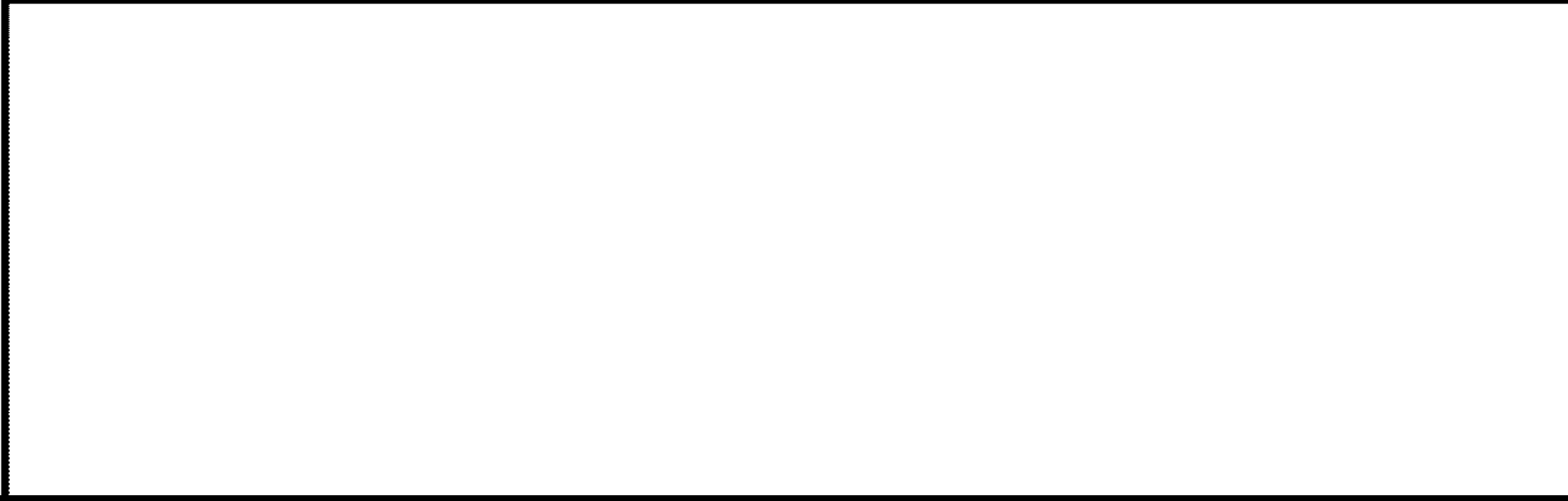
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:
CH DEV LLC

DATE: 09/22/2023 PROJ: 50167556
REV DATE: DRAWN BY: AS
SCALE 1" = N/A CHECKED BY: WPH

TOWN OF DUNDEE
COMPOSITE EXHIBIT 4 - EXPANSION PARCELS
LEGAL DESCRIPTION
WEIBERG RD CDD





LEGAL DESCRIPTION:

A PORTION OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE RUN N00°17'59"W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, A DISTANCE OF 1334.85 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID NORTH LINE, N89°16'35"E, A DISTANCE OF 1964.64 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE ALONG SAID EAST LINE, RUN S00°23'20"E, A DISTANCE OF 666.19 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE ALONG SAID SOUTH LINE, RUN S89°14'26"W, A DISTANCE OF 655.23 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE ALONG SAID EAST LINE, RUN S00°21'33"E, A DISTANCE OF 666.60 FEET TO THE SOUTH LINE OF THE THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE ALONG SAID SOUTH LINE, RUN S89°12'18"W, A DISTANCE OF 1311.16 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 50 ACRES, MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

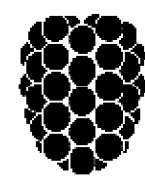
SKETCH OF DESCRIPTION

-OF-

WEIBERG ROAD DD
ALFORD RIDGE

SECTION 23,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/21/2023
REV DATE:
SCALE 1" = N/A

PROJ: 50167556
DRAWN BY: AS
CHECKED BY: WPH

TOWN OF DUNDEE

COMPOSITE EXHIBIT 4 - EXPANSION PARCELS

LEGAL DESCRIPTION

WEIBERG RD CDD



Dewberry®

Drawing name: C:\Users\wsamalot\AppData\Local\Temp\AcPublish\9:25am by wsamalot

LEGAL DESCRIPTION:

PARCEL 1

A PORTION OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°42'09"E, A DISTANCE OF 2614.49 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S00°20'44"E, ALONG SAID EAST LINE, A DISTANCE OF 1330.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°35'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.69 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N00°18'00"W, ALONG SAID WEST LINE, A DISTANCE OF 666.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°38'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1292.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°20'43"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 667.86 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 60 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

PARCEL 2

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF SAID SECTION 22; THENCE N00°22'02"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.61 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N89°25'37"E, ALONG THE NORTH LINE, A DISTANCE OF 661.75 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N00°21'01"W, ALONG THE WEST LINE, A DISTANCE OF 666.06 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°23'16"E, A DISTANCE OF 1323.90 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S00°18'59"E, ALONG THE EAST LINE, A DISTANCE OF 1333.94 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N89°27'59"E, ALONG THE NORTH LINE, A DISTANCE OF 661.55 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE N00°17'59"W, ALONG THE WEST LINE, A DISTANCE OF 1334.85 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°16'35"E, A DISTANCE OF 1964.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S00°23'20"E, ALONG THE EAST LINE, A DISTANCE OF 666.19 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S89°14'26"W, ALONG THE SOUTH LINE, A DISTANCE OF 655.23 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S00°21'33"E, ALONG THE EAST LINE, A DISTANCE OF 666.60 FEET NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°12'18"W, ALONG THE NORTH LINE, A DISTANCE OF 655.58 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°19'50"E, A DISTANCE OF 2669.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°03'24"W, ALONG THE SOUTH LINE, A DISTANCE OF 656.93 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE N00°18'07"W, ALONG THE EAST LINE, A DISTANCE OF 668.38 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°27'51"W, ALONG THE SOUTH LINE, A DISTANCE OF 1323.07 FEET TO A POINT ON THE EAST LINE OF THE 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S00°18'09"E, ALONG THE EAST LINE, A DISTANCE OF 667.48 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°30'11"W, ALONG THE SOUTH LINE, A DISTANCE OF 1323.06 FEET TO A POINT OF THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N00°18'12"W, ALONG THE WEST LINE, A DISTANCE OF 667.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°31'46"W, ALONG THE SOUTH LINE, A DISTANCE OF 661.93 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 22; THENCE N00°18'50"W, ALONG THE WEST LINE, A DISTANCE OF 2000.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N89°24'17"E, ALONG THE SOUTH LINE, A DISTANCE OF 662.31 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 313 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

LESS

DESCRIPTION: A parcel of land lying in Section 22, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 22, run thence along the West line thereof, S.00°18'53"E, a distance of 20.00 feet to the South Right-of-Way of Weiberg Road, said point also being the **POINT OF BEGINNING**; thence along said South Right-of-Way, N.89°18'34"E, a distance of 50.00 feet to a point on a line 50.00 feet East of and parallel with the West line of the East 1/4 of the Southwest 1/4 of said Section 22; thence along said parallel line, S.00°18'53"E, a distance of 102.98 feet; thence N.90°00'00"E., a distance of 179.27 feet; thence S.36°19'39"E., a distance of 524.37 feet; thence S.00°30'16"E., a distance of 479.56 feet; thence S.41°56'49"E., a distance of 589.78 feet; thence S.26°37'41"W., a distance of 593.81 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Said Section 22; thence along the South line thereof, S.89°30'28"W, a distance of 661.93 feet to the Southwest corner of said Northeast 1/4; thence along the West line of the East 1/4 of the Southwest 1/4 of said Section 22, N.00°18'53"W, a distance of 1979.58 feet to the **POINT OF BEGINNING**.

Containing 26.915 acres, more or less.

NEW AMMENDED DISTRICT BOUNDARY CONTAINING 346.1 ACRES MORE OR LESS

TOWN OF DUNDEE

EXHIBIT 5 - DISTRICT AS AMMENDED WEIBERG RD CDD



Exhibit 6

SUMMARY OF PROPOSED DISTRICT FACILITIES				
DISTRICT INFRASTRUCTURE	CONSTRUCTION	OWNERSHIP	CAPITAL FINANCING	OPERATION AND MAINTENANCE
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Town of Dundee	District Bonds	Town of Dundee
Street Lighting	District	District**	District Bonds	Duke Energy**
Road Construction	District	District	District Bonds	District
Offsite Improvements	District	Polk County/Town of Dundee	District Bonds	Polk County/Town of Dundee
Entry Feature & Signage	District	District	District Bonds	District
Recreation Facilities/Amenities	District	District	District Bonds	District

*Costs not funded by bonds will be funded by the developer.

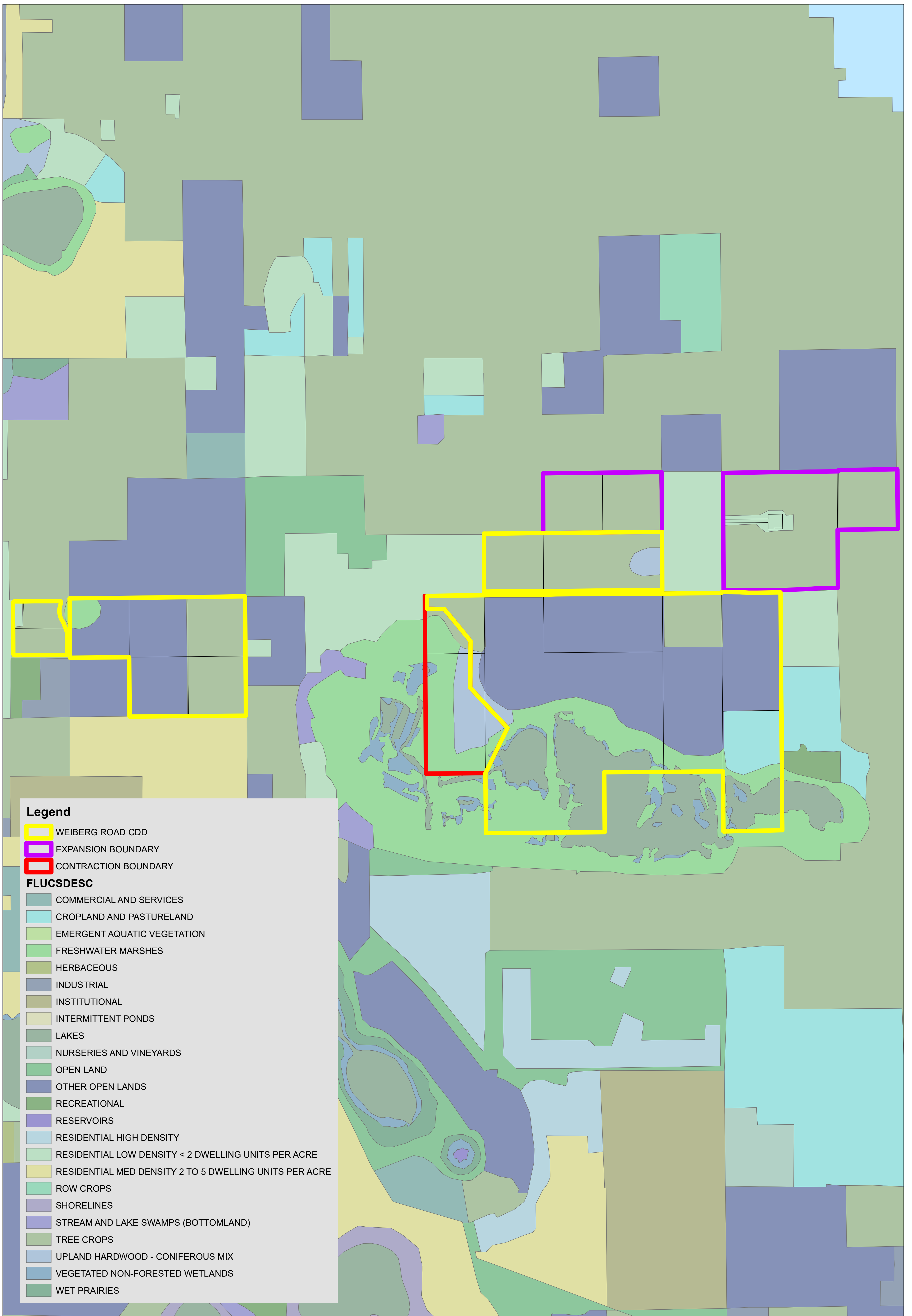
**District will fund street lighting maintenance services.

**SUMMARY OF OPINION OF PROBABLE COST
EXHIBIT 7A**

Infrastructure	Landing at Lake Trask Ph 1 404 Lots (Existing) 2022-2026	Landing at Lake Trask Ph 2A 103 Lots (Existing) 2022-2026	Landing at Lake Trask Ph 2B 65 Lots (Expansion) 2022-2026	Eagle Landing 206 Lots (Existing) 2022-2026	Alford Ridge 178 Lots (Expansion) 2022-2026	Total 956 Lots
Offsite Improvements ⁽¹⁾⁽⁵⁾⁽⁷⁾⁽¹¹⁾	\$1,466,114.00	\$451,112.00	\$163,710.00	\$749,428.00	\$647,564.00	\$3,477,928.00
Stormwater Management ⁽¹⁾⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾⁽⁷⁾	\$1,912,638.00	\$588,504.00	\$213,570.00	\$977,676.00	\$844,788.00	\$4,537,176.00
Utilities (Water, Sewer, & Street Lighting) ⁽¹⁾⁽⁵⁾⁽⁷⁾⁽⁹⁾⁽¹¹⁾	\$3,327,168.00	\$1,023,992.00	\$371,610.00	\$1,701,148.00	\$1,469,924.00	\$7,893,842.00
Roadway ⁽¹⁾⁽⁴⁾⁽⁵⁾⁽⁷⁾	\$1,912,638.00	\$588,504.00	\$213,570.00	\$977,676.00	\$844,788.00	\$4,537,176.00
Entry Feature ⁽¹⁾⁽⁷⁾⁽⁸⁾⁽⁹⁾⁽¹¹⁾	\$200,000.00	\$100,000.00	\$100,000.00	\$200,000.00	\$200,000.00	\$800,000.00
Parks and Amenities ⁽¹⁾⁽⁷⁾⁽¹¹⁾	\$689,130.00	\$212,040.00	\$76,950.00	\$352,260.00	\$304,380.00	\$1,634,760.00
General Consulting ⁽¹¹⁾	\$950,768.80	\$296,415.20	\$113,941.00	\$495,818.80	\$431,144.40	\$2,288,088.20
Contingency ⁽¹¹⁾	\$1,045,845.68	\$326,056.72	\$125,335.10	\$545,400.68	\$474,258.84	\$2,516,897.02
TOTAL	\$11,504,302.48	\$3,586,623.92	\$1,378,686.10	\$5,999,407.48	\$5,216,847.24	\$27,685,867.22

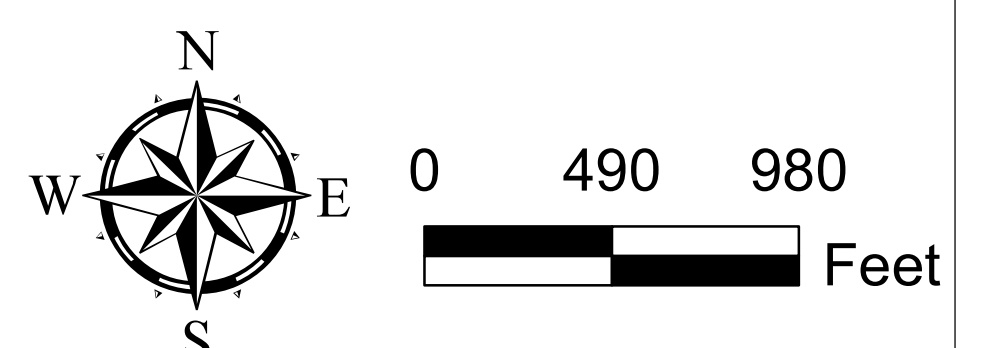
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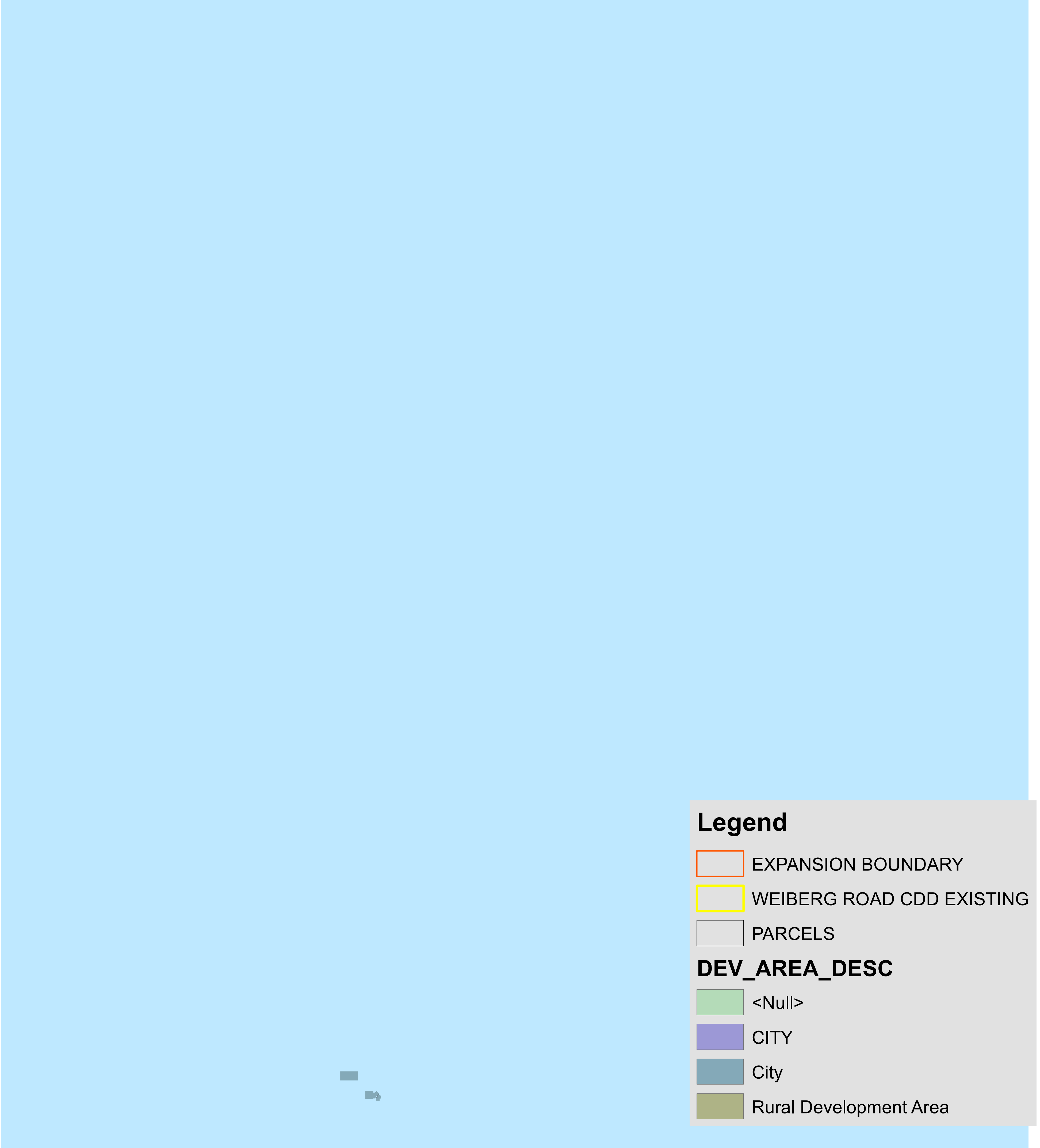
- (1) District to be constructed as four (4) phases.
- (2) Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
- (3) Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
- (4) Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
- (5) Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
- (6) Includes subdivision infrastructure and civil/site engineering.
- (7) Stormwater does not include grading associated with building pads.
- (8) Estimates are based on 2024 cost.
- (9) Includes entry features, signage, hardscape, landscape, irrigation and fencing.
- (10) CDD will enter into a Lighting Agreement with Duke Energy for the lighting service. Includes only the incremental cost of undergrounding.
- (11) Estimates based on 956 lots.
- (12) The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (All phases).





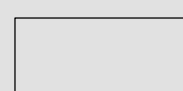
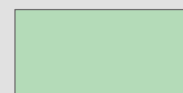
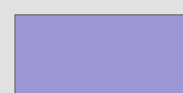

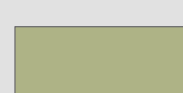
TOWN OF DUNDEE

COMPOSITE EXHIBIT 8 - EXISTING LAND USE MAP WEIBERG ROAD CDD



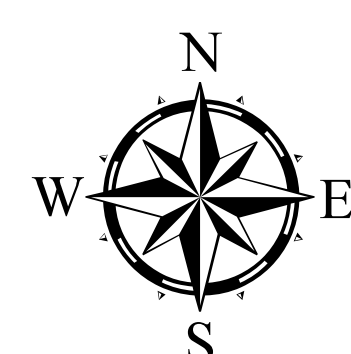


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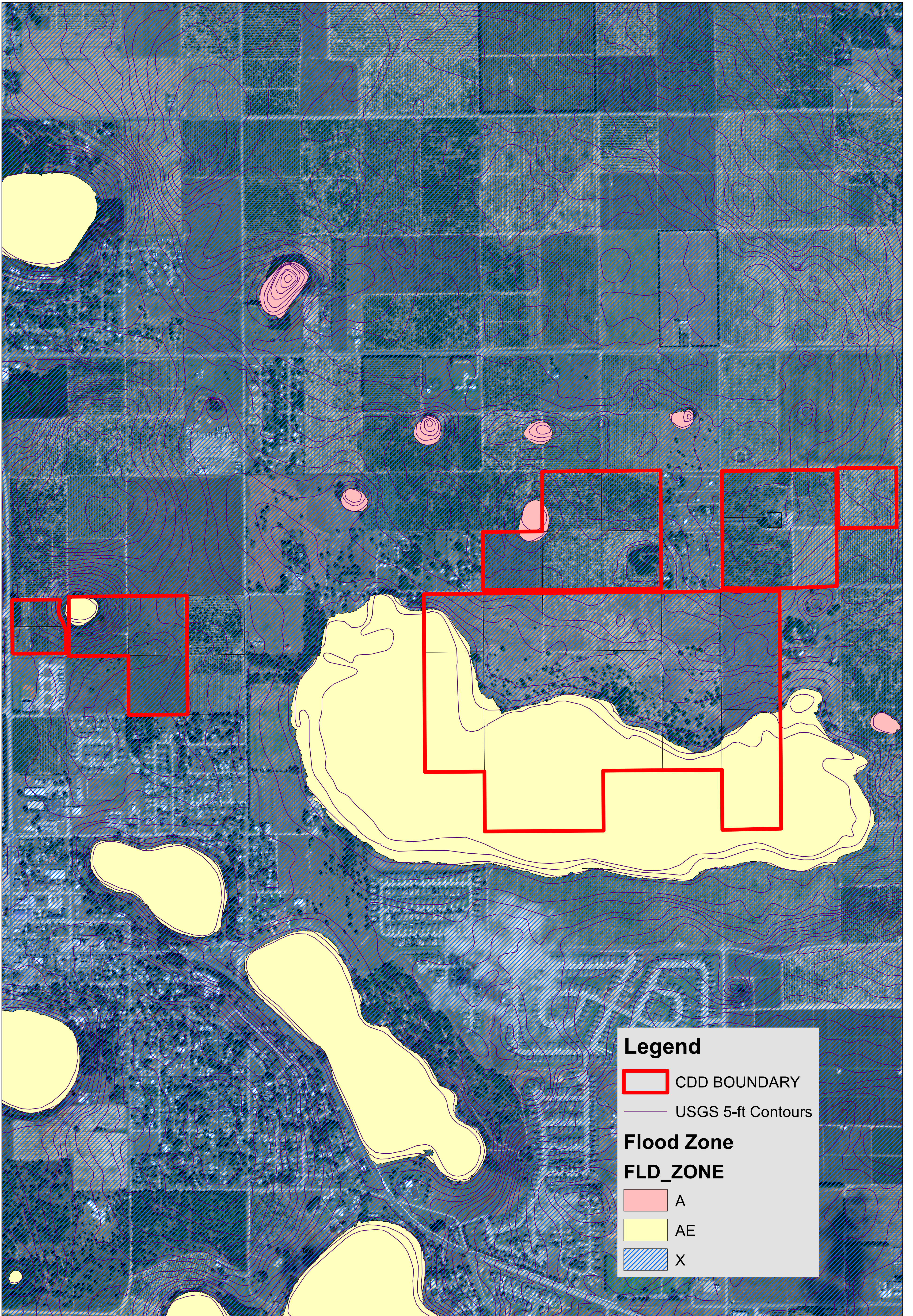
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 -  WEIBERG ROAD CDD EXISTING
 -  PARCELS
- DEV_AREA_DESC**
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 -  CITY
 -  City
 -  Rural Development Area

TOWN OF DUNDEE

**COMPOSITE EXHIBIT 8 -
FUTURE LAND USE MAP
WEIBERG ROAD CDD**

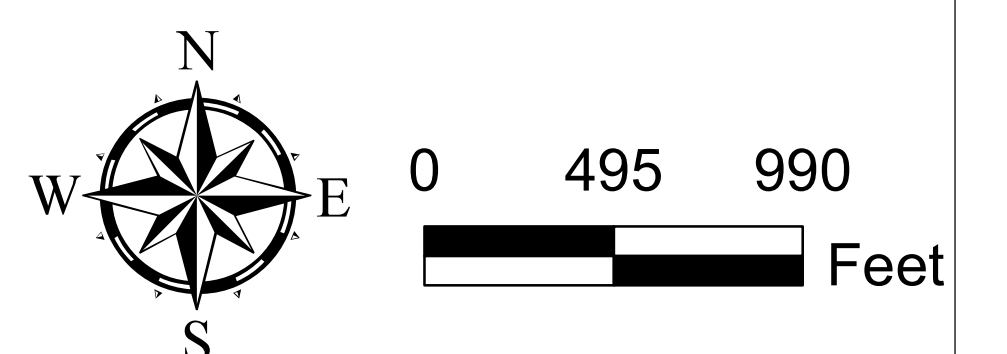


487.5 975
Feet



TOWN OF DUNDEE

EXHIBIT 9 - DRAINAGE AND UTILITIES WEIBERG ROAD CDD



SECTION V

**AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY
FOR
WEIBERG ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Date: February 28, 2024

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801**



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

1.0 Introduction

The Weiberg Road Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (the “District”). The District plans to issue up to \$36,450,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within the District, more specifically described in the Amended and Restated Engineer’s Report dated February 28, 2024 prepared by Dewberry Engineers, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of public infrastructure improvements consisting of improvements that benefit property owners within the District.

1.1 Purpose

The Board of Supervisors (“Board”) of the District previously approved the Master Assessment Methodology, dated September 21, 2022 (the “Master Report”). The Master Report established an assessment methodology the District followed to allocate debt assessments to properties within the District benefitting from the District’s Capital Improvement Plan (“CIP”). Such assessments secure repayment of the Bonds. Since adoption of the Master Report, there have been expansions and contractions to the District’s boundaries to add and remove parcels within the District, such that the total acreage within the District’s boundaries has changed.

This Amended and Restated Master Assessment Methodology amends and restates the original approved Master Report (collectively, the “Assessment Report”) provides for an assessment methodology that reflects the change in the District’s Acreage.

This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 346.1 acres within the Town of Dundee, Florida in Polk County, Florida. The development program currently envisions approximately 956 residential units (herein the “Development”). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer’s Report. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management, utilities, roadway, entry feature, parks and amenities, general consulting, and contingency. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District’s CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property, different in kind and degree than general benefits, for properties outside it’s borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District’s CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two requirements for valid special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$27,685,867. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$36,450,000. Additionally, funding required to complete the CIP which is not financed with Bonds will be funded by GLK Real Estate, LLC or a related entity (the "Developer"). Without the CIP, the property would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue up to \$36,450,000 in Bonds, in one or more series to fund the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$36,450,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the proposed land uses as identified by the Developer and current landowners of the land within the District. The District has relied on the Engineer's Report to develop the costs of the CIP needed to support the Development, these

construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$27,685,867. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the CIP and related costs was determined by the District's Underwriter to total approximately \$36,450,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The CIP funded by District Bonds benefits all developable acres within the District.

The initial assessments will be levied on an equal basis to all acres within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting, site planning, or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 956 residential units within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to the development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of offsite improvements, stormwater management, utilities, roadway, entry feature, parks and amenities, general consulting, and contingency. There are *two* residential product types within the planned development. The single family 55' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management, utilities, roadway, entry feature, parks and amenities, general consulting, and contingency. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 7. If the land use plan changes, then the District will update Tables 1, 4, 5 and 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's CIP will be distributed evenly across the acres within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

TABLE 1
 WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
 DEVELOPMENT PROGRAM
 AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Product Types*	Landing at Lake	Landing at Lake	Landing at Lake	Eagle Landing	Alford Ridge	Totals	ERUs	Total ERUs
	Trask Phase 1	Trask Phase 2A	Trask Phase 2B	Phase 1	Phase 1		per Unit (1)	
Single Family	404	103	65	206	178	956	1.00	956
Total Units	404	103	65	206	178	956		956

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a Single Family unit equal to 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Offsite Improvements	\$3,477,928
Stormwater Management	\$4,537,176
Utilites (Water, Sewer, & Street Lighting)	\$7,893,842
Roadway	\$4,537,176
Entry Feature	\$800,000
Parks and Amenities	\$1,634,760
General Consulting	\$2,288,088
Contingency	\$2,516,897
	\$27,685,867

(1) A detailed description of these improvements is provided in the Amended and Restated Engineer's Report February 28, 2024

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Description	
Construction Funds	\$27,685,867
Debt Service Reserve	\$2,491,728
Capitalized Interest	\$4,738,500
Underwriters Discount	\$729,000
Cost of Issuance	\$800,000
Rounding	\$4,905
Par Amount*	\$36,450,000

Bond Assumptions:

Average Coupon	6.50%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
 WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF BENEFIT
 AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements	
					Costs Per Product Type	Improvement Costs Per Unit
Single Family	956	1.00	956	100.00%	\$27,685,867	\$28,960
			956	100.00%		

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family	956	\$27,685,867	\$36,450,000	\$38,128
	956	\$27,685,867	\$36,450,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family	956	\$36,450,000	\$38,128	\$2,491,728	\$2,606	\$2,803
	956	\$36,450,000		\$2,491,728		

(1) This amount includes collection fees and early payment discounts when collected on the County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Owner	Property*	Net Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
GLK Lake Trask LLC	27-28-22-000000-041040	1.5	\$105,326	\$157,988	\$10,800	\$11,613
GLK Lake Trask LLC	27-28-22-000000-021030	88.8	\$105,326	\$9,347,639	\$639,006	\$687,103
GLK Lake Trask LLC	27-28-22-000000-021010	30.5	\$105,326	\$3,208,215	\$219,314	\$235,822
GLK Lake Trask LLC	27-28-23-000000-043030	20.1	\$105,326	\$2,121,256	\$145,009	\$155,924
GLK Lake Trask LLC	27-28-23-000000-044010	20.4	\$105,326	\$2,148,640	\$146,881	\$157,937
GLK Lake Trask LLC	27-28-22-000000-021020	20.1	\$105,326	\$2,117,043	\$144,721	\$155,614
GLK Real Estate	27-28-22-000000-041010	4.8	\$105,326	\$505,562	\$34,560	\$37,162
PHC I Property LLC	27-28-22-000000-012040	20.2	\$105,326	\$2,124,416	\$145,225	\$156,156
PHC I Property LLC	27-28-22-000000-014020	10.1	\$105,326	\$1,061,681	\$72,577	\$78,039
Northeast Polk Land Investments LLC	27-28-22-000000-012030	10.4	\$105,326	\$1,094,332	\$74,809	\$80,439
Northeast Polk Land Investments LLC	27-28-22-000000-014010	10.4	\$105,326	\$1,094,332	\$74,809	\$80,439
Cassidy Property Investments LLC	27-28-21-831500-001010	3.1	\$105,326	\$330,722	\$22,608	\$24,310
Cassidy Property Investments LLC	27-28-21-000000-023010	10.3	\$105,326	\$1,086,959	\$74,305	\$79,898
Cassidy Property Investments LLC	27-28-21-831500-002010	4.4	\$105,326	\$462,379	\$31,608	\$33,987
CH DEV LLC	27-28-21-000000-021010	10.0	\$105,326	\$1,057,468	\$72,289	\$77,730
CH DEV LLC	27-28-21-000000-021020	10.1	\$105,326	\$1,058,521	\$72,361	\$77,807
Cassidy Property Investments LLC	27-28-21-000000-021030	10.2	\$105,326	\$1,078,533	\$73,729	\$79,278
Weiberg Rd Development LLC	27-28-21-000000-021040	10.3	\$105,326	\$1,079,587	\$73,801	\$79,356
Cassidy Property Investments LLC	27-28-21-831500-001110	1.1	\$105,326	\$114,805	\$7,848	\$8,439
SLC IRA LLC/ABC IRA LLC	27-28-23-000000-034010	37.5	\$105,326	\$3,946,547	\$269,787	\$290,093
SLC IRA LLC/ABC IRA LLC	27-28-23-000000-034020	1.3	\$105,326	\$137,976	\$9,432	\$10,142
SLC IRA LLC/ABC IRA LLC	27-28-23-000000-034030	0.3	\$105,326	\$31,598	\$2,160	\$2,323
SLC IRA LLC/ABC IRA LLC	27-28-23-000000-032020	10.3	\$105,326	\$1,083,800	\$74,089	\$79,665
Total		346.1		\$36,450,000	\$2,491,728.05	\$2,679,277

Annual Assessment Periods	30
Average Coupon Rate (%)	6.50%
Maximum Annual Debt Service	\$2,491,728

* - See Metes and Bounds, attached as Exhibit A

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Prepared by: Governmental Management Services - Central Florida, LLC

Exhibit A

LEGAL DESCRIPTION:

PARCEL 1

A PORTION OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°42'09"E, A DISTANCE OF 2614.49 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S00°20'44"E, ALONG SAID EAST LINE, A DISTANCE OF 1330.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°35'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.69 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N00°18'00"W, ALONG SAID WEST LINE, A DISTANCE OF 666.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°38'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1292.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°20'43"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 667.86 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 60 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

PARCEL 2

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF SAID SECTION 22; THENCE N00°22'02"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.61 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N89°25'37"E, ALONG THE NORTH LINE, A DISTANCE OF 661.75 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N00°21'01"W, ALONG THE WEST LINE, A DISTANCE OF 666.06 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°23'16"E, A DISTANCE OF 1323.90 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S00°18'59"E, ALONG THE EAST LINE, A DISTANCE OF 1333.94 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N89°27'59"E, ALONG THE NORTH LINE, A DISTANCE OF 661.55 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE N00°17'59"W, ALONG THE WEST LINE, A DISTANCE OF 1334.85 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°16'35"E, A DISTANCE OF 1964.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S00°23'20"E, ALONG THE EAST LINE, A DISTANCE OF 666.19 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S89°14'26"W, ALONG THE SOUTH LINE, A DISTANCE OF 655.23 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S00°21'33"E, ALONG THE EAST LINE, A DISTANCE OF 666.60 FEET NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°12'18"W, ALONG THE NORTH LINE, A DISTANCE OF 655.58 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°19'50"E, A DISTANCE OF 2669.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°03'24"W, ALONG THE SOUTH LINE, A DISTANCE OF 656.93 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE N00°18'07"W, ALONG THE EAST LINE, A DISTANCE OF 668.38 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°27'51"W, ALONG THE SOUTH LINE, A DISTANCE OF 1323.07 FEET TO A POINT ON THE EAST LINE OF THE 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S00°18'09"E, ALONG THE EAST LINE, A DISTANCE OF 667.48 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°30'11"W, ALONG THE SOUTH LINE, A DISTANCE OF 1323.06 FEET TO A POINT OF THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N00°18'12"W, ALONG THE WEST LINE, A DISTANCE OF 667.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°31'46"W, ALONG THE SOUTH LINE, A DISTANCE OF 661.93 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 22; THENCE N00°18'50"W, ALONG THE WEST LINE, A DISTANCE OF 2000.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N89°24'17"E, ALONG THE SOUTH LINE, A DISTANCE OF 662.31 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 313 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

LESS

DESCRIPTION: A parcel of land lying in Section 22, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 22, run thence along the West line thereof, S.00°18'53"E, a distance of 20.00 feet to the South Right-of-Way of Weiberg Road, said point also being the **POINT OF BEGINNING**; thence along said South Right-of-Way, N.89°18'34"E, a distance of 50.00 feet to a point on a line 50.00 feet East of and parallel with the West line of the East 1/4 of the Southwest 1/4 of said Section 22; thence along said parallel line, S.00°18'53"E, a distance of 102.98 feet; thence N.90°00'00"E., a distance of 179.27 feet; thence S.36°19'39"E., a distance of 524.37 feet; thence S.00°30'16"E., a distance of 479.56 feet; thence S.41°56'49"E., a distance of 589.78 feet; thence S.26°37'41"W., a distance of 593.81 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Said Section 22; thence along the South line thereof, S.89°30'28"W, a distance of 661.93 feet to the Southwest corner of said Northeast 1/4; thence along the West line of the East 1/4 of the Southwest 1/4 of said Section 22, N.00°18'53"W, a distance of 1979.58 feet to the **POINT OF BEGINNING**.

Containing 26.915 acres, more or less.

NEW AMMENDED DISTRICT BOUNDARY CONTAINING 346.1 ACRES MORE OR LESS

TOWN OF DUNDEE

EXHIBIT 5 - DISTRICT AS AMMENDED WEIBERG RD CDD



SECTION VI

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND CONFIRMING THE AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY; ADOPTING AND CONFIRMING THE AMENDED AND RESTATED ENGINEER’S REPORT; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Weiberg Road Community Development District (the “**District**”) previously determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain certain infrastructure improvements within and without the boundary of the District (the “**Improvements**”), and evidenced its intent to defray the cost of such Improvements through the levy and collection of assessments against property within the District benefitted by such improvements, pursuant to Resolution Nos. 2022-27, 2022-28, , and 2023-03 (collectively, the “**Assessment Resolutions**”); and

WHEREAS, the Town Commission of the Town of Dundee, Florida adopted Ordinance No. 22-27, establishing the District, effective September 13, 2022 (the “**Establishing Ordinance**”), as amended by Ordinance No. 23-18, effective January 12, 2024 (the “**Expansion Ordinance**,” and together with the Establishing Ordinance, the “**Ordinance**”), amending the external boundaries of the District to include an additional 43 acres of land, more or less (the “**Expansion Parcels**”), and removing approximately 27 acres of land, more or less (the “**Contraction Parcels**”); and

WHEREAS, the District Board hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain the infrastructure improvements described in the District’s *Engineer’s Report-Amended and Restated*, dated February 28, 2024 (the “**Amended and Restated Engineer’s Report**”), attached hereto as **Exhibit A** and incorporated herein by reference, which amends and supplements the District’s *Engineer’s Report*, dated September 21, 2022 (the “**Master Engineer’s Report**” together with the Amended and Restated Engineer’s Report, are referred to as the “**Engineer’s Report**”); and

WHEREAS, the Engineer’s Report details the scope and cost of public Improvements necessary to serve the District including the Expansion Parcels; and

WHEREAS, it is in the best interest of the District to pay the cost of the public Improvements by imposing and collecting special assessments pursuant to Chapter 190, *Florida Statutes* (the “**Assessments**”) upon the Expansion Parcels; and

WHEREAS, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or

reconstruct, enlarge or extend, equip, operate, and maintain the Public Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the District lands including the Expansion Parcels, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Amended and Restated Master Assessment Methodology*, dated February 28, 2024 (the “**Amended and Restated Methodology**”), attached hereto as **Exhibit B** and incorporated herein by reference, which amends the *Master Assessment Methodology*, dated September 21, 2022, (collectively, the “**Assessment Methodology**”), all of which are on file at the office of the District Manager, c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District Records Office**”); and

WHEREAS, the lands within the District including the Expansion Parcels benefit from the entire Capital Improvement Plan described in the Engineer’s Report, and the District anticipates issuing special assessment bonds (“**Bonds**”) in an amount which can be supported by developable lands within the District, including the Expansion Parcels; and

WHEREAS, the District anticipates using the proceeds of the Bonds for the acquisition, construction or installation of the Improvements within the District; and

WHEREAS, the final Assessments levied and imposed by the District upon the benefited lands within the Expansion Parcels to pay the costs of the Improvements will be in an amount necessary to secure repayment of the Bonds; and

WHEREAS, the District hereby determines that the Assessments to be levied on the lands within the District, including the Expansion Parcels, will not exceed the benefit to the property improved as set forth in the Assessment Methodology.

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

1. Assessments shall be levied to defray the cost of the Improvements benefitting the District lands including the Expansion Parcels as specified in the Assessment Methodology.
2. The nature and general location of, and plans and specifications for, the Improvements benefitting the District lands including the Expansion Parcels are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements benefitting the District lands including the Expansion Parcels is \$_____ (the “**Estimated Cost**”), \$_____ of including improvements related to the Expansion Parcels).
4. The Assessments on the District lands including the Expansion Parcels, will defray approximately \$_____, which includes the Estimated Cost, plus financing-related costs, capitalized interest and a debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in the Assessment Methodology and **Exhibit B** attached hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Polk County, Florida and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution is intended to amend and supplement the Assessment Resolutions relating to the District's levy of special assessments on certain lands within the boundaries of the District benefitting from the Improvements. As such, all such prior resolutions, including but not limited to the Assessment Resolutions, remain in full force and effect, except to the extent provided for herein.

13. This Resolution shall become effective upon its passage.

14. The invalidity or enforceability 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.

PASSED AND ADOPTED this 28th day of February 2024.

Attest:

**WEIBERG ROAD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Amended and Restated Engineer's Report, dated February 28, 2024*

Exhibit B: *Amended and Restated Master Assessment Methodology, dated February 28, 2024*

REFERENCE NO. 50158254

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WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Engineer's Report

FEBRUARY 28, 2024



ORIGINAL

SUBMITTED BY
Dewberry Engineers Inc.
800 North Magnolia Avenue
Orlando, Florida 32803
407.843.5120

SUBMITTED TO
Weiberg Road
Community Development District
219 East Livingston Street
Orlando, Florida 32801
407.841.5524

Engineer's Report

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1. Introduction

Weiberg Road Community Development District (the “District” or “CDD”) is located entirely within the Town of Dundee (“Town”), Florida in Polk County (“County”), Florida. It is generally located along Weiberg Road, east and west of Detour Road and south of Lake Hatchineha Road. The District currently contains approximately 298.28 acres and consists of 713 residential lots. The impending boundary amendment to the District will include an additional 70 acres and 243 residential lots for a combined total of 366.81 acres and 956 single-family residential (SFR) lots with recreation/amenity areas, parks, and associated infrastructure for the development.

The CDD was established under the Town’s ordinance O-22-27, which was approved by the Town Council on September 13, 2022. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

The expansion of the CDD was established under Town ordinance O-23-18 which was approved by the Town Council on January 12, 2024, 2023. The District will own and operate the public roadways and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the expansion.

The master developer (“Developer”) is GLK Real Estate, LLC, which is based in Winter Haven, Florida. The development is approved as a Planned Development (PD) for residential units to be constructed in four (4) phases over an estimated five (5) year period. A land use summary is presented in Table 1.1.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the Town, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development. An overall estimate of the probable cost of the public improvements are provided in Exhibit 7 of this report.

The Capital Improvement Plan (CIP) set forth in this Engineer’s Report reflects the present intentions of the District and the landowners. It should be noted that the location of the proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

Table 1.1 Land Use Summary

LAND USE SUMMARY		
LAND USE	EXISTING DISTRICT AREA (AC)	BOUNDARY AMENDMENT AREA (AC)
Master Stormwater System	45.32	9.86
Residential Land (Single-Family Lots)	112.67	40.24
Roadways Infrastructure & Public Facilities	50.24	15.23
Open Space/Conservation Areas/Parks	123.85	4.68
TOTAL	332.07	70

Table 1.2 Lot Types

LAND USE SUMMARY	
LOT WIDTH	NUMBER OF LOTS
55-ft SRF Lots	921
64-ft SFR Lots	35
TOTAL	956

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on the best available information, which includes but is not limited to previous experience with similar projects. Actual costs could be different than estimates as final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds) within the development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to the Town of Dundee for ownership and maintenance upon completion.

2. Purpose and Scope

The purpose of this report is to provide engineering support for the funding of the proposed improvements within the District. This report identifies the proposed public infrastructure to be constructed or acquired by the District along with an Opinion of Probable Construction Costs. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have been completed and permitted for the improvements described herein. The engineer has considered and, in specific instances, has relied upon the information and documentation prepared or supplied by others to prepare this Engineer's Report.

3. The Development

The development will consist of 956 single-family residential units and associated infrastructure. The overall development is a planned residential community consisting of 366.81 acres along Weiberg Road, East of North Scenic Hwy (State Road 17). It is located entirely within the Town of Dundee. The zoning for the development is RSF-3 (moderate-density single family residential) and AL (limited agricultural). The future land use of the development is LDR (low density residential). The development will be constructed in multiple phases.

4. Capital improvements

The CIP consists of public infrastructure in the development. The primary portions of the CIP will provide for stormwater pond construction, roadways built to an urban roadway typical section, water, and sewer facilities including three lift stations, and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

Stormwater structures and conveyance culverts will be constructed within the CIP, which will outfall into the various on-site stormwater ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP.

Installation of the water distribution and wastewater collection system (including lift stations) will also occur at this time. Below-ground installation of telecommunications and cable television will occur but will not be funded by the District. The incremental cost of undergrounding power within the public rights-of-way or easements will be funded by the District.

As a part of the recreational component of the CIP, conservation areas will serve as passive parks within the development that are available to the public for utilization of the facilities. The recreational areas will have connectivity via sidewalks to the other portions of the District. The recreational areas will be open to the public and accessible by public roadways and sidewalks.

5. Capital improvement Plan Components

The CIP for the District includes the following:

5.1 Stormwater Management Facilities

Stormwater management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the Town, County, and SWFWMD.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel Number 12105C0390G, dated December 22, 2016, demonstrates that the property is located within Flood Zones AE and X. Based on this information and the site topography, it appears that 100-year compensation will be located in areas where existing depressions will be impacted throughout the development and the 100-year flood volumes will be compensated as it is required by the County and FEMA.

During the construction of stormwater management facilities, utilities, and roadway improvements, the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reports as required by the National Pollutant Discharge Elimination System (NPDES) General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

5.2 Public Roadways

The proposed public roadway sections include a 24-foot roadway consisting of asphalt and with Miami curbs or Type F curb and gutter on both sides along with a 60-foot right-of-way. The proposed roadway section will consist of stabilized subgrade, a lime rock, crushed concrete, or cement-treated base and asphalt type roadway wearing surface. The proposed curb is to be 2-feet wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement and to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signage and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As stated above, the District will fund roadway construction for all public roadways.

5.3 Water and Wastewater Facilities

A potable drinking water system inclusive of a water main, gate valves, fire hydrants, and appurtenances will be installed. The water service provider will be the Town of Dundee. The water system will be designed to provide an equally distributed system that provides redundancy to the system. These facilities will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Sewer laterals will branch off from these sewer lines to serve the development. Three lift stations are anticipated for this CIP. Flow from the lift stations shall be connected to a proposed force main that will pump to an existing force main that will connect to the Town's or Haines City's wastewater treatment facility. No water or sewer laterals will be placed within private lots or private property.

5.4 Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrances, which will be owned by the Town of Dundee and Polk County. Upon completion, the required inspections as well as final certifications of completions for the improvements will be obtained from the Town, County, SWFWMD, and FDEP (water distribution and wastewater collection systems).

5.5 Amenities and Parks

The District will provide funding for an amenity center to include the following: parking areas, pavilion with restroom facilities, pool, all-purpose playfields, and walking trails to provide connectivity to the various amenity centers within the CDD. In addition, there will be passive parks throughout the development, which will include benches and walking trails. The amenities and parks will be open to the public.

5.6 Electric Utilities and Lighting

The electric distribution system thru the District is currently planned to be underground, The District presently intends to fund and construct the incremental cost of undergrounding of the electric conduits, transformer/cabinet pads, and electric manholes required by Duke Energy (Duke). Electric facilities will be maintained by Duke after the dedication to The District, with Duke providing underground electrical service to the development.

5.7 Entry Feature

Landscaping, irrigation, entry features, and walls at the entrances and along the outside boundary of the development will be provided by the District. The development will not be gated. The irrigation system will use an irrigation well. The well and irrigation water mains for the development's various phases will be constructed and acquired by the CDD with District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters, which will be funded, owned, and maintained by the CDD.

5.8 Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report are being financed by the District to benefit all the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family/residential planned development.

5.9 Permitting

Construction permits for all phases are required and include the Town, County, SWFWMD, FDEP.

Following is a summary of required permits obtained or pending approval for the construction of the public infrastructure improvements for the District.

Table 5.1 Permit Status

PERMIT STATUS				
PERMITS/APPROVALS	LANDINGS AT LAKE TRASK PHASE 1	LANDINGS AT LAKE TRASK PHASE 2	EAGLE LANDING	ALFORD RIDGE
Zoning Approval	Residential Planned Unit Development (RPUD)	Residential Planned Unit Development (RPUD)	Residential Planned Unit Development (RPUD)	Residential Planned Unit Development (RPUD)
Preliminary Plat	Approved	Approved	Approved	To be obtained
SWFWMD ERP	Approved	Approved	Approved	To be obtained
Construction Permits	Approved	Approved	Approved	To be obtained
FDEP Sanitary Sewer General Permit	Approved	To be obtained	Approved	To be obtained
FDEP Water Distribution General Permit	Approved	To be obtained	Approved	To be obtained
NOI	Approved – Polk County ROW	Approved – Polk County ROW	To be obtained – FDOT Access Drainage and Utility	To be obtained – Polk County ROW

6. Recommendation

As previously described, the public infrastructure is necessary for the development and functional operation as required by the Town. The site planning, engineering design, and construction plans for the infrastructure are in accordance with the applicable requirements of the Town, SWFWMD, and FDEP. It should be noted that the infrastructure will provide its intended use and function provided the construction and installation are in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the Opinion of Probable Costs of this report are based upon the proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD, Polk County, and the Town regulations.

7. Report Modification

During the development and implementation of the designed public infrastructure improvements, it may be necessary to make modifications and/or deviations to the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the cost differences would not materially affect the proposed construction cost estimates.

8. Summary and Conclusion

The improvements as outlined are necessary for the functional development of the CDD. The CDD is being designed in accordance with current government regulatory requirements. The development will serve its intended function provided the construction is in substantial compliance with the design. Construction of the development is based upon current development plans.

9. Engineer’s Certification

It is our professional opinion that the public infrastructure costs for the CIP provided in this report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District and the value is at least the same as the costs for said improvements. Assets will be purchased by the District at the lesser of fair market value or actual cost. All improvements financed by the District will be on land owned by, or subject to a permanent easement in favor of, the District or another governmental entity.

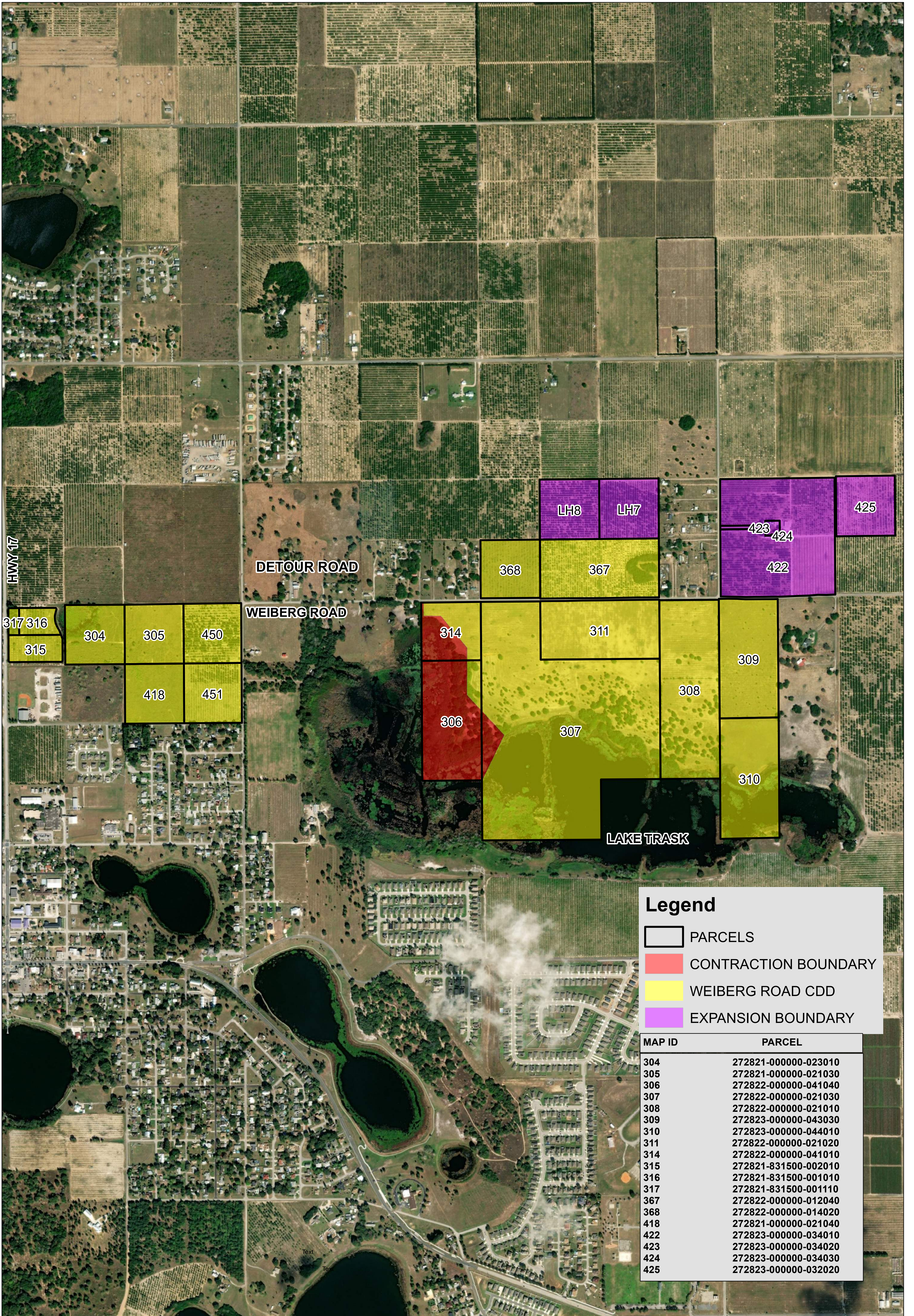
The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our

experience with ongoing and similar projects and basis in the county and the Town. However, labor market, future costs of equipment; materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our opinion that the costs of the CIP proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable, and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the CIP improvements cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

I hereby certify that the foregoing is a true and correct copy of the engineer's report for the Weiberg Road Community Development District.

Reinardo Malavé, P.E.
Florida License No. 31588



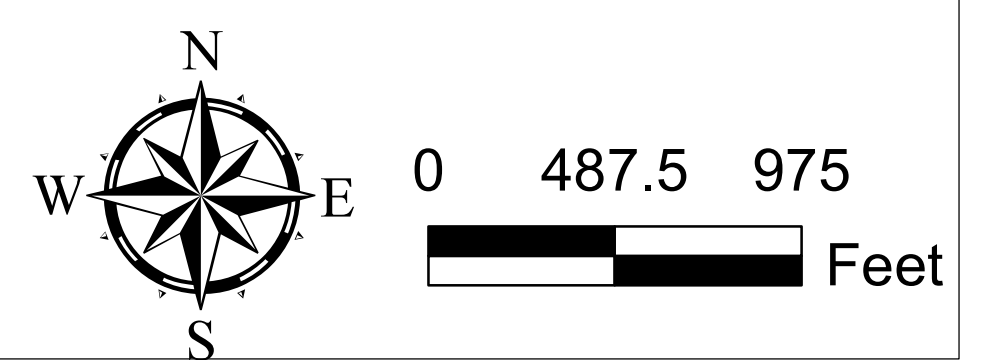
Legend

- PARCELS
- CONTRACTION BOUNDARY
- WEIBERG ROAD CDD
- EXPANSION BOUNDARY

MAP ID	PARCEL
304	272821-000000-023010
305	272821-000000-021030
306	272822-000000-041040
307	272822-000000-021030
308	272822-000000-021010
309	272823-000000-043030
310	272823-000000-044010
311	272822-000000-021020
314	272822-000000-041010
315	272821-831500-002010
316	272821-831500-001010
317	272821-831500-001110
367	272822-000000-012040
368	272822-000000-014020
418	272821-000000-021040
422	272823-000000-034010
423	272823-000000-034020
424	272823-000000-034030
425	272823-000000-032020

TOWN OF DUNDEE

EXHIBIT 1 - BOUNDARY MAP WEIBERG ROAD CDD



Drawing name: C:\Users\wsamalot\appdata\local\temp\AcPublish_119520\50156285-sursketch_Weiberg_Road_CDD.dwg DEW desc. & sketch Sheet 3 Sep 12, 2023 2:23pm by: wsamalot

LEGAL DESCRIPTION:

PARCEL 1

A PORTION OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°42'09"E, A DISTANCE OF 2614.49 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S00°20'44"E, ALONG SAID EAST LINE, A DISTANCE OF 1330.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°35'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.69 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N00°18'00"W, ALONG SAID WEST LINE, A DISTANCE OF 666.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°38'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1292.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°20'43"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 667.86 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 60 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

PARCEL 2

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF SAID SECTION 22; THENCE N00°22'02"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.61 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°21'03"E, A DISTANCE OF 1983.52 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S00°27'54"E, ALONG SAID EAST LINE, A DISTANCE OF 669.60 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N89°27'59"E, ALONG SAID NORTH LINE, A DISTANCE OF 661.55 FEET TO A POINT ON THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE N89°12'18"E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 655.58 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°19'50"E, A DISTANCE OF 2669.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°03'24"W, ALONG SAID SOUTH LINE OF SAID SECTION 23, A DISTANCE OF 656.93 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE N00°18'07"W, ALONG SAID EAST LINE, A DISTANCE OF 668.38 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°27'51"W, ALONG SAID NORTH LINE, A DISTANCE OF 1323.07 FEET TO A POINT ON THE EAST LINE OF THE 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S00°18'09"E, ALONG SAID EAST LINE, A DISTANCE OF 667.48 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°30'11"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1323.06 FEET TO A POINT OF THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N00°18'12"W, ALONG SAID WEST LINE, A DISTANCE OF 667.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°31'46"W, ALONG SAID SOUTH LINE, A DISTANCE OF 661.93 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 22; THENCE N00°18'50"W, ALONG SAID WEST LINE, A DISTANCE OF 2000.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N89°24'17"E, ALONG SAID SOUTH LINE, A DISTANCE OF 662.31 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 358.98 ACRES MORE OR LESS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-

WEIBERG ROAD DD

SECTIONS 22 & 23,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/06/2023
REV DATE:
SCALE 1" = N/A

PROJ: 50167556
DRAWN BY: WS
CHECKED BY: WPH

TOWN OF DUNDEE

**EXHIBIT 2 - LEGAL DESCRIPTION
WEIBERG RD CDD**



EXHIBIT 3A - CONTRACTION PARCEL

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, RUN THENCE ALONG THE WEST LINE THEREOF, S.00°18'53"E, A DISTANCE OF 20.00 FEET TO THE SOUTH RIGHT-OF-WAY OF WEIBERG ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N.89°18'34"E, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG SAID PARALLEL LINE, S.00°18'53"E, A DISTANCE OF 102.98 FEET; THENCE N.90°00'00"E., A DISTANCE OF 179.27 FEET; THENCE S.36°19'39"E., A DISTANCE OF 524.37 FEET; THENCE S.00°30'16"E., A DISTANCE OF 479.56 FEET; THENCE S.41°56'49"E., A DISTANCE OF 589.78 FEET; THENCE S.26°37'41"W., A DISTANCE OF 593.81 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE ALONG THE SOUTH LINE THEREOF, S.89°30'28"W, A DISTANCE OF 661.93 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE ALONG THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, N.00°18'53"W, A DISTANCE OF 1979.58 FEET TO THE POINT OF BEGINNING. CONTAINING 26.915 ACRES, MORE OR LESS.

**EXHIBIT 3 -
CONTRACTION PARCELS
LEGAL DESCRIPTION
WEIBERG ROAD CDD**



Drawing name: C:\Users\wsamdat\appdata\local\temp\AcPublish_74588\5015628E\surfsketch_Weiberg Road_CDD_Landing Phase 2_092823.dwg DEW desc. & sketch Sheet 2 Sep 28, 2023 3:38pm by: wsamdat

LEGAL DESCRIPTION:

A PORTION OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE RUN N00°22'02"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.61 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE ALONG SAID NORTH LINE, RUN N89°25'37"E, A DISTANCE OF 661.75 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22 AND ALSO THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, RUN N00°21'01"W, A DISTANCE OF 666.06 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID NORTH LINE, N89°23'16"E, A DISTANCE OF 1323.90 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST QUARTER OF SECTION 22; THENCE ALONG SAID EAST LINE, RUN S00°18'59"E, A DISTANCE OF 666.97 FEET TO THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE ALONG SAID SOUTH LINE, RUN S89°25'37"W, A DISTANCE OF 1323.49 TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 20 ACRES, MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

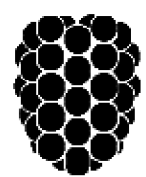
—OF—

**WEIBERG ROAD DD
THE LANDING PHASE 2**

SECTION 22,
TOWNSHIP 28 SOUTH, RANGE 27 EAST

POLK COUNTY

FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR:

CH DEV LLC

DATE: 09/22/2023

REV DATE:

SCALE 1" = N/A

PROJ: 50167556

DRAWN BY: AS

CHECKED BY: WPH

TOWN OF DUNDEE

COMPOSITE EXHIBIT 4 - EXPANSION PARCELS

LEGAL DESCRIPTION

WEIBERG RD CDD



Dewberry®

Drawing name: C:\Users\wsamalot\appdata\local\temp\AcPublish_45228\50156285\sketch\Weiberg_Road_CDD_Alford_Ridge.dwg DEW desc. & sketch Sheet 2 Oct 03, 2023 9:25am by wsamalot

LEGAL DESCRIPTION:


A PORTION OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE RUN N00°17'59"W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, A DISTANCE OF 1334.85 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE DEPARTING SAID WEST LINE, RUN ALONG SAID NORTH LINE, N89°16'35"E, A DISTANCE OF 1964.64 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE ALONG SAID EAST LINE, RUN S00°23'20"E, A DISTANCE OF 666.19 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23; THENCE ALONG SAID SOUTH LINE, RUN S89°14'26"W, A DISTANCE OF 655.23 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE ALONG SAID EAST LINE, RUN S00°21'33"E, A DISTANCE OF 666.60 FEET TO THE SOUTH LINE OF THE THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE ALONG SAID SOUTH LINE, RUN S89°12'18"W, A DISTANCE OF 1311.16 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 50 ACRES, MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

<p>SKETCH OF DESCRIPTION</p> <p>—OF—</p> <p>WEIBERG ROAD DD ALFORD RIDGE</p> <p>SECTION 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST</p> <p>POLK COUNTY FLORIDA</p>	 <p>Dewberry</p> <p>131 WEST KALEY STREET ORLANDO, FLORIDA 32806 PHONE: 321.354.9826 FAX: 407.648.9104 WWW.DEWBERRY.COM CERTIFICATE OF AUTHORIZATION No. LB 8011</p>	<p>PREPARED FOR:</p> <p>CH DEV LLC</p> <p>DATE: 09/21/2023 REV DATE: SCALE 1" = N/A</p> <p>PROJ: 50167556 DRAWN BY: AS CHECKED BY: WPH</p>
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TOWN OF DUNDEE

COMPOSITE EXHIBIT 4 - EXPANSION PARCELS

LEGAL DESCRIPTION

WEIBERG RD CDD



LEGAL DESCRIPTION:

PARCEL 1

A PORTION OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°42'09"E, A DISTANCE OF 2614.49 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S00°20'44"E, ALONG SAID EAST LINE, A DISTANCE OF 1330.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°35'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.69 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N00°18'00"W, ALONG SAID WEST LINE, A DISTANCE OF 666.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°38'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1292.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°20'43"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 667.86 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 60 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

PARCEL 2

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF SAID SECTION 22; THENCE N00°22'02"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.61 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N89°25'37"E, ALONG THE NORTH LINE, A DISTANCE OF 661.75 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N00°21'01"W, ALONG THE WEST LINE, A DISTANCE OF 666.06 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°23'16"E, A DISTANCE OF 1323.90 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S00°18'59"E, ALONG THE EAST LINE, A DISTANCE OF 1333.94 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N89°27'59"E, ALONG THE NORTH LINE, A DISTANCE OF 661.55 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE N00°17'59"W, ALONG THE WEST LINE, A DISTANCE OF 1334.85 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°16'35"E, A DISTANCE OF 1964.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S00°23'20"E, ALONG THE EAST LINE, A DISTANCE OF 666.19 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S89°14'26"W, ALONG THE SOUTH LINE, A DISTANCE OF 655.23 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S00°21'33"E, ALONG THE EAST LINE, A DISTANCE OF 666.60 FEET NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°12'18"W, ALONG THE NORTH LINE, A DISTANCE OF 655.58 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°19'50"E, A DISTANCE OF 2669.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°03'24"W, ALONG THE SOUTH LINE, A DISTANCE OF 656.93 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE N00°18'07"W, ALONG THE EAST LINE, A DISTANCE OF 668.38 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°27'51"W, ALONG THE SOUTH LINE, A DISTANCE OF 1323.07 FEET TO A POINT ON THE EAST LINE OF THE 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S00°18'09"E, ALONG THE EAST LINE, A DISTANCE OF 667.48 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°30'11"W, ALONG THE SOUTH LINE, A DISTANCE OF 1323.06 FEET TO A POINT OF THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N00°18'12"W, ALONG THE WEST LINE, A DISTANCE OF 667.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°31'46"W, ALONG THE SOUTH LINE, A DISTANCE OF 661.93 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 22; THENCE N00°18'50"W, ALONG THE WEST LINE, A DISTANCE OF 2000.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N89°24'17"E, ALONG THE SOUTH LINE, A DISTANCE OF 662.31 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 313 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

LESS

DESCRIPTION: A parcel of land lying in Section 22, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 22, run thence along the West line thereof, S.00°18'53"E, a distance of 20.00 feet to the South Right-of-Way of Weiberg Road, said point also being the **POINT OF BEGINNING**; thence along said South Right-of-Way, N.89°18'34"E, a distance of 50.00 feet to a point on a line 50.00 feet East of and parallel with the West line of the East 1/4 of the Southwest 1/4 of said Section 22; thence along said parallel line, S.00°18'53"E, a distance of 102.98 feet; thence N.90°00'00"E., a distance of 179.27 feet; thence S.36°19'39"E., a distance of 524.37 feet; thence S.00°30'16"E., a distance of 479.56 feet; thence S.41°56'49"E., a distance of 589.78 feet; thence S.26°37'41"W., a distance of 593.81 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Said Section 22; thence along the South line thereof, S.89°30'28"W, a distance of 661.93 feet to the Southwest corner of said Northeast 1/4; thence along the West line of the East 1/4 of the Southwest 1/4 of said Section 22, N.00°18'53"W, a distance of 1979.58 feet to the **POINT OF BEGINNING**.

Containing 26.915 acres, more or less.

NEW AMMENDED DISTRICT BOUNDARY CONTAINING 346.1 ACRES MORE OR LESS

TOWN OF DUNDEE

EXHIBIT 5 - DISTRICT AS AMMENDED WEIBERG RD CDD



Exhibit 6

SUMMARY OF PROPOSED DISTRICT FACILITIES				
DISTRICT INFRASTRUCTURE	CONSTRUCTION	OWNERSHIP	CAPITAL FINANCING	OPERATION AND MAINTENANCE
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	Town of Dundee	District Bonds	Town of Dundee
Street Lighting	District	District**	District Bonds	Duke Energy**
Road Construction	District	District	District Bonds	District
Offsite Improvements	District	Polk County/Town of Dundee	District Bonds	Polk County/Town of Dundee
Entry Feature & Signage	District	District	District Bonds	District
Recreation Facilities/Amenities	District	District	District Bonds	District

*Costs not funded by bonds will be funded by the developer.

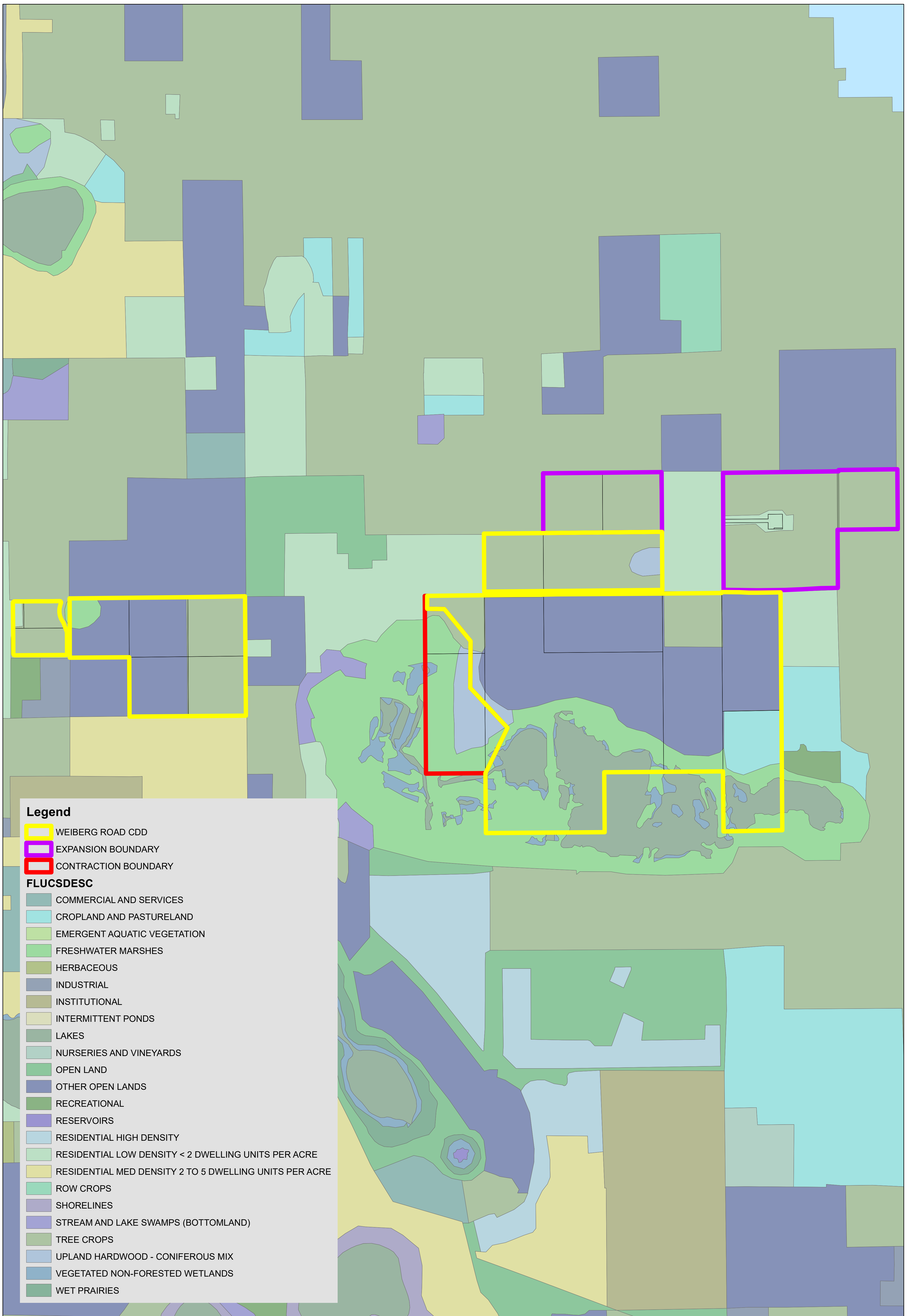
**District will fund street lighting maintenance services.

**SUMMARY OF OPINION OF PROBABLE COST
EXHIBIT 7A**

Infrastructure	Landing at Lake Trask Ph 1 404 Lots (Existing) 2022-2026	Landing at Lake Trask Ph 2A 103 Lots (Existing) 2022-2026	Landing at Lake Trask Ph 2B 65 Lots (Expansion) 2022-2026	Eagle Landing 206 Lots (Existing) 2022-2026	Alford Ridge 178 Lots (Expansion) 2022-2026	Total 956 Lots
Offsite Improvements ⁽¹⁾⁽⁵⁾⁽⁷⁾⁽¹¹⁾	\$1,466,114.00	\$451,112.00	\$163,710.00	\$749,428.00	\$647,564.00	\$3,477,928.00
Stormwater Management ⁽¹⁾⁽²⁾⁽³⁾⁽⁵⁾⁽⁶⁾⁽⁷⁾	\$1,912,638.00	\$588,504.00	\$213,570.00	\$977,676.00	\$844,788.00	\$4,537,176.00
Utilities (Water, Sewer, & Street Lighting) ⁽¹⁾⁽⁵⁾⁽⁷⁾⁽⁹⁾⁽¹¹⁾	\$3,327,168.00	\$1,023,992.00	\$371,610.00	\$1,701,148.00	\$1,469,924.00	\$7,893,842.00
Roadway ⁽¹⁾⁽⁴⁾⁽⁵⁾⁽⁷⁾	\$1,912,638.00	\$588,504.00	\$213,570.00	\$977,676.00	\$844,788.00	\$4,537,176.00
Entry Feature ⁽¹⁾⁽⁷⁾⁽⁸⁾⁽⁹⁾⁽¹¹⁾	\$200,000.00	\$100,000.00	\$100,000.00	\$200,000.00	\$200,000.00	\$800,000.00
Parks and Amenities ⁽¹⁾⁽⁷⁾⁽¹¹⁾	\$689,130.00	\$212,040.00	\$76,950.00	\$352,260.00	\$304,380.00	\$1,634,760.00
General Consulting ⁽¹¹⁾	\$950,768.80	\$296,415.20	\$113,941.00	\$495,818.80	\$431,144.40	\$2,288,088.20
Contingency ⁽¹¹⁾	\$1,045,845.68	\$326,056.72	\$125,335.10	\$545,400.68	\$474,258.84	\$2,516,897.02
TOTAL	\$11,504,302.48	\$3,586,623.92	\$1,378,686.10	\$5,999,407.48	\$5,216,847.24	\$27,685,867.22

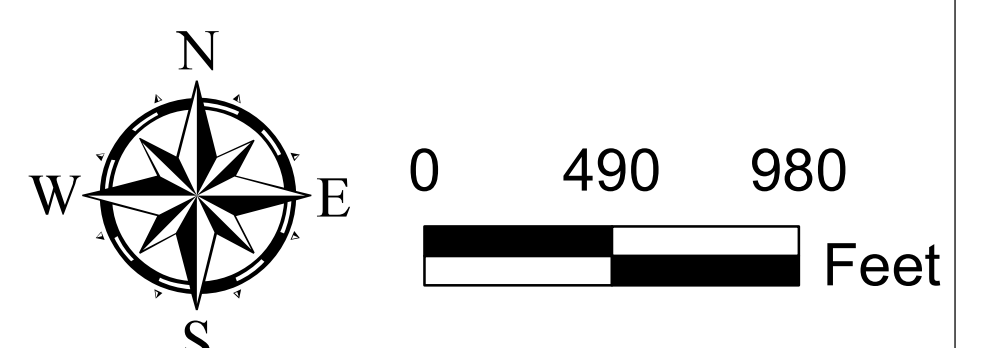
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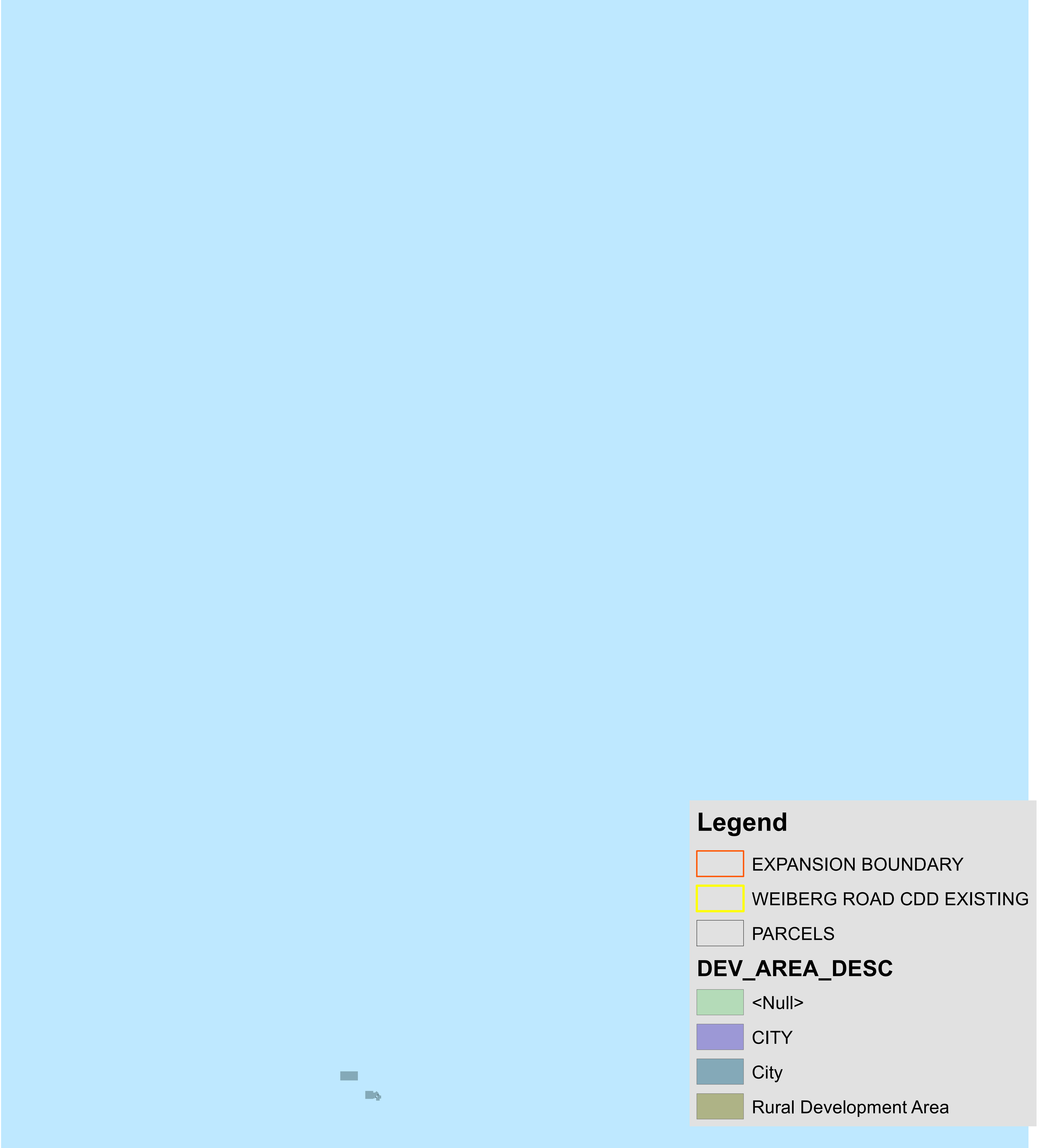
- (1) District to be constructed as four (4) phases.
- (2) Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.
- (3) Excludes grading of each lot in conjunction with home construction, which will be provided by home builder.
- (4) Includes Stormwater pond excavation. Does not include the cost of transportation of fill for use of private lots.
- (5) Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.
- (6) Includes subdivision infrastructure and civil/site engineering.
- (7) Stormwater does not include grading associated with building pads.
- (8) Estimates are based on 2024 cost.
- (9) Includes entry features, signage, hardscape, landscape, irrigation and fencing.
- (10) CDD will enter into a Lighting Agreement with Duke Energy for the lighting service. Includes only the incremental cost of undergrounding.
- (11) Estimates based on 956 lots.
- (12) The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (All phases).





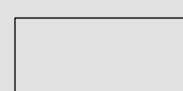
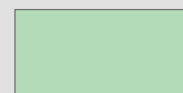
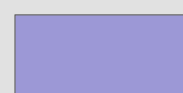

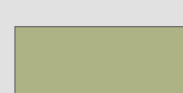
TOWN OF DUNDEE

COMPOSITE EXHIBIT 8 - EXISTING LAND USE MAP WEIBERG ROAD CDD



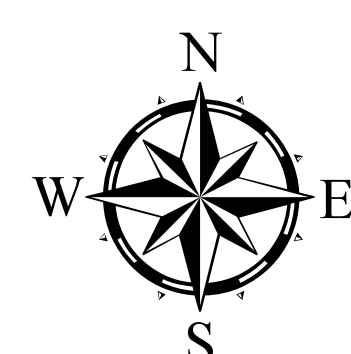


Legend

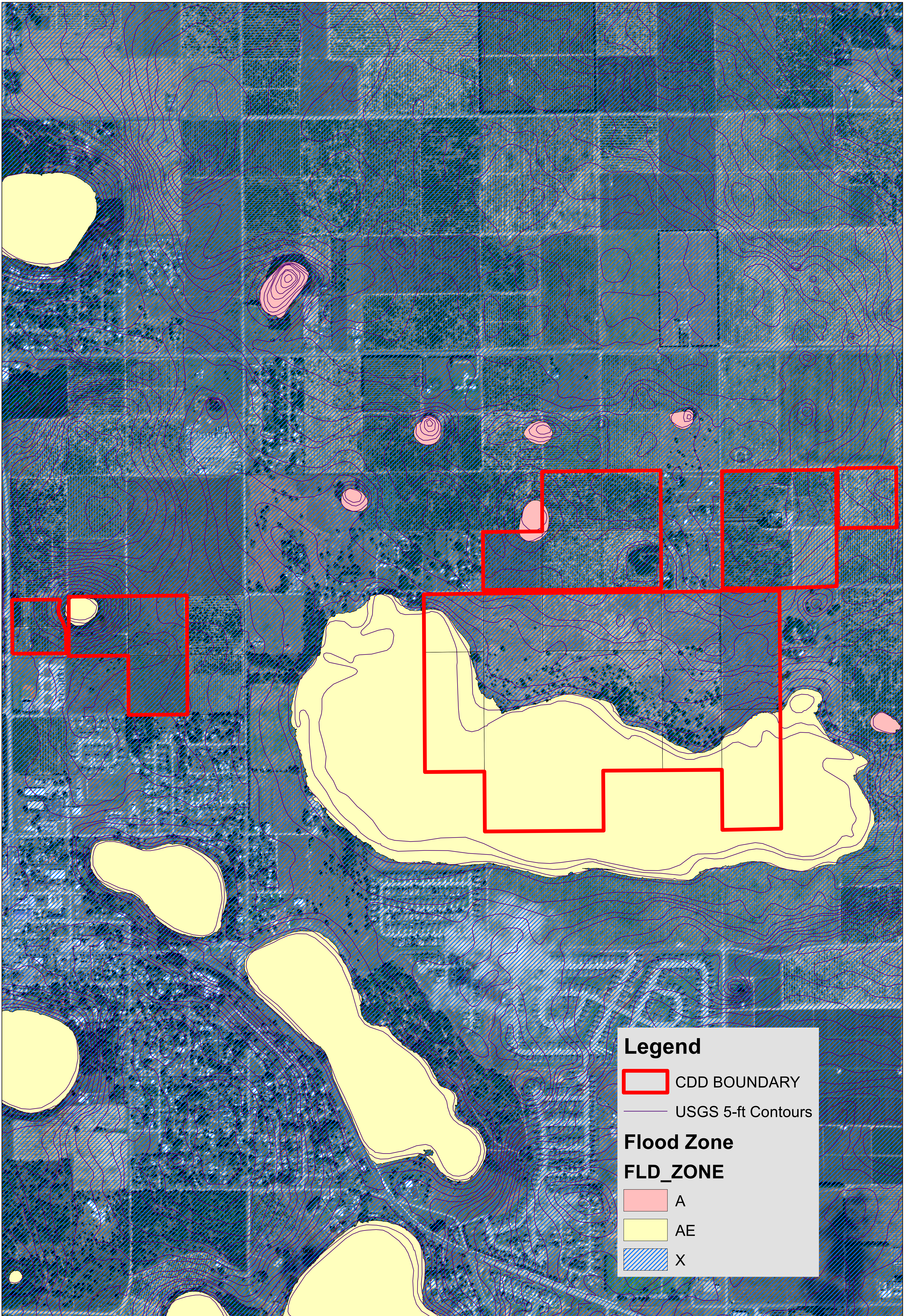
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-  WEIBERG ROAD CDD EXISTING
-  PARCELS
- DEV_AREA_DESC**
-  <Null>
-  CITY
-  City
-  Rural Development Area

TOWN OF DUNDEE

**COMPOSITE EXHIBIT 8 -
FUTURE LAND USE MAP
WEIBERG ROAD CDD**

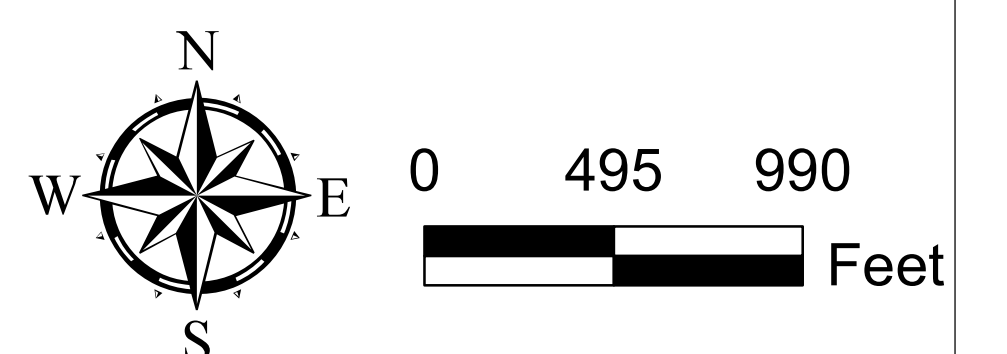


487.5 975
Feet



TOWN OF DUNDEE

EXHIBIT 9 - DRAINAGE AND UTILITIES WEIBERG ROAD CDD



**AMENDED AND RESTATED MASTER
ASSESSMENT METHODOLOGY
FOR
WEIBERG ROAD
COMMUNITY DEVELOPMENT DISTRICT**

Date: February 28, 2024

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801**



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

1.0 Introduction

The Weiberg Road Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (the “District”). The District plans to issue up to \$36,450,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements within the District, more specifically described in the Amended and Restated Engineer’s Report dated February 28, 2024 prepared by Dewberry Engineers, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of public infrastructure improvements consisting of improvements that benefit property owners within the District.

1.1 Purpose

The Board of Supervisors (“Board”) of the District previously approved the Master Assessment Methodology, dated September 21, 2022 (the “Master Report”). The Master Report established an assessment methodology the District followed to allocate debt assessments to properties within the District benefitting from the District’s Capital Improvement Plan (“CIP”). Such assessments secure repayment of the Bonds. Since adoption of the Master Report, there have been expansions and contractions to the District’s boundaries to add and remove parcels within the District, such that the total acreage within the District’s boundaries has changed.

This Amended and Restated Master Assessment Methodology amends and restates the original approved Master Report (collectively, the “Assessment Report”) provides for an assessment methodology that reflects the change in the District’s Acreage.

This Assessment Report continues to allocate the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes, with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 346.1 acres within the Town of Dundee, Florida in Polk County, Florida. The development program currently envisions approximately 956 residential units (herein the “Development”). The proposed Development program is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the CIP will provide facilities that benefit certain property within the District. The CIP is delineated in the Engineer’s Report. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management, utilities, roadway, entry feature, parks and amenities, general consulting, and contingency. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District’s CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property, different in kind and degree than general benefits, for properties outside it’s borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District’s CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two requirements for valid special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of property will cost approximately \$27,685,867. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, the funding of debt service reserves and capitalized interest, will be approximately \$36,450,000. Additionally, funding required to complete the CIP which is not financed with Bonds will be funded by GLK Real Estate, LLC or a related entity (the "Developer"). Without the CIP, the property would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue up to \$36,450,000 in Bonds, in one or more series to fund the District's CIP, provide for capitalized interest, a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$36,450,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the proposed land uses as identified by the Developer and current landowners of the land within the District. The District has relied on the Engineer's Report to develop the costs of the CIP needed to support the Development, these

construction costs are outlined in Table 2. The improvements needed to support the Development are described in detail in the Engineer's Report and are estimated to cost \$27,685,867. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the CIP and related costs was determined by the District's Underwriter to total approximately \$36,450,000. Table 3 shows the breakdown of the bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The CIP funded by District Bonds benefits all developable acres within the District.

The initial assessments will be levied on an equal basis to all acres within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the improvements.

Once platting, site planning, or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the planned 956 residential units within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to the development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of offsite improvements, stormwater management, utilities, roadway, entry feature, parks and amenities, general consulting, and contingency. There are *two* residential product types within the planned development. The single family 55' home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management, utilities, roadway, entry feature, parks and amenities, general consulting, and contingency. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 7. If the land use plan changes, then the District will update Tables 1, 4, 5 and 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's CIP will be distributed evenly across the acres within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

TABLE 1
 WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
 DEVELOPMENT PROGRAM
 AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Product Types*	Landing at Lake	Landing at Lake	Landing at Lake	Eagle Landing	Alford Ridge	Totals	ERUs	Total ERUs
	Trask Phase 1	Trask Phase 2A	Trask Phase 2B	Phase 1	Phase 1		per Unit (1)	
Single Family	404	103	65	206	178	956	1.00	956
Total Units	404	103	65	206	178	956		956

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a Single Family unit equal to 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Capital Improvement Plan ("CIP") (1)	Total Cost Estimate
Offsite Improvements	\$3,477,928
Stormwater Management	\$4,537,176
Utilites (Water, Sewer, & Street Lighting)	\$7,893,842
Roadway	\$4,537,176
Entry Feature	\$800,000
Parks and Amenities	\$1,634,760
General Consulting	\$2,288,088
Contingency	\$2,516,897
	\$27,685,867

(1) A detailed description of these improvements is provided in the Amended and Restated Engineer's Report February 28, 2024

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Description	
Construction Funds	\$27,685,867
Debt Service Reserve	\$2,491,728
Capitalized Interest	\$4,738,500
Underwriters Discount	\$729,000
Cost of Issuance	\$800,000
Rounding	\$4,905
Par Amount*	\$36,450,000

Bond Assumptions:

Average Coupon	6.50%
Amortization	30 years
Capitalized Interest	24 months
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
 WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
 ALLOCATION OF BENEFIT
 AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements	
					Costs Per Product Type	Improvement Costs Per Unit
Single Family	956	1.00	956	100.00%	\$27,685,867	\$28,960
			956	100.00%		

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Total Improvements Costs Per Product Type	Allocation of Par Debt Per Product Type	Par Debt Per Unit
Single Family	956	\$27,685,867	\$36,450,000	\$38,128
	956	\$27,685,867	\$36,450,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family	956	\$36,450,000	\$38,128	\$2,491,728	\$2,606	\$2,803
	956	\$36,450,000		\$2,491,728		

(1) This amount includes collection fees and early payment discounts when collected on the County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY

Owner	Property*	Net Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
GLK Lake Trask LLC	27-28-22-000000-041040	1.5	\$105,326	\$157,988	\$10,800	\$11,613
GLK Lake Trask LLC	27-28-22-000000-021030	88.8	\$105,326	\$9,347,639	\$639,006	\$687,103
GLK Lake Trask LLC	27-28-22-000000-021010	30.5	\$105,326	\$3,208,215	\$219,314	\$235,822
GLK Lake Trask LLC	27-28-23-000000-043030	20.1	\$105,326	\$2,121,256	\$145,009	\$155,924
GLK Lake Trask LLC	27-28-23-000000-044010	20.4	\$105,326	\$2,148,640	\$146,881	\$157,937
GLK Lake Trask LLC	27-28-22-000000-021020	20.1	\$105,326	\$2,117,043	\$144,721	\$155,614
GLK Real Estate	27-28-22-000000-041010	4.8	\$105,326	\$505,562	\$34,560	\$37,162
PHC I Property LLC	27-28-22-000000-012040	20.2	\$105,326	\$2,124,416	\$145,225	\$156,156
PHC I Property LLC	27-28-22-000000-014020	10.1	\$105,326	\$1,061,681	\$72,577	\$78,039
Northeast Polk Land Investments LLC	27-28-22-000000-012030	10.4	\$105,326	\$1,094,332	\$74,809	\$80,439
Northeast Polk Land Investments LLC	27-28-22-000000-014010	10.4	\$105,326	\$1,094,332	\$74,809	\$80,439
Cassidy Property Investments LLC	27-28-21-831500-001010	3.1	\$105,326	\$330,722	\$22,608	\$24,310
Cassidy Property Investments LLC	27-28-21-000000-023010	10.3	\$105,326	\$1,086,959	\$74,305	\$79,898
Cassidy Property Investments LLC	27-28-21-831500-002010	4.4	\$105,326	\$462,379	\$31,608	\$33,987
CH DEV LLC	27-28-21-000000-021010	10.0	\$105,326	\$1,057,468	\$72,289	\$77,730
CH DEV LLC	27-28-21-000000-021020	10.1	\$105,326	\$1,058,521	\$72,361	\$77,807
Cassidy Property Investments LLC	27-28-21-000000-021030	10.2	\$105,326	\$1,078,533	\$73,729	\$79,278
Weiberg Rd Development LLC	27-28-21-000000-021040	10.3	\$105,326	\$1,079,587	\$73,801	\$79,356
Cassidy Property Investments LLC	27-28-21-831500-001110	1.1	\$105,326	\$114,805	\$7,848	\$8,439
SLC IRA LLC/ABC IRA LLC	27-28-23-000000-034010	37.5	\$105,326	\$3,946,547	\$269,787	\$290,093
SLC IRA LLC/ABC IRA LLC	27-28-23-000000-034020	1.3	\$105,326	\$137,976	\$9,432	\$10,142
SLC IRA LLC/ABC IRA LLC	27-28-23-000000-034030	0.3	\$105,326	\$31,598	\$2,160	\$2,323
SLC IRA LLC/ABC IRA LLC	27-28-23-000000-032020	10.3	\$105,326	\$1,083,800	\$74,089	\$79,665
Total		346.1		\$36,450,000	\$2,491,728.05	\$2,679,277

Annual Assessment Periods	30
Average Coupon Rate (%)	6.50%
Maximum Annual Debt Service	\$2,491,728

* - See Metes and Bounds, attached as Exhibit A

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Prepared by: Governmental Management Services - Central Florida, LLC

Exhibit A

LEGAL DESCRIPTION:

PARCEL 1

A PORTION OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER 1/4 CORNER OF SAID SECTION 21; THENCE N89°42'09"E, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 28.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°42'09"E, A DISTANCE OF 2614.49 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S00°20'44"E, ALONG SAID EAST LINE, A DISTANCE OF 1330.68 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°35'32"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1322.69 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N00°18'00"W, ALONG SAID WEST LINE, A DISTANCE OF 666.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE S89°38'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 1292.33 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SCENIC HIGHWAY NORTH PER FLORIDA DEPARTMENT OF TRANSPORTATION PER RIGHT OF WAY MAP PROJECT 5209-RD(8) OF POLK COUNTY; THENCE N00°20'43"W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 667.86 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 60 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

PARCEL 2

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 28 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTER OF SAID SECTION 22; THENCE N00°22'02"W, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22, A DISTANCE OF 665.61 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N89°25'37"E, ALONG THE NORTH LINE, A DISTANCE OF 661.75 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE N00°21'01"W, ALONG THE WEST LINE, A DISTANCE OF 666.06 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°23'16"E, A DISTANCE OF 1323.90 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE S00°18'59"E, ALONG THE EAST LINE, A DISTANCE OF 1333.94 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N89°27'59"E, ALONG THE NORTH LINE, A DISTANCE OF 661.55 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE N00°17'59"W, ALONG THE WEST LINE, A DISTANCE OF 1334.85 FEET; THENCE DEPARTING SAID WEST LINE, RUN N89°16'35"E, A DISTANCE OF 1964.64 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S00°23'20"E, ALONG THE EAST LINE, A DISTANCE OF 666.19 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S89°14'26"W, ALONG THE SOUTH LINE, A DISTANCE OF 655.23 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S00°21'33"E, ALONG THE EAST LINE, A DISTANCE OF 666.60 FEET NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°12'18"W, ALONG THE NORTH LINE, A DISTANCE OF 655.58 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°19'50"E, A DISTANCE OF 2669.06 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23; THENCE S89°03'24"W, ALONG THE SOUTH LINE, A DISTANCE OF 656.93 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22; THENCE N00°18'07"W, ALONG THE EAST LINE, A DISTANCE OF 668.38 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S89°27'51"W, ALONG THE SOUTH LINE, A DISTANCE OF 1323.07 FEET TO A POINT ON THE EAST LINE OF THE 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S00°18'09"E, ALONG THE EAST LINE, A DISTANCE OF 667.48 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°30'11"W, ALONG THE SOUTH LINE, A DISTANCE OF 1323.06 FEET TO A POINT OF THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N00°18'12"W, ALONG THE WEST LINE, A DISTANCE OF 667.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE S89°31'46"W, ALONG THE SOUTH LINE, A DISTANCE OF 661.93 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SAID SECTION 22; THENCE N00°18'50"W, ALONG THE WEST LINE, A DISTANCE OF 2000.36 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE N89°24'17"E, ALONG THE SOUTH LINE, A DISTANCE OF 662.31 FEET TO THE POINT OF BEGINNING.

LESS ALL RECORDED INTERIOR ROAD RIGHT OF WAYS

CONTAINING 313 ACRES MORE OR LESS, PRIOR TO RIGHT OF WAY LESS OUTS.

LESS

DESCRIPTION: A parcel of land lying in Section 22, Township 28 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 22, run thence along the West line thereof, S.00°18'53"E, a distance of 20.00 feet to the South Right-of-Way of Weiberg Road, said point also being the **POINT OF BEGINNING**; thence along said South Right-of-Way, N.89°18'34"E, a distance of 50.00 feet to a point on a line 50.00 feet East of and parallel with the West line of the East 1/4 of the Southwest 1/4 of said Section 22; thence along said parallel line, S.00°18'53"E, a distance of 102.98 feet; thence N.90°00'00"E., a distance of 179.27 feet; thence S.36°19'39"E., a distance of 524.37 feet; thence S.00°30'16"E., a distance of 479.56 feet; thence S.41°56'49"E., a distance of 589.78 feet; thence S.26°37'41"W., a distance of 593.81 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Said Section 22; thence along the South line thereof, S.89°30'28"W, a distance of 661.93 feet to the Southwest corner of said Northeast 1/4; thence along the West line of the East 1/4 of the Southwest 1/4 of said Section 22, N.00°18'53"W, a distance of 1979.58 feet to the **POINT OF BEGINNING**.

Containing 26.915 acres, more or less.

NEW AMMENDED DISTRICT BOUNDARY CONTAINING 346.1 ACRES MORE OR LESS

TOWN OF DUNDEE

EXHIBIT 5 - DISTRICT AS AMMENDED WEIBERG RD CDD



SECTION VII

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON _____, 2024, AT _____ P.M. AT 346 E. CENTRAL AVE., WINTER HAVEN, FLORIDA 33880, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES.

WHEREAS, the Board of Supervisors (the “Board”) of the Weiberg Road Community Development District (the “District”) has previously adopted Resolution 2024-01 entitled:

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT ADOPTING AND CONFIRMING THE AMENDED AND RESTATED MASTER ASSESSMENT METHODOLOGY; ADOPTING AND CONFIRMING THE AMENDED AND RESTATED ENGINEER’S REPORT; DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, in accordance with Resolution 2024-01, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, *Florida Statutes*, to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 (the “District Office”).

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

SECTION 1. There is hereby declared a public hearing to be held at _____ p.m. on _____, 2024, at _____ .m., 346 E. CENTRAL AVE., WINTER HAVEN, FLORIDA 33880, for the purpose of hearing comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file. Affected parties may appear at that hearing or submit their comments in writing prior to the hearing to the office of the District Manager, Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801.

SECTION 2. Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper(s) of general circulation within Polk County (by two publications one week apart with the first publication at least twenty (20) days prior and the last publication shall be at least one (1) week prior

to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days' written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 28th day of February 2024.

ATTEST:

**WEIBERG ROAD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION VIII

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION OF A PUBLIC HEARING REGARDING THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD FOR THE LEVY, COLLECTION, AND ENFORCEMENT OF NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE EXPANSION PARCEL AS AUTHORIZED BY SECTION 197.3632, *FLORIDA STATUTES*; AUTHORIZING THE PUBLICATION OF THE NOTICE OF SUCH HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Weiberg Road Community Development District (the "**District**") is a local unit of special-purpose government duly organized and existing pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the "**Act**") and was established by Ordinance No. 22-27, which became effective on September 13, 2022, of the Town Commission of the Town of Dundee, Florida ("**Town**"), as amended by Ordinance No. 23-18, effective January 12, 2024 (the "**Expansion Ordinance**"); and

WHEREAS, the District pursuant to the provisions of the Act, is authorized to levy, collect, and enforce certain special assessments, which include benefit and maintenance assessments and further authorizes the District's Board of Supervisors (the "**Board**") to levy, collect, and enforce special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes*; and

WHEREAS, the District previously determined its intent to utilize the Uniform Method for the levy, collection, and enforcement of non-ad valorem special assessments authorized by Section 197.3632, *Florida Statutes* (the "**Uniform Method**"); and

WHEREAS, effective January 12, 2024, the boundaries of the District were subsequently amended by the Expansion Ordinance to include an additional 70 acres of land, more or less (the "**Expansion Parcels**"), and to remove approximately 26.9 acres of land, more or less (the "**Contraction Parcels**"); and

WHEREAS, the District now desires to use the Uniform Method for the levy, collection and enforcement of non-ad valorem special assessments with respect to the Expansion Parcels;

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

SECTION 1. A Public Hearing will be held to adopt the Uniform Method on _____, 2024, at _____ .m. 346 E. CENTRAL AVE., WINTER HAVEN, FLORIDA 33880, for the purpose of hearing comment and objections to the District's intent to utilize the Uniform Method with respect to the Expansion Parcels.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 197.3632, *Florida Statutes*.

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

[CONTINUE ON TO NEXT PAGE]

PASSED AND ADOPTED this 28th day of February 2024.

ATTEST:

**WEIBERG ROAD COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

SECTION IX

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY**

**FOR
WEIBERG ROAD
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT AREA ONE**

Date: December 27, 2023

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston Street
Orlando, FL 32801**



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

1.0 Introduction

The Weiberg Road Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes, as amended (the “District”). The District plans to issue \$5,100,000 of tax exempt bonds in one or more series (the “Assessment Area One Bonds” or “Bonds”) for the purpose of financing certain infrastructure improvements (the “Assessment Area One Project”) within Assessment Area One within the District, more specifically described in the Master Engineer’s Report dated September 21, 2022 prepared by Dewberry Engineers, Inc. as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of public infrastructure improvements consisting of improvements that benefit property owners within the District.

1.1 Purpose

This Supplemental Assessment Methodology Report for Assessment Area One supplements the Master Assessment Methodology dated September 21, 2022 (together the “Assessment Report”) and provides for an assessment methodology for allocating the Assessment Area One Bonds to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the Assessment Area One Bonds to properties based on the special benefits each receives from the District’s capital improvement plan (“CIP”). This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 366.81 acres within the Town of Dundee, Florida in Polk County, Florida. Assessment Area One, A designated area within the District, is currently planned to benefit 206 residential units. The proposed

Assessment Area One is depicted in Table 1. It is recognized that such land use plan may change, and this Assessment Report will be modified accordingly.

The public improvements contemplated by the District in the CIP that will be funded with the net proceeds of the Assessment Area One Bonds will provide facilities that benefit assessable property within Assessment Area One within the District. The CIP is delineated in the Engineer's Report. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management, utilities, roadway, entry feature, parks and amenities, general consulting, and contingency. Only a portion of the CIP constituting the Assessment Area One Project will be funded with the proceeds of the Assessment Area One Bonds. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the CIP.
2. The District Engineer determines the assessable acres that benefit from the District's CIP.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct CIP.
4. This amount is initially divided equally among the benefited properties on a prorated gross acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number of platted units.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the assessable property, different in kind and degree than general benefits, for properties outside its borders as well as general benefits to the public at large.

However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to the assessable property within the District. The implementation of the CIP enables properties within its boundaries to be developed. Without the District's CIP, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

There is no doubt that the general public and property owners outside the District will benefit from the provision of the District's CIP. However, these benefits will be incidental to the District's CIP, which is designed solely to meet the needs of property

within the District. Properties outside the District boundaries do not depend upon the District's CIP. The property owners within the District are therefore receiving special benefits not received by those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two requirements for valid special assessments.

1.5 Special Benefits Exceed the Costs Allocated

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. The District Engineer estimates that the District's CIP that is necessary to support full development of Assessment Area One will cost approximately \$5,981,802. The District's Underwriter projects that financing costs required to fund the infrastructure improvements, including project costs, the cost of issuance of the Bonds, and the funding of debt service reserves, will be approximately \$5,100,000. Additionally, funding required to complete the CIP which is not financed with Bonds will be funded by CH DEV LLC or a related entity (the "Developer"). Without the CIP, the property would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District is planning to issue \$5,100,000 in Assessment Area One Bonds to fund a portion of the District's CIP representing the Assessment Area One Project, provide for a debt service reserve account and cost of issuance. It is the purpose of this Assessment Report to allocate the \$5,100,000 in debt to the properties benefiting from the CIP.

Table 1 identifies the proposed land uses as identified by the Developer and current landowners of the land within the District. The District has relied on the Engineer's

Report to develop the costs of the CIP needed to support the Development, these construction costs are outlined in Table 2. The improvements needed to support Assessment Area One are described in detail in the Engineer's Report and are estimated to cost \$5,981,802. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for a portion of the CIP representing the Assessment Area One Project and related costs was determined by the District's Underwriter to total approximately \$5,100,000. Table 3 shows the breakdown of the bond sizing for Assessment Area One.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan is completed. The portion of the CIP funded by the Assessment Area One Bonds benefits all developable acres within Assessment Area One within the District.

The initial assessments will be levied on an equal basis to all acres within Assessment Area One within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within Assessment Area One within the District are benefiting from the improvements.

Once platting, site planning, or the recording of declaration of condominium, ("Assigned Properties") has begun, the assessments will be levied to the Assigned Properties based on the benefits they receive. The Unassigned Properties, defined as property that has not been platted, assigned development rights or subjected to a declaration of condominium, will continue to be assessed on a per acre basis ("Unassigned Properties"). Eventually the development plan will be completed and the debt relating to the Assessment Area One Bonds will be allocated to the planned 206 residential units within the District, which are the beneficiaries of the CIP, as depicted in Table 5 and Table 6. If there are changes to the development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The CIP consists of offsite improvements, stormwater management, utilities, roadway, entry feature, parks and amenities, general consulting, and contingency. There is *one* residential product type within the Assessment Area One. The single family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular land uses. It is

important to note that the benefit derived from the improvements on the particular units exceeds the cost that the units will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed CIP will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management, utilities, roadway, entry feature, parks and amenities, general consulting, and contingency. These improvements accrue in differing amounts and are somewhat dependent on the type of land use receiving the special benefits peculiar to those properties, which flow from the logical relationship of the improvements to the properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the improvements in fact actually provided.

For the provision of CIP, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable, but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Engineer's Report is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type).

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of the District's CIP have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment more than the

determined special benefit peculiar to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold as planned, and the entire proposed CIP is developed or acquired and financed by the District.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto for the Developer, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is processed, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein. In addition, the District must also prevent any buildup of debt on Unassigned Property. Otherwise, the land could be fully conveyed and/or platted without all of the debt being allocated. To preclude this, at the time Unassigned Properties become Assigned Properties, the District will determine the amount of anticipated assessment revenue that remains on the Unassigned Properties, taking into account the proposed plat, or site plan approval. If the total anticipated assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no adjustment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

4.0 Assessment Roll

The District will initially distribute the liens across the property within the District boundaries on a gross acreage basis. As Assigned Property becomes known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 7. If the land use plan changes, then the District will update Tables 1, 4, 5 and 6 to reflect the changes. As a result, the assessment liens are neither fixed nor are they determinable with certainty on any acre of land in the District prior to the time final Assigned Properties become known. At this time the debt associated with the District's CIP will be distributed evenly across the acres within the District. As the development process occurs, the debt will be distributed against the Assigned Property in the manner described in this Assessment Report. The current assessment roll is depicted in Table 7.

TABLE 1
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types*	Units	Totals	ERUs per Unit (1)	Total ERUs
Single Family	206	206	1.00	206
Total Units	206	206		206

(1) Benefit is allocated on an ERU basis; based on density of planned development, with a Single Family unit equal to 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 2
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
INFRASTRUCTURE COST ESTIMATES
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

	AA1 Project Cost
Capital Improvement Plan ("CIP") (1)	Estimate
Offsite Improvements	\$749,428
Stormwater Management	\$977,676
Utilites (Water, Sewer, & Street Lighting)	\$1,701,148
Roadway	\$977,676
Entry Feature	\$200,000
Parks and Amenities	\$352,260
General Consulting	\$487,396
Contingency	\$536,218
	\$5,981,802

(1) A detailed description of these improvements is provided in the Master Engineer's Report dated September 21, 2022

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 3
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
BOND SIZING
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Description	Assessment Area One
Construction Funds	\$4,437,500
Debt Service Reserve	\$360,500
Capitalized Interest	\$0
Underwriters Discount	\$102,000
Cost of Issuance	\$200,000
Par Amount*	\$5,100,000

Bond Assumptions:

Average Coupon	5.75%
Amortization	30 years
Capitalized Interest	None
Debt Service Reserve	Max Annual D/S
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the Bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF BENEFIT
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements	
					Costs Per Product Type	Improvement Costs Per Unit
Single Family	206	1.00	206	100.00%	\$5,981,802	\$29,038
	206		206	100.00%	\$5,981,802	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL BENEFIT/PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types	No. of Units *	Total Improvements	Allocation of Par	Par Debt Per Unit
		Costs Per Product Type	Debt Per Product Type	
Single Family	206	\$5,981,802	\$5,100,000	\$24,757
	206	\$5,981,802	\$5,100,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Product Types	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family	206	\$5,100,000	\$24,757	\$360,500	\$1,750	\$1,882
	206	\$5,100,000		\$360,500		

(1) This amount includes collection fees and early payment discounts when collected on the County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
WEIBERG ROAD COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY FOR ASSESSMENT AREA ONE

Owner	Property*	Net Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
WEIBERG RD DEVELOPMENT LLC	27-28-21-000000-021040	9.98	\$88,912	\$887,343	\$62,723	\$67,444
CH DEV LLC	27-28-21-000000-021020	9.78	\$88,912	\$869,561	\$61,466	\$66,092
CH DEV LLC	27-28-21-000000-021010	9.77	\$88,912	\$868,672	\$61,403	\$66,025
CASSIDY PROPERTY INVESTMENTS LLC	27-28-21-000000-021030	9.97	\$88,912	\$886,454	\$62,660	\$67,376
CASSIDY PROPERTY INVESTMENTS LLC	27-28-21-000000-023010	10.05	\$88,912	\$893,567	\$63,163	\$67,917
CASSIDY PROPERTY INVESTMENTS LLC	27-28-21-831500-002010	4.12	\$88,912	\$366,318	\$25,894	\$27,843
CASSIDY PROPERTY INVESTMENTS LLC	27-28-21-831500-001010	2.87	\$88,912	\$255,178	\$18,038	\$19,395
CASSIDY PROPERTY INVESTMENTS LLC	27-28-21-831500-001110	0.82	\$88,912	\$72,908	\$5,154	\$5,541
Totals		57.36		\$5,100,000	\$360,500.00	\$387,634.41

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Average Coupon Rate (%)	5.75%
Maximum Annual Debt Service	\$360,500

Prepared by: Governmental Management Services - Central Florida, LLC

SECTION X

*Item will be
provided under
separate cover.*

SECTION XI

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the Weiberg Road Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Weiberg Road Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

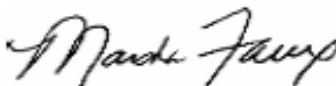
Special District Representative

Print name

Title

Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:



Marsha M. Faux, Property Appraiser

SECTION XII

SECTION C

SECTION 1

Weiberg Road Community Development District

Summary of Check Register

January 16, 2024 through February 16, 2024

Fund	Date	Check No.'s	Amount
General Fund	1/18/24	73-75	\$ 10,578.56
	1/25/24	76-78	\$ 9,993.53
	1/30/24	79-81	\$ 600.00
	2/16/24	82-83	\$ 9,597.78
Total Amount			\$ 30,769.87

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/18/24	00009	8/18/23	2321578-	202307	310	51300	49100		BOUNDARY AMENDMENT-JUL23	*	1,525.00		
		9/20/23	2334774	202308	310	51300	49100		ENGINEERING SVCS-BA AUG23	*	915.00		
		12/15/23	2373205	202311	310	51300	31100		ENGINEERING SVCS-NOV23	*	610.00		
DEWBERRY ENGINEERS INC.												3,050.00	000073
1/18/24	00013	12/31/23	00061333	202312	310	51300	48000		NOT PROJECT CONSTRUCTION	*	919.68		
GANNETT MEDIA CORP DBA												919.68	000074
1/18/24	00004	10/09/23	7794	202309	310	51300	49100		BOUNDARY AMENDMENT-SEP23	*	19.50		
		10/09/23	7795	202309	310	51300	49100		BOUNDARY AMENDMENT-SEP23	*	1,434.00		
		11/16/23	8043	202310	310	51300	49100		BOUNDARY AMENDMENT	*	4,749.38		
		12/16/23	8264	202311	310	51300	31500		ATTORNEY SVCS-NOV23	*	406.00		
KILINSKI / VAN WYK, PLLC												6,608.88	000075
1/25/24	00009	1/17/24	2385308	202312	310	51300	31100		ENGINEERING SVCS-DEC23	*	6,070.00		
DEWBERRY ENGINEERS INC.												6,070.00	000076
1/25/24	00001	1/01/24	17	202401	310	51300	34000		MANAGEMENT FEES-JAN24	*	3,125.00		
		1/01/24	17	202401	310	51300	35200		WEBSITE MANAGEMENT-JAN24	*	100.00		
		1/01/24	17	202401	310	51300	35100		INFORMATION TECH-JAN24	*	150.00		
		1/01/24	17	202401	310	51300	51000		OFFICE SUPPLIES	*	.12		
		1/01/24	17	202401	310	51300	42000		POSTAGE	*	2.52		
GOVERNMENTAL MANAGEMENT SERVICES												3,377.64	000077
1/25/24	00004	1/08/24	8474	202312	310	51300	31500		ATTORNEY SVCS-DEC23	*	545.89		
KILINSKI / VAN WYK, PLLC												545.89	000078
1/30/24	00012	1/24/24	CC012420	202401	310	51300	11000		SUPERVISOR FEES-01/24/24	*	200.00		
CHARLES CAVARETTA												200.00	000079

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/30/24	00008	1/24/24 DA012420	202401 310-51300-11000	SUPERVISOR FEES-01/24/24 DANIEL ARNETTE	*	200.00	200.00 000080
1/30/24	00006	1/24/24 LS012420	202401 310-51300-11000	SUPERVISOR FEES-01/24/24 LAUREN SCHWENK	*	200.00	200.00 000081
2/16/24	00001	2/01/24 18	202402 310-51300-34000	MANAGEMENT FEES-FEB24	*	3,125.00	
		2/01/24 18	202402 310-51300-35200	WEBSITE MANAGEMENT-FEB24	*	100.00	
		2/01/24 18	202402 310-51300-35100	INFORMATION TECH-FEB24	*	150.00	
		2/01/24 18	202402 310-51300-51000	OFFICE SUPPLIES	*	2.83	
		2/01/24 18	202402 310-51300-42000	POSTAGE	*	59.45	
				GOVERNMENTAL MANAGEMENT SERVICES			3,437.28 000082
2/16/24	00004	12/16/23 8265	202311 310-51300-49100	BOUNDARY AMENDMENT-NOV23	*	3,319.00	
		2/09/24 8740	202401 310-51300-31500	ATTORNEY SVCS-JAN24	*	2,841.50	
				KILINSKI / VAN WYK, PLLC			6,160.50 000083
				TOTAL FOR BANK A		30,769.87	
				TOTAL FOR REGISTER		30,769.87	

SECTION 2

Weiberg Road
Community Development District

Unaudited Financial Reporting
January 31, 2024



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Month to Month</u>

Weiberg Road
Community Development District
Combined Balance Sheet
January 31, 2024

		<i>General Fund</i>
Assets:		
<u>Cash:</u>		
Operating Account	\$	10,390
Due from Developer	\$	3,319
Total Assets	\$	13,709
Liabilities:		
Accounts Payable	\$	11,846
Total Liabilities	\$	11,846
Fund Balance:		
Unassigned	\$	1,863
Total Fund Balances	\$	1,863
Total Liabilities & Fund Balance	\$	13,709

Weiberg Road

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2024

	Adopted Budget	Prorated Budget Thru 01/31/24	Actual Thru 01/31/24	Variance
Revenues:				
Developer Contributions	\$ 264,292	\$ 40,000	\$ 40,000	\$ -
Boundary Amendment Contributions	\$ -	\$ -	\$ 8,068	\$ 8,068
Total Revenues	\$ 264,292	\$ 40,000	\$ 48,068	\$ 8,068
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 1,200	\$ 2,800
Engineering	\$ 15,000	\$ 5,000	\$ 7,803	\$ (2,803)
Attorney	\$ 25,000	\$ 8,333	\$ 4,358	\$ 3,975
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 4,042	\$ -	\$ -	\$ -
Management Fees	\$ 37,500	\$ 12,500	\$ 12,500	\$ -
Information Technology	\$ 1,800	\$ 600	\$ 600	\$ -
Website Maintenance	\$ 1,200	\$ 400	\$ 400	\$ -
Postage & Delivery	\$ 1,000	\$ 333	\$ 25	\$ 308
Insurance	\$ 5,500	\$ 5,500	\$ 5,200	\$ 300
Copies	\$ 1,000	\$ 333	\$ -	\$ 333
Legal Advertising	\$ 15,000	\$ 5,000	\$ 1,854	\$ 3,146
Boundary Amendment Expenses	\$ -	\$ -	\$ 13,754	\$ (13,754)
Other Current Charges	\$ 5,000	\$ 1,667	\$ 153	\$ 1,514
Office Supplies	\$ 625	\$ 208	\$ 3	\$ 205
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 139,292	\$ 44,050	\$ 48,025	\$ (3,975)
<u>Operations & Maintenance</u>				
Playground Lease	\$ 50,000	\$ 16,667	\$ -	\$ 16,667
Field Contingency	\$ 75,000	\$ 25,000	\$ -	\$ 25,000
Total Operations & Maintenance	\$ 125,000	\$ 41,667	\$ -	\$ 41,667
Total Expenditures	\$ 264,292	\$ 85,717	\$ 48,025	\$ 37,692
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 44	
Fund Balance - Beginning	\$ -		\$ 1,819	
Fund Balance - Ending	\$ -		\$ 1,863	

Weiberg Road
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000
Boundary Amendment Contributions	\$ -	\$ -	\$ 4,749	\$ 3,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,068
Total Revenues	\$ 20,000	\$ 20,000	\$ 4,749	\$ 3,319	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,068
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Engineering	\$ 1,123	\$ 610	\$ 6,070	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,803
Attorney	\$ 565	\$ 406	\$ 546	\$ 2,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,358
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,125	\$ 3,125	\$ 3,125	\$ 3,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,500
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400
Postage & Delivery	\$ 1	\$ 1	\$ 21	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25
Insurance	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ 934	\$ 920	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,854
Boundary Amendment Expenses	\$ 4,749	\$ 3,319	\$ 5,686	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,754
Other Current Charges	\$ 38	\$ 38	\$ 38	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 15,825	\$ 8,686	\$ 16,656	\$ 6,858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,025
Operations & Maintenance													
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 15,825	\$ 8,686	\$ 16,656	\$ 6,858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,025
Excess (Deficiency) of Revenues over Expenditures	\$ 4,175	\$ 11,314	\$ (11,907)	\$ (3,539)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44