

RIDGE AT HEATH BROOK

**COMMUNITY DEVELOPMENT
DISTRICT**

September 14, 2023

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

**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

**AGENDA
LETTER**

Ridge at Heath Brook Community Development District

OFFICE OF THE DISTRICT MANAGER

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

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

September 7, 2023

ATTENDEES:

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

Board of Supervisors

Ridge at Heath Brook Community Development District

Dear Board Members:

The Board of Supervisors of the Ridge at Heath Brook Community Development District will hold Public Hearings and a Regular Meeting on September 14, 2023 at 11:30 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Acceptance of Resignation of Supervisor Mark Roscoe [Seat 4]; *Term Expires November 2024*
4. Consider Appointment of John Wiggins to Fill Unexpired Term of Seat 4
 - Administration of Oath of Office to Appointed Supervisor (*the following to be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
5. Consideration of Resolution 2023-08, Appointing and Removing Officers of the District and Providing for an Effective Date
6. Public Hearing Confirming the Intent of the District to Use the Uniform Method of Levy, Collection and Enforcement of Non-Ad Valorem Assessments as Authorized and Permitted by Section 197.3632, Florida Statutes; Expressing the Need for the Levy of

Non-Ad Valorem Assessments and Setting Forth the Legal Description of the Real Property Within the District's Jurisdictional Boundaries that May or Shall Be Subject to the Levy of District Non-Ad Valorem Assessments; Providing for Severability; Providing for Conflict and Providing for an Effective Date

- A. Affidavit/Proof of Publication
 - B. Consideration of Resolution 2023-09, Expressing its Intent to Utilize the Uniform Method of Levying, Collecting, and Enforcing Non-Ad Valorem Assessments Which May Be Levied by the Ridge at Heath Brook Community Development District in Accordance with Section 197.3632, Florida Statutes; Providing a Severability Clause; and Providing an Effective Date
7. Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements
- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property.*
 - *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right.*
- A. Affidavit/Proof of Publication
 - B. Mailed Notice to Property Owner(s)
 - C. Engineer's Report *(for informational purposes)*
 - D. Amended and Restated Master Special Assessment Methodology Report *(for informational purposes)*
 - E. Consideration of Resolution 2023-10, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Debt Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Debt Assessments and the Method of Collection; Providing for the Allocation of Debt Assessments and True-Up Payments; Addressing Government Property, and Transfers of Property to Units of Local, State and Federal Government; Authorizing an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date
8. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
- A. Affidavit of Publication

- B. Consideration of Resolution 2023-11, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date

- 9. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2023/2024, Pursuant to Florida Law
 - A. Proofs/Affidavits of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2023-12, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

- 10. Consideration of Resolution 2023-13, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date

- 11. Acceptance of Unaudited Financial Statements as of July 31, 2023

- 12. Approval of May 5, 2023 Regular Meeting Minutes

- 13. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Atwell, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: _____ at 11:30 AM

- QUORUM CHECK

SEAT 1	CHRISTIAN COTTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MARY MOULTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	TY VINCENT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOHN WIGGINS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	RYAN ZOOK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

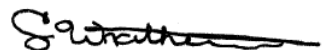
- 14. Board Members' Comments/Requests

15. Public Comments

16. Adjournment

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

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 943 865 3730

**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
Ridge at Heath Brook Community Development District
Attn: Craig Wrathell/Kristen Suit, District Managers
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

From: Mark Roscoe
Printed Name

Date: 7/19/23
Date

I hereby tender my resignation as a member of the Board of Supervisors of the *Ridge at Heath Brook Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accepts it at a duly noticed meeting of the Board of Supervisors.

I certify that this Notice of Tender of Resignation has been executed by me and personally presented at a duly noticed meeting of the Board of Supervisors, scanned and electronically transmitted to gillyardd@whhassociates.com or faxed to 561-571-0013 and agree that the executed original shall be binding and enforceable and the fax or email copy shall be binding and enforceable as an original.


Signature

RIDGE AT HEATH BROOK

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT APPOINTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are appointed as Officer(s) of the District effective September 14, 2023:

_____ is appointed Chair

_____ is appointed Vice Chair

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of September 14, 2023:

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

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 14TH DAY OF SEPTEMBER, 2023.

ATTEST:

**RIDGE AT HEATH BROOK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

6A

LOCALIQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

daphne gillyard
Ridge at Heath Brook CDD
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Star Banner, published in Marion County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

08/17/2023, 08/24/2023, 08/31/2023, 09/07/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/07/2023



Legal Clerk



Notary, State of WI, County of Brown

3/7/27

My commission expires

Publication Cost: \$831.68

Order No: 9164064

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KAITLYN FELTY
Notary Public
State of Wisconsin

RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT
DISTRICT

NOTICE OF THE DISTRICT'S
INTENT TO USE THE UNIFORM
METHOD OF COLLECTION OF
NON-AD VALOREM
ASSESSMENTS
(EXPANSION PARCEL)

Notice is hereby given that the Ridge at Heath Brook Community Development District ("District") intends to use the uniform method of collecting non-ad valorem assessments to be levied by the District pursuant to Section 197.5072, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on September 14, 2023, at 11:30 a.m., at the Club at Ocala Preserve, 4021 NW 53rd Ave Road, Ocala, Florida 34482.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem assessments to be levied by the District on the Expansion Parcel, which was added to the District pursuant to an Ordinance adopted by the City Council of the City of Ocala, Florida. The District may levy non-ad valorem assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services and improvements within and without the boundaries of the District. Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the uniform method of collecting such non-ad valorem assessments.

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

Any person requiring special accommodations of this hearing because of a disability or physical impairment should contact the District Manager, c/o Wraithell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33421, Phone (561) 991-0010, at least forty-eight (48) hours prior to the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

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

District Manager

#9164064

**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2023-09

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ridge at Heath Brook Community Development District (“District”) was established pursuant to the provisions of Chapter 190, Florida Statutes, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, Florida Statutes, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, Florida Statutes; and

WHEREAS, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, Florida Statutes, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

WHEREAS, pursuant to Section 197.3632, Florida Statutes, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within Marion County, Florida, for four (4) consecutive weeks prior to such hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District upon conducting its public hearing as required by Section 197.3632, Florida Statutes, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, Florida Statutes, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, Florida Statutes, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

SECTION 2. The District’s Secretary is authorized to provide the Property Appraiser and Tax Collector of Marion County, Florida, and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

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

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 14th day of September, 2023.

ATTEST:

**RIDGE AT HEATH BROOK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description

Exhibit A: Legal Description

DESCRIPTION: RIDGE AT HEATH BROOK TAKEDOWN 2

A portion of land lying in Section 3, Township 16 South, Range 21 East, Marion County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 3; thence N89°20'20"W, along the North line of Section 3, a distance of 115.68 feet to the Southeast corner of EXECUTIVE PARK, as recorded in Plat Book T, Pages 11 through 13, of the public records of Marion County, Florida; thence continue N89°20'20"W, along the South line of EXECUTIVE PARK and the North line of Section 3, a distance of 692.26 feet to the **POINT OF BEGINNING**; thence leaving said South line of aforementioned EXECUTIVE PARK and said North line of Section 3, Southerly, 82.17 feet along the arc of a non-tangent curve to the left having a radius of 2352.00 feet and a central angle of 2°00'06" (chord bearing S.12°41'14"E., 82.17 feet); thence S.13°41'17"E., a distance of 245.78 feet; thence Southerly, 491.39 feet along the arc of a tangent curve to the right having a radius of 1940.00 feet and a central angle of 14°30'46" (chord bearing S.06°25'54"E., 490.08 feet) to **REFERENCE POINT "A"**; thence N.89°54'50"W., a distance of 155.52 feet; thence Westerly, 323.09 feet along the arc of a tangent curve to the left having a radius of 630.00 feet and a central angle of 29°23'00" (chord bearing S.75°23'41"W., 319.56 feet); thence Westerly, 110.62 feet along the arc of a reverse curve to the right having a radius of 325.00 feet and a central angle of 19°30'05" (chord bearing S.70°27'13"W., 110.09 feet); thence S.80°12'16"W., a distance of 170.11 feet; thence Westerly, 230.05 feet along the arc of a tangent curve to the right having a radius of 1025.00 feet and a central angle of 12°51'34" (chord bearing S.86°38'03"W., 229.57 feet); thence Westerly, 262.24 feet along the arc of a reverse curve to the left having a radius of 1475.00 feet and a central angle of 10°11'12" (chord bearing S.87°58'14"W., 261.90 feet); thence S.82°52'38"W., a distance of 241.97 feet; thence N.07°07'22"W., a distance of 175.00 feet; thence S.82°52'38"W., a distance of 36.29 feet; thence N.07°07'22"W., a distance of 125.00 feet; thence N.33°25'17"W., a distance of 55.77 feet; thence N.07°07'22"W., a distance of 125.00 feet; thence S.82°31'04"W., a distance of 21.55 feet; thence N.08°36'03"W., a distance of 125.01 feet; thence N.34°29'20"W., a distance of 54.99 feet; thence N.11°06'11"W., a distance of 125.00 feet; thence Westerly, 60.64 feet along the arc of a non-tangent curve to the left having a radius of 675.00 feet and a central angle of 5°08'50" (chord bearing S.76°19'24"W., 60.62 feet); thence N.07°07'22"W., a distance of 133.55 feet; thence N.32°21'14"W., a distance of 55.05 feet; thence N.09°14'25"W., a distance of 108.30 feet; thence N.09°14'25"W., a distance of 11.99 feet; thence N.18°14'00"W., a distance of 20.41 feet to the point of intersection the South line HEATH BROOK NORTH B-2, as recorded in Plat Book 9, Pages 149 through 152, of the public records of Marion County, Florida; thence N.82°51'32"E., along said South line of aforementioned HEATH BROOK NORTH B-2, a distance of 1060.88 feet to the Southeast corner of aforementioned HEATH BROOK NORTH B-2, same being the point of intersection with the West line of aforementioned EXECUTIVE PARK; thence S.00°08'38"W., along said West line of aforementioned EXECUTIVE PARK, a distance of 175.14 feet to the Southwest corner of aforementioned EXECUTIVE PARK; thence S.89°20'20"E., along the South of aforementioned EXECUTIVE PARK, a distance of 629.17 feet to the **POINT OF BEGINNING**.

Containing 36.431 acres, more or less.

FOR A TOTAL OF 75.796 ACRES, MORE OR LESS.

**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

7A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

daphne gillyard
Ridge at Heath Brook CDD
2300 Glades RD # 410W
Boca Raton FL 33431-8556


STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Star Banner, published in Marion County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

08/18/2023, 08/25/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/25/2023



Legal Clerk



Notary, State of WI, County of Brown

3/7/27

My commission expires

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Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.36(2), FLORIDA STATUTES, BY THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT (FIRST EXPANSION PARCEL)

NOTICE OF SPECIAL MEETING OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, Florida Statutes, the Ridge at Heath Brook Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of public hearings and a public meeting on September 14, 2023, at 11:30 a.m. at the Club at Ocala Preserve, 4021 NW 53rd Ave., Road, Ocala, Florida 34642. (NOTE: The hearings were originally scheduled for August 4, 2023, but had to be rescheduled due to lack of quorum.) The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rates to secure proposed bonds, on bonded lands within the District, and to provide for the levy, collection, and enforcement of the Debt Assessments. The proposed bonds are for the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer collection, landscape lighting, and other infrastructure improvements together, ("Project"), benefiting all lands within the District. The Project is described in more detail in the Engineer's Report, dated May 2, 2023 (revised May 7, 2023) ("Engineer's Report").

On October 7, 2022, and after notice and a public hearing, the District's Board of Supervisors adopted Resolution 2022-01 and levied the Debt Assessments on all benefited property within the District, as the District's boundaries existed at that time. On February 22, 2023, and at the request of the District's Board of Supervisors, the City Council for the City of Ocala, Florida adopted Ordinance No. 2023-35, expanding the District's boundaries to include a "Boundary Amendment Parcel," which is an approximately 36.431-acre parcel located on the eastern side of the original District boundary. The purpose of the public hearings announced above is to levy and impose the Debt Assessments on the Expansion Parcel.

The Debt Assessments are proposed to be levied as one or more assessment rates and allocated to the benefited lands within the District, as set forth in the Amended and Restated Master Special Assessment Methodology Report, dated May 5, 2023 ("Assessment Report"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Ocala, Florida, and presently includes 25,768 acres of land. The District is expected to be amended to include a total of approximately 104.94 acres of land. The site is located east of SW Highway 200 and west of U.S. Interstate 75. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the records described above.

A description of the property to be assessed and the amount to be assessed to each parcel or parcel of property may be ascertained at the "Club at Ocala Preserve, Hunt and Associates, LLC, 2300 Ocala Road, Suite 110V, Boca Raton, Florida 33431 (877)75-0659. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments
The proposed Debt Assessments are in an amount not-to-exceed **\$14,285,000** (principal only, not including interest or collection costs or early payment discounts), and are as follows:

Product Type	# Units	ERUs	Total Debt Assessment Per Unit	Annual Debt Assessment Per Unit
Single Family	145	1.0	\$55,673	\$4,673

NOTE: THE DEBT ASSESSMENT AMOUNTS SHOWN ABOVE REPRESENT MAXIMUM DEBT ASSESSMENT AMOUNTS, AND ACTUAL DEBT ASSESSMENT AMOUNTS ARE EXPECTED TO BE REDUCED AT THE TIME OF BOND ISSUANCE.

The assessments shall be paid or not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and impose these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may be contacted by special telephone. Any person requesting special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8770 (TTY) 1-800-955-8770 (Voice), and in contacting the District Office.

These notice that all affected property owners have the right to appear and comment at the public hearings and meeting and may also file written objections to the District within thirty (30) days of issuance of this notice. Each person who desires to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that personal and legal counsel should be obtained. The person may wish to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**RESOLUTION 2023-07
TAKEDOWN TWO - 36.431 ACRES
DECLARING RESOLUTION FOR RIDGE AT HEATH BROOK CDD**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS FOR A BOUNDARY AMENDMENT PARCEL, DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS, THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID, DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED, PROVIDING FOR AN ASSESSMENT PLAN AND PRELIMINARY ASSESSMENT ROLL ADDRESSING THE SETTING OF PUBLIC HEARINGS, PROVIDING FOR PUBLICATION OF THIS RESOLUTION, AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Ridge at Heath Brook Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes; and WHEREAS, the District is authorized by Chapter 190, Florida Statutes, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roads, water and sewer distribution systems, stormwater management/retention improvements, landscaping, irrigation and other features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, on October 7, 2022, and after notice and a public hearing, the District's Board of Supervisors adopted Resolution 2022-01 and determined to undertake, install, plan, extend, construct or reconstruct, enlarge or extend, acquire, secure, operate, and/or maintain the District's overall capital improvement plan, which is now described in the Engineer's Report, dated June 21, 2023 (revised May 7, 2023) (revised May 7, 2023) ("Engineer's Report"); and

WHEREAS, as part of Resolution 2023-01, the District determined that it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments"), which are now described in the Amended and Restated Master Special Assessment Methodology Report, dated May 5, 2023 and attached hereto as Exhibit B ("Assessment Report"); and

WHEREAS, the Engineer's Report and Assessment Report are on file with the District Manager at c/o Walcott, Hunt & Associates, LLC, 2300 Ocala Road, Suite 110V, Boca Raton, Florida 33431 ("District Records Office"); and

WHEREAS, on February 22, 2023, and at the request of the District's Board of Supervisors, the City Council for the City of Ocala, Florida adopted Ordinance No. 2023-35, expanding the District's boundaries to include a "Boundary Amendment Parcel," which is described herein as Exhibit C; and

WHEREAS, the District now desires to levy the Assessments on the Boundary Amendment Parcel, which is part of the District's Project as set forth in Exhibit A;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT:

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, Florida Statutes. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF ASSESSMENTS. The Board hereby declares that, with respect to the Boundary Amendment Parcel, the Board has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for the Project, including the portion that relates to the Boundary Amendment Parcel, 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.

4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

- The total estimated cost of the Project, including the portion that relates to the Boundary Amendment Parcel is \$14,285,000 (Estimated Cost).
- The Assessments, including the portion that relates to the Boundary Amendment Parcel, will defray approximately \$14,285,000, which is the anticipated maximum par value of any bonds and which includes, as a portion of the Estimated Cost, as well as other financing-related costs, as set forth in Exhibit B, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than approximately \$1,056,723 per year, again as set forth in Exhibit B.
- The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "maturity" fee, which may be imposed without further public hearing in one or more separate lots each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lot securing a series of bonds, the special assessments shall be paid in not more than 30 (thirty) yearly installments. The special 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 as 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, including but not limited to by direct bill. The decision to collect special assessments by any particular method (e.g., on the tax roll or by direct bill) does not mean that such method will be used to collect special assessments in future years, and the District reserves the right to adjust collection methods on a year-to-year basis or by direct action.

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project shall be levied on the lands within the District, including the Boundary Amendment Parcel, as described in Exhibit B, and as further designated by the assessment plan hereinafter provided for.

6. ASSESSMENT PLAN. Pursuant to Section 170.04, Florida Statutes, there is on file, at the District Records Office, an assessment plan showing the area to be assessed with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll in accordance with the method of assessment described in Exhibit B herein, which shows the lots and lands assessed, the amount of land to be assessed and the assessment amount for each lot or parcel of land and the amount of annual installments into which the assessment may be divided, when assessment roll as hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.36(2), Florida Statutes, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS
DATE & TIME: September 14, 2023 at 11:30 a.m.
LOCATION: The Club at Ocala Preserve
4021 NW 53rd Ave. Road
Ocala, Florida 34642

(*NOTE: The hearings were originally scheduled for August 4, 2023, but had to be rescheduled due to lack of quorum.)

The purpose of the public hearings is to hear 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 and as set forth in Exhibit B. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings 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 of general circulation within the County (by two publications one week apart with the first publication at least twenty (20) days 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 Records Office. The District Manager shall file a copy of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, Florida Statutes, the District Manager is hereby directed to cause this Resolution to be published hence forth once a week for two (2) weeks in a newspaper of general circulation within the County and to provide such other notice as may be required by law or deemed in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. As a point of clarification, Resolution 2023-01 remains in full force and effect, and the intent of this Resolution is solely to add the Boundary Amendment Parcel to the property subject to the Assessments originally levied pursuant to Resolution 2023-01.

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

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED THIS 5th day of May, 2023.

ATTEST: **RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT**

(Signature) Secretary/Asst. Secretary *(Signature)* District Manager

Exhibit A: Engineer's Report, dated June 21, 2023 (revised May 7, 2023)

Exhibit B: Amended and Restated Master Special Assessment Methodology Report, dated May 5, 2023

Exhibit C: Local Description of Boundary Amendment Parcel

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT (FIRST EXPANSION PARCEL)

NOTICE OF SPECIAL MEETING OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the Ridge at Heath Brook Community Development District's ("District") Board of Supervisors ("Board") hereby provides notice of public hearings and a public meeting on **September 14, 2023, at 11:30 a.m., at the Club at Ocala Preserve, 4021 NW, 53rd Ave. Road, Ocala, Florida 34482**. (NOTE: The hearings were originally scheduled for August 4, 2023, but had to be rescheduled due to lack of quorum.) The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, "Project"), benefitting all lands within the District. The Project is described in more detail in the *Engineer's Report*, dated June 21, 2022 (restated May 2, 2023) ("*Engineer's Report*").

On October 7, 2022, and after notice and a public hearing, the District's Board of Supervisors adopted Resolution 2023-01 and levied the Debt Assessments on all benefited property within the District, as the District's boundaries existed at that time. On February 22, 2023, and at the request of the District's Board of Supervisors, the City Council for the City of Ocala, Florida adopted Ordinance No. 2023-35, expanding the District's boundaries to include a "Expansion Parcel," which is an approximately 36.431-acre parcel located on the eastern side of the original District boundary. The purpose of the public hearings announced above is to levy and impose the Debt Assessments on the Expansion Parcel.

The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within the District, as set forth in the *Amended and Restated Master Special Assessment Methodology Report*, dated May 5, 2023 ("*Assessment Report*"). At the conclusion of the public hearings, the Board will, by resolution, levy and impose assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within the City of Ocala, Florida, and presently includes 75.796 acres of land. The District is expected to be amended to include a total of approximately 104.94 acres of land. The site is located east of SW Highway 200 and west of U.S. Interstate 75. A geographic depiction of the District is shown below. All lands within the District are expected to be improved in accordance with the reports identified above.

A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in an amount not-to-exceed **\$14,395,000** (principal only, not including interest or collection costs or early payment discounts), and are as follows:

Product Type	# Units	ERUs	Total Debt Assessment per Unit	Annual Debt Assessment Per Unit
Single Family	145	1.0	\$56,673	\$4,475

NOTE: THE DEBT ASSESSMENT AMOUNTS SHOWN ABOVE REPRESENT MAXIMUM DEBT ASSESSMENT AMOUNTS, AND ACTUAL DEBT ASSESSMENT AMOUNTS ARE EXPECTED TO BE REDUCED AT THE TIME OF BOND ISSUANCE.

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

**RESOLUTION 2023-07
[DECLARING RESOLUTION FOR RIDGE AT HEATH BROOK CDD
TAKEDOWN TWO – 36.431 ACRES]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS FOR A BOUNDARY AMENDMENT PARCEL; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Ridge at Heath Brook Community Development District ("District") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, on October 7, 2022, and after notice and a public hearing, the District's Board of Supervisors adopted Resolution 2023-01 and determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the District's overall capital improvement plan, which is now described in the *Engineer's Report*, dated June 21, 2022 (restated May 2, 2023) ("*Project*") and attached hereto as **Exhibit A ("*Engineer's Report*")**; and

WHEREAS, as part of Resolution 2023-01, the District determined that it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("*Assessments*"), which are now described in the *Amended and Restated Master Special Assessment Methodology Report*, dated May 5, 2023 and attached hereto as **Exhibit B ("*Assessment Report*")**; and

WHEREAS, the Engineer's Report and Assessment Report are on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("*District Records Office*"); and

WHEREAS, on February 22, 2023, and at the request of the District's Board of Supervisors, the City Council for the City of Ocala, Florida adopted Ordinance No. 2023-35, expanding the District's boundaries to include a "**Boundary Amendment Parcel**," which is described herein as **Exhibit C**; and

WHEREAS, the District now desires to levy the Assessments on the Boundary Amendment Parcel, which is part of the District's Project as set forth in **Exhibit A**;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT:

- AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.
- DECLARATION OF ASSESSMENTS.** The Board hereby declares that, with respect to the Boundary Amendment Parcel, the Board has determined to undertake the Project and to defray all or a portion of the cost thereof by the Assessments.
- DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for the Project, including the portion that relates to the Boundary Amendment Parcel, 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.
- DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**
 - The total estimated cost of the Project, including the portion that relates to the Boundary Amendment Parcel, is **\$11,080,152 ("*Estimated Cost*")**.
 - The Assessments, including the portion that relates to the Boundary Amendment Parcel, will defray approximately **\$14,395,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than approximately **\$1,045,781** per year, again as set forth in **Exhibit B**.
 - The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than (30) thirty yearly installments. The special 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, including but not limited to by direct bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right to select collection methods in any given year, regardless of past practices.
- DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED.** The Assessments securing the Project shall be levied on the lands within the District, including the Boundary Amendment Parcel, as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.
- ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, 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 Project and the estimated cost of the Project, all of which shall be open to inspection by the public.
- PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** 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.
- PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS	
DATE & TIME:	September 14, 2023 at 11:30 a.m.*
LOCATION:	The Club at Ocala Preserve 4021 NW, 53 rd Ave. Road Ocala, Florida 34482

*(NOTE: The hearings were originally scheduled for August 4, 2023, but had to be rescheduled due to lack of quorum.)

The purpose of the public hearings is to hear 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 and as set forth in **Exhibit B**. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings 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 of general circulation within the County (by two publications one week apart with the first publication at least twenty (20) days 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 Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within the County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. As a point of clarification, Resolution 2023-01 remains in full force and effect, and the intent of this Resolution is solely to add the Boundary Amendment Parcel to the property subject to the Assessments originally levied pursuant to Resolution 2023-01.

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

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 5th day of May, 2023.

ATTEST: **RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT**

/s/ Kristen Suit /s/ Christian Cotter
Secretary/Asst. Secretary Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer's Report*, dated June 21, 2022 (restated May 2, 2023)

Exhibit B: *Amended and Restated Master Special Assessment Methodology Report*, dated May 5, 2023

Exhibit C: Legal Description of Boundary Amendment Parcel



**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

7B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

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

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Jonah Reuther, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Ridge at Heath Brook Community Development District ("District").
3. Among other things, my duties include preparing and transmitting correspondence relating to the District.
4. I do hereby certify that on August 15, 2023, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

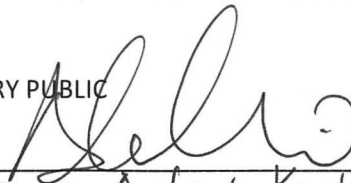
FURTHER AFFIANT SAYETH NOT.



By: Jonah Reuther, Financial Analyst

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 15th day of August 2023, by Jonah Reuther, for Wrathell, Hunt & Associates LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.

NOTARY PUBLIC



Print Name: Andrew Kantarzhi
Notary Public, State of Florida
Commission No.: HH249949
My Commission Expires: 04/06/2026

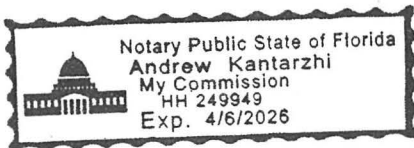


EXHIBIT A: Mailed Notice
EXHIBIT B: List of Addresses

7022 2410 0002 5585 5798

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE



Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Mark Here

Postage

\$

Total

\$

Sent

Street

City

FORESTAR REAL ESTATE GROUP INC.
4042 PARK OAKS BLVD. STE 200
TAMPA, FL 33610-9538

EXHIBIT A

Ridge at Heath Brook
Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

August 15, 2023

Via First Class U.S. Mail

FORESTAR REAL ESTATE GROUP INC
4042 PARK OAKS BLVD STE 200
TAMPA FL 33610-9538

**RE: Ridge at Heath Brook Community Development District (“District”)
Notice of Hearings on Debt Assessments (First Expansion Parcel)**

Dear Property Owner:

In accordance with Chapters 170, 190 and 197, *Florida Statutes*, the District’s Board of Supervisors (“Board”) hereby provides notice of public hearings, and a public meeting on **September 14, 2023, at 11:30 a.m., at the Club at Ocala Preserve, 4021 NW, 53rd Ave. Road, Ocala, Florida 34482**. The purpose of the public hearings announced above is to consider the imposition of special assessments (“**Debt Assessments**”), and adoption of assessment rolls to secure proposed bonds, on benefited lands within the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater management, water and sewer utilities, landscape, irrigation, lighting, and other infrastructure improvements (together, “**Project**”), benefitting all lands within the District. The Project is described in more detail in the *Engineer’s Report*, dated June 21, 2022 (restitated May 2, 2023) (“**Engineer’s Report**”).

On October 7, 2022, and after notice and a public hearing, the District’s Board of Supervisors adopted Resolution 2023-01 and levied the Debt Assessments on all benefitted property within the District, as the District’s boundaries existed at that time. On February 22, 2023, and at the request of the District’s Board of Supervisors, the City Council for the City of Ocala, Florida adopted Ordinance No. 2023-35, expanding the District’s boundaries to include a “**Expansion Parcel**,” which is an approximately 36.431-acre parcel located on the eastern side of the original District boundary. The purpose of the public hearings announced above is to levy and impose the Debt Assessments on the Expansion Parcel.

The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefitted lands within the District, as set forth in the *Amended and Restated Master Special Assessment Methodology Report*, dated May 5, 2023 (“**Assessment Report**”). Copies of the Engineer’s Report and Assessment Report are attached hereto. As required by Chapters 170, 190 and 197, *Florida Statutes*, the Assessment Report, together with the Engineer’s Report, describe in more detail the purpose of the Debt Assessments; the total amount to be levied against each parcel of land within the Expansion Parcel within the District; the units of measurement to be applied against each parcel to determine the Debt Assessments; the number of such units contained within each parcel; and the total revenue the District will collect by the Debt Assessments. At the conclusion of the public hearings, the Board will, by

resolution, levy and impose the Debt Assessments as finally approved by the Board. A special meeting of the District will also be held where the Board may consider any other business that may properly come before it.

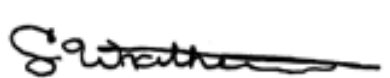
The Debt Assessments constitute a lien against benefitted property located within the District just as do each year's property taxes. For the Debt Assessments, the District may elect to have the County Tax Collector collect the assessments, or alternatively may collect the assessments by sending out an annual bill. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

The District is located entirely within the City of Ocala, Florida, and presently includes 75.796 acres of land. As noted herein, the District is expected to be amended to include a total of approximately 104.94 acres of land. The site is located east of SW Highway 200 and west of U.S. Interstate 75. All lands within the District are expected to be improved in accordance with the reports identified above. A geographic description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "**District's Office**" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877)276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Sincerely,



Craig Wrathell
District Manager

ATTACHMENTS: Engineer's Report and Assessment Report (with Legal Descriptions of Lands)

ENGINEER'S REPORT
FOR THE
RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS
RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

Atwell, LLC
2600 Maitland Center Parkway, Suite 262
Maitland, FL 32751

June 21, 2022
(restated May 2, 2023)

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“CIP”) and estimated costs of the CIP, for the Ridge at Heath Brook Community Development District (“District”).

2. GENERAL SITE DESCRIPTION

The District is located entirely within the City of Ocala, Florida, and is planned to include approximately 104.94 acres of land. The site is located east of SW Highway 200 and west of U.S. Interstate 75. **Exhibit A** attached hereto shows the current and future planned boundaries of the District.

The City’s original boundaries included 39.365 acres of land (“**Original Boundaries**”). Pursuant to City Ordinance 2023-35, the District’s boundaries were recently amended to add an additional 36.431 acres of land (“**First Expansion Parcel**”), which resulted in the current boundaries of 75.796 acres. The District in 2024 anticipates undertaking one further boundary amendment (“**Second Expansion Parcel**”) and in order to expand the District’s boundaries to 104.94 acres of land.

Phase 1 of the project is currently under construction. Improvements under construction consists of roadways, curbs, drainage structures and pipes, potable water mains, sanitary gravity mains and manholes and two stormwater ponds. Phases 2, 3 and 4 are currently undeveloped.

3. PROPOSED CIP

The CIP is intended to provide public infrastructure improvements for the proposed Ridge at Heath Brook development, which is planned for 391 residential homes. The proposed site plan for the District is attached as **Exhibit B** to this report, and the plan enumerates the proposed lot count, by type, for the District. The following charts show the planned product types and land uses for the District:

Table 1

Product Type Lot Count					
Lot Size/Type	Phase 1	Phase 2	Phase 3	Phase 4	Total
Single Family Lots (Original Boundary)	99	25	13	0	137
Single Family Lots (First Expansion Parcel)	0	81	0	64	145
Single Family Lots (Second Expansion Parcel)	0	0	75	34	109
Single Family Lots	99	106	88	102	391

Table 2

Land Use table	
Description	Area (ac)
Amenity Center	1.59
Buffers	4.71
Open Space	5.63
Road Right-of-Way	17.29
DRA (Ponds)	15.78
Residential Lots	59.88
Lift Station Tract	0.06
Total	104.94

The CIP infrastructure includes:

Roadway Improvements:

The CIP includes subdivision roads within the District. Generally, all roads will be 2-lane un-divided roads with periodic roundabouts. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with City standards.

All internal roadways may be financed by the District, and will be owned, operated and maintained by the District. Alternatively, the developer may elect to finance all or portions of the internal roads, gate them, and convey them to a homeowner's association for ownership, operation and maintenance (in such an event, the District would be limited to financing only utilities, conservation/mitigation and stormwater improvements behind such gated areas).

There are no impact fee credits associated with the construction of any of the roadways.

Stormwater Management System:

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, pipe, control structures and open dry ponds designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project retains the 100-year/24hour storm event and will not discharge offsite. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District and the City of Ocala for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of mass grading of lots.

Water and Sewer/Wastewater Utilities:

As part of the CIP, the District intends to construct and/or acquire water and sewer/wastewater infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made at west side of the project at SW 54 Street Road and the at the east side at SW 40th Avenue. SW 40th Avenue is currently being designed and is not under construction.

Sewer and wastewater improvements for the project will include an onsite 8" diameter gravity collection system, and onsite 4" and 18" force-mains and onsite lift stations. The 18" force-main will be utilized for future flows from other adjacent projects. The Ridge at Heath Brook will only utilize the 4" force-main to serve the 292 lots of the 391 lots. The 4" offsite force-main connection will be made at existing cul-de-sac at the end of SW 40th Avenue.

All of the foregoing utilities systems will be completed by the District and then dedicated to the City of Ocala for operation and maintenance.

There are no impact fee credits associated with the construction of any of the utilities.

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and rights-of-way. The irrigation system will consist of a well and 3" irrigation mains to irrigate the commons areas. Moreover, hardscaping will consist of entry gates, monument signage and columns.

The City has distinct design criteria requirements for planting and irrigation design. Therefore, this project will at a minimum meet those requirements and, in most cases, exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Most of the irrigation system will serve the common areas and buffers maintained by the District. A small portion will serve the Amenity Center maintained by the homeowner's association.

Street Lights / Undergrounding of Electrical Utility Lines

Street lights are not included within the CIP, but instead may be leased through an agreement with the City of Ocala Electric Utility, in which case the District would fund the street lights through an annual operations and maintenance assessment.

The CIP does however include the undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by City of Ocala Electric Utility and not paid for by the District as part of the CIP.

Recreational Amenities:

In conjunction with the construction of the CIP, the Developer intends to finance and construct an amenity center, which upon completion will be turned over to a homeowner’s association for ownership, operate and maintenance. The District will construct a trail around DRA-4 for the use of the community. All such improvements are considered common elements for the benefit of the District landowners.

Environmental Conservation/Mitigation

There are no forested and herbaceous wetlands located within the project boundary, therefore there is no mitigation is required for wetland impacts.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Off-Site Improvements

The project will be connected SW 54th Street Road at the west entrance and SW 40th Avenue at the east entrance. SW 54th Street Road has been constructed by others and SW 40th Ave will be constructed by Marion County. Therefore, no offsite improvements are proposed for this project.

There are no impact fee credits associated with the construction of any of the off-site improvements.

As noted, the District’s CIP functions as a system of improvements benefitting all lands within the District (including the future boundary amendment parcel(s)). All of the foregoing improvements are required by applicable development approvals.

The following table shows who will finance, own and operate the various improvements of the CIP:

TABLE 3

<u>Facility Description</u>	<u>Financing</u>	<u>O&M Entity</u>
Roadways/Curbing	CDD	CDD
Stormwater Management	CDD	CDD
Utilities (Water, Sewer)	CDD	City

Hardscape/Landscape/Irrigation	CDD	CDD
Street Lighting	n/a	CDD
Undergrounding of Conduit	CDD	City
Recreational Amenities	Developer	HOA

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

Table 4

Agency	Permit Description	Permit Status
City of Ocala	Conceptual Plan (Entire Project)	Approved
City of Ocala	Phase 1 Improvement Plan	Approved
City of Ocala	Phases 2, 3 & 4	Approved
City of Ocala	Amenity Center	Approved
SWFWMD	Phase 1 ERP	Approved
SWFWMD	Phase 2 ERP	Approved
SWFWMD	Phase 3 and 4 ERP	Approved
FDEP Water	Phase 1	Approved
FDEP Wastewater	Phase 1	Approved
FDEP Water	Phases 2, 3 & 4	Approved
FDEP Wastewater	Phase 2, 3 & 4	Approved
FDEP Wastewater	Phase 2 18" Force Main	To be submitted

5. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 5 show below presents, among other things, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in Table 5 are reasonable and consistent with market pricing, both for the CIP.

TABLE 5

<u>Facility Description</u>	<u>Estimated CIP Costs (Assessment Area One)**</u>	<u>Estimated CIP Costs (First Expansion Parcel)</u>	<u>Estimated CIP (Second Expansion Parcel)</u>	<u>TOTAL CIP</u>
Potable Water	\$343,867	\$363,946	\$273,587	\$981,400
Sanitary Sewer	853,955	903,821	679,424	2,437,200
Roadway/Curbing	752,974	796,944	599,082	2,149,000
Undergrounding of Conduit	285,738	302,423	227,339	815,500
Stormwater Improvements	554,692	587,083	441,325	1,583,100
Earthwork (stormwater ponds)	242,816	256,995	193,189	693,000

Hardscape/Landscape/Irrigation/Entry Features	1,281,528	1,356,362	1,019,610	3,657,500
Amenity	565,870	598,913	450,217	1,615,000
Professional Services	315,345	333,760	250,895	\$900,000
Contingency (15%)	779,518	825,037	620,200	2,224,755
TOTAL				\$17,056,455

* The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

**Assessment Area One encompasses the District’s original boundaries, and consists of 99 lots within phase 1 and another 38 lots planned for an additional 7.8 acres of land.

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the City of Ocala, Florida, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The reasonably expected economic life of the CIP is anticipated to be at least 20+ years;
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs; and
- the CIP will function as a system of improvements benefitting all lands within the District.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on public easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. Regarding any fill generated by construction

of the CIP, and that is not used as part of the CIP, such fill will only be placed on-site where the cost of doing so is less expensive than hauling such fill off-site.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Santiago, Machado, P.E.
FL License No. 62992

Date _____

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Master Special Assessment
Methodology Report

May 5, 2023



Provided by:

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
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1.0 Introduction

1.1 Purpose

This Amended and Restated Master Special Assessment Methodology Report (the “Restated Report”) was developed to amend and restate the Amended Master Special Assessment Methodology Report (the “Amended Master Report”) dated October 7, 2022 and to provide an amendment to the master financing plan and an amendment to the master special assessment methodology for the Ridge at Heath Brook Community Development District (the “District”), located in the City of Ocala, Marion County, Florida, as related to funding the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District after the first of two anticipated expansions of the boundaries of the District from the original approximately 39.365 +/- acres to the current approximately 75.796 +/- acres.

1.2 Scope of the Restated Report

This Restated Report presents projections for financing the District’s public infrastructure improvements (the “Capital Improvement Program”) as described in the Engineer’s Report of Atwell, LLC dated June 21, 2022 (restated May 2, 2023) (the “Restated Engineer’s Report” and together with the Engineer’s Report dated June 21, 2022 the “Engineer’s Report”), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Program. Please note that the Engineer’s Report describes the Capital Improvement Program which would be required for the District after the projected expansion of its boundaries from the current approximately 39.365 +/- acres to the anticipated total of approximately 104.938 +/- acres. Please note that the District has already funded a portion of the costs of the Capital Improvement Program for the initial 137 lots contained within the initial boundaries of the District with proceeds of the Capital Improvement Revenue Bonds, Series 2023 (Assessment Area One) in the principal amount of \$2,325,000 (the “Series 2023 Bonds”).

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Capital Improvement Program create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Restated Report, these general

benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's Capital Improvement Program enables properties within its boundaries to be developed.

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

The Capital Improvement Program will provide infrastructure and improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Program. Even though the exact value of the benefits provided by the Capital Improvement Program is hard to estimate at this point, it is without doubt greater than the costs associated with providing same.

1.4 Organization of the Restated Report

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

Section Three provides a summary of the Capital Improvement Program as determined by the District Engineer.

Section Four discusses the current financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Ridge at Heath Brook development (the “Development” or “Ridge at Heath Brook”), a master planned, residential development located in the City of Ocala, Marion County, Florida. After the first of two planned boundary expansions, the land within the District currently consists of approximately 75.796 +/- acres and is generally east of SW Highway 200 and west of U.S. Interstate 75, although a parcel of land consisting of approximately 29.142 +/- acres is anticipated to be added to the District, after completion of which, the size of the District will total approximately 104.938 +/- acres.

2.2 The Development Program

The development of Ridge at Heath Brook has already commenced and is anticipated to continue to be conducted by the Forestar USA Real Estate Group, Inc. or its associates (the “Developer”). Based upon the information provided by the Developer, the current development plan for the District’s boundaries expanded to 104.938 +/- acres envisions a total of 391 residential units developed in multiple phases, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District. The development of the initial 137 residential units contained within the original boundary of the District referred to as Assessment Area One has already commenced, with the 99 Phase 1 units already platted and the 38 additional Phase 2 and Phase 3 units anticipated to be platted in the near future.

3.0 The Capital Improvement Program

3.1 Overview

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

3.2 Capital Improvement Program

The Capital Improvement Program needed to serve the District after the full expansion of its boundaries is projected to consist of potable water, sanitary sewer, roadway/curbing, undergrounding of electric conduit, stormwater improvements, earthwork (stormwater ponds), landscape/hardscape /irrigation/entry features and an amenity as set forth in more detail in the Engineer's Report.

The infrastructure included in the Capital Improvement Program comprises an interrelated system of improvements, which means that all of the improvements serve the entire District and improvements are interrelated such that they reinforce one another. At the time of this writing, the total costs of the Capital Improvement Program are estimated at \$11,080,152, with the costs of the public infrastructure improvements for the 137 residential unit contained within Assessment Area One in the estimated amount of \$5,976,303 having been funded in part with proceeds of the Series 2023 Bonds and in part with capital contributions made by the Developer. The remaining costs of the Capital Improvement Program include \$6,325,284 for the First Expansion Area and \$4,754,868 for the Second Expansion Area. Table 2 in the *Appendix A* illustrates the specific components of the Capital Improvement Program and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District has already commented with its program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. Even though the initial mechanism involved acquisition of completed public infrastructure improvements from the Developer, the choice of the exact mechanism for providing public infrastructure for the balance of the Capital Improvement Program has not yet been made at the time of this writing, and the District may either acquire the additional public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of future bonds, and recognizing that the District has already financed in part the cost of the Capital Improvement Program for the

137 residential unit contained within Assessment Area One with proceeds of the Series 2023 Bonds, it is likely that in order to fully fund the costs of the parts of the Capital Improvement Program for the First Expansion Area in the estimated cost of \$6,325,284 and the costs of the parts of the Capital Improvement Program for the Second Expansion Area in the estimated cost of \$4,754,868 as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$14,395,000 in par amount of special assessment bonds (the "Future Bonds").

Please note that the purpose of this Restated Report is to allocate the benefit of the Capital Improvement Program to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Program. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Future Bonds in the principal amount of \$14,395,000 to finance Capital Improvement Program costs at \$11,080,152. The Future Bonds as projected under this amended and restated master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Future Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every November 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$14,395,000. The difference is comprised of debt service reserve, capitalized interest, and costs of issuance, including the underwriter's discount. Preliminary sources and uses of funding for the Future Bonds are presented in Table 3 in the *Appendix*.

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

5.0 Assessment Methodology

5.1 Overview

The issuance of the Future Bonds, in addition to the previous issuance of the Series 2023 Bonds and capital contributions made by the Developer provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Capital Improvement Program outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of the District. General benefits accrue to areas outside the District, and being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the Capital Improvement Program. All properties that receive special benefits from the Capital Improvement Program will be assessed for their fair share of the debt issued in order to finance the Capital Improvement Program.

5.2 Benefit Allocation

The current development plan for the District expanded to 104.938 +/- acres envisions the development of a total of 391 residential units developed in multiple phases, although unit numbers and land use types may change throughout the development period.

The public infrastructure included in the Capital Improvement Program comprises an interrelated system of improvements, which means that all of the improvements serve the entire District and such public improvements are interrelated such that they reinforce each other and their combined benefit is greater than the sum of their individual benefits. All of the land uses within the District, as expanded, will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Program have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem

assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The proposed Development plan is expected to encompass 391 residential units, of which 137 residential units are contained within Assessment Area One and 254 residential units are contained within two planned expansion parcels ("Future Assessment Areas"). This Restated Report proposes to allocate the benefit associated with the Capital Improvement Program to the residential units planned to be developed within Future Assessment Areas in proportion to the density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weight that is proposed to be assigned to the land use contemplated to be developed within Future Assessment Areas based on the similar density of development and the intensity of use of infrastructure, total ERU counts for the product type, and the share of the benefit received by each product type.

This Restated Report assigns each unit an ERU weight of 1.00 (the base weight). Based on the information provided in the Engineer's Report, all units will have similar development, giving each unit an ERU weight of 1. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's public infrastructure improvements that are part of the Capital Improvement Program.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Future Bonds (the "Future Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual debt service assessments per unit.

No Future Bond Assessments are allocated herein to the private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly to the benefit of all platted lots in the District. As such, no Future Bond Assessments will be assigned to the amenities and common areas. If the amenities are owned by

the District, then they would be governmental property not subject to the Future Bond Assessments and would be open to the general public, subject to District rules and policies.

5.3 Assigning Bond Assessments

As previously stated in the Restated Report, the present boundaries of the District contain approximately 75.796 +/- acres, while it is anticipated that the District's boundaries will be expanded to eventually contain a total of approximately 104.938 +/- acres. As the lands contained within Assessment Area One and which contain approximately 39.365 +/- acres are already subject to assessment lien related to the repayment of the Series 2023 Bonds, the remaining land within the District that can be subject to the Future Bond Assessments is equal to the area of the First Expansion Area, which contains approximately 36.431 +/- acres.

The land that is contained in the First Expansion Area is presently not yet platted and the precise location of the various product types by lot or parcel is unknown. Consequently, the Future Bond Assessments will initially be levied on the unplatted land on an equal pro-rata gross acre basis and thus the Future Bond Assessments in the amount of \$8,217,618.11 will be preliminarily levied on approximately 36.431 +/- gross acres (as described in Exhibit "A" attached hereto) at an approximate rate of \$225,566.64 per acre.

Once the second boundary change occurs and if the land in the District is still not fully platted for its intended final use and the precise location of the residential units by lot or parcel is unknown, total bonded debt in the amount of \$6,177,381.89 (\$14,395,000 minus the \$8,217,618.11 allocated to the First Expansion Area) will be preliminarily levied on approximately 29.142 +/- acres at a rate of \$211,975.22 per acre on an equal pro-rata gross acre basis.

When the land in the First Expansion Area and the Second Expansion Area is platted, the Future Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Future Bond Assessments from unplatted gross acres to platted parcels will reduce the amount of Future Bond Assessments levied on unplatted gross acres within the First Expansion Area and/or the Second Expansion Area.

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

based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Future Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

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

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

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

special and peculiar benefits derived from the Capital Improvement Program.

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

5.6 True-Up Mechanism

The assessment methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development and platting occurs it is possible that the number of and unit types of residential units being developed changes. The mechanism for maintaining the methodology over the changes is referred to as true-up.

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Equivalent Residential Units ("ERUs") as set forth in Table 4 in the Appendix ("Development Plan"). At such time as lands are to be platted (or replatted) or site plans are to be approved (or re-approved) within the Future Assessment Areas, the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of ERUs (and thus Future Bond Assessments) able to be imposed on the "Remaining Developable Unplatted Lands" (i.e., those remaining unplatted developable lands within First Expansion Area after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Future Bond Assessments to the product types being platted and the remaining property in accordance with this Restated Report, and cause the Future Bond Assessments to be recorded in the District's Improvement Lien Book.
- b. If a Proposed Plat results in a greater amount of ERUs (and thus Future Bond Assessments) able to be imposed on the Remaining Developable Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Future Bond Assessments for all assessed properties within First Expansion Area, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat results in a lower amount of ERUs (and thus Future Bond Assessments) able to be imposed on the Remaining Developable Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat and other applicable lands as determined by the District Assessment Consultant to pay a "True-Up Payment" equal to the shortfall in the Future Bond Assessments (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in their sole discretion what amount of ERUs (and thus Future Bond Assessments) are able to be imposed on the Remaining Developable Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall development plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Developable Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Future Bond Assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable prior to any plat being recorded, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the Future Bonds to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Future Bond Assessments levied run with the land, and such Future Bond Assessments liens include any true-up payment. The District will not release any liens on property for which true-up

payments are due, until payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Future Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

The District's true-up review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

If any parcel of land within First Expansion Area that has been assigned Future Bond Assessments is to be transferred to a unit of local government, such Future Bond Assessments must be satisfied by way of a True-Up Payment.

5.7 Assessment Roll

Based on the per gross acre assessment proposed in Section 5.3, the Future Bond Assessments of \$8,217,618.11 are proposed to be levied over the area described in Exhibit "A", which represents the **First Expansion Area**. Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

5.8 Additional Items Regarding Bond Assessments Imposition and Allocation

This Restated Report is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the Capital Improvement Program functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund master improvements within any benefitted property within the District, regardless of where the Future Bond Assessments are levied, provided that Future Bond Assessments are fairly and reasonably allocated across all benefitted properties.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Program. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Restated Report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

7.0 Appendix

Table 1

Ridge at Heath Brook

Community Development District

Development Plan

Product Type	Phase 1 Number of Units	Phase 2 Number of Units	Phase 3 Number of Units	Phase 4 Number of Units	Total Number of Units
Single Family (Original Boundary)	99	25	13	0	137
Single Family (First Expansion)	0	81	0	64	145
Single Family (Second Expansion)	0	0	75	34	109
Total	99	106	88	98	391

Table 2

Ridge at Heath Brook

Community Development District

Capital Improvement Program Costs

Improvement	Original Boundary (Assessment Area One) Estimated Costs	First Expansion Area Estimated Costs	Second Expansion Area Estimated Costs	Total Costs
Potable Water	\$343,867.00	\$363,946.00	\$273,587.00	\$981,400.00
Sanitary Sewer	\$853,955.00	\$903,821.00	\$679,424.00	\$2,437,200.00
Roadway/Curbing	\$752,974.00	\$796,944.00	\$599,082.00	\$2,149,000.00
Undergrounding of Electric Conduit	\$285,738.00	\$302,423.00	\$227,339.00	\$815,500.00
Stormwater Improvements	\$554,692.00	\$587,083.00	\$441,325.00	\$1,583,100.00
Earthwork (Stormwater Ponds)	\$242,816.00	\$256,995.00	\$193,189.00	\$693,000.00
Landscape/Hardscape/Irrigation /Entry Features	\$1,281,528.00	\$1,356,362.00	\$1,019,610.00	\$3,657,500.00
Amenity	\$565,870.00	\$598,913.00	\$450,217.00	\$1,615,000.00
Professional Services and Fees	\$315,345.00	\$333,760.00	\$250,895.00	\$900,000.00
Contingency	\$779,518.00	\$825,037.00	\$620,200.00	\$2,224,755.00
Total	\$5,976,303.00	\$6,325,284.00	\$4,754,868.00	\$17,056,455.00

Table 3

Ridge at Heath Brook

Community Development District

Future Bonds Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$14,395,000.00
Total Sources	\$14,395,000.00

Uses

Project Fund Deposits:	
Project Fund	\$11,080,152.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$1,045,781.08
Capitalized Interest Fund	\$1,727,400.00
Delivery Date Expenses:	
Costs of Issuance	\$537,900.00
Rounding	\$3,766.92
Total Uses	\$14,395,000.00

Table 4

Ridge at Heath Brook

Community Development District

Benefit Allocation - Future Assessment Areas

Product Type	Total Number of		
	Units	ERU Weight	Total ERU
Single Family	254	1.00	254.00
Total	254		254.00

Table 5

Ridge at Heath Brook

Community Development District

Future Bond Assessments Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Maximum Total Future Bond Assessments Apportionment	Maximum	Annual Debt Service Payment**
				Future Bond Assessments Apportionment per Unit	
Single Family	254	\$11,080,152.00	\$14,395,000.00	\$56,673.23	\$4,475.27
Total	254	\$11,080,152.00	\$14,395,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes maximum allowable costs of collection of 4.00%, early payment discount and assumes payment in March

Exhibit "A"

Future Bond Assessments in the amount of \$8,217,618.11 are proposed to be levied over the area as described below:

DESCRIPTION: RIDGE AT HEATH BROOK TAKEDOWN 2

A portion of land lying in Section 3, Township 16 South, Range 21 East, Marion County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 3; thence N89°20'20"W, along the North line of Section 3, a distance of 115.68 feet to the Southeast corner of EXECUTIVE PARK, as recorded in Plat Book T, Pages 11 through 13, of the public records of Marion County, Florida; thence continue N89°20'20"W, along the South line of EXECUTIVE PARK and the North line of Section 3, a distance of 692.26 feet to the **POINT OF BEGINNING**; thence leaving said South line of aforementioned EXECUTIVE PARK and said North line of Section 3, Southerly, 82.17 feet along the arc of a non-tangent curve to the left having a radius of 2352.00 feet and a central angle of 2°00'06" (chord bearing S.12°41'14"E., 82.17 feet); thence S.13°41'17"E., a distance of 245.78 feet; thence Southerly, 491.39 feet along the arc of a tangent curve to the right having a radius of 1940.00 feet and a central angle of 14°30'46" (chord bearing S.06°25'54"E., 490.08 feet) to **REFERENCE POINT "A"**; thence N.89°54'50"W., a distance of 155.52 feet; thence Westerly, 323.09 feet along the arc of a tangent curve to the left having a radius of 630.00 feet and a central angle of 29°23'00" (chord bearing S.75°23'41"W., 319.56 feet); thence Westerly, 110.62 feet along the arc of a reverse curve to the right having a radius of 325.00 feet and a central angle of 19°30'05" (chord bearing S.70°27'13"W., 110.09 feet); thence S.80°12'16"W., a distance of 170.11 feet; thence Westerly, 230.05 feet along the arc of a tangent curve to the right having a radius of 1025.00 feet and a central angle of 12°51'34" (chord bearing S.86°38'03"W., 229.57 feet); thence Westerly, 262.24 feet along the arc of a reverse curve to the left having a radius of 1475.00 feet and a central angle of 10°11'12" (chord bearing S.87°58'14"W., 261.90 feet); thence S.82°52'38"W., a distance of 241.97 feet; thence N.07°07'22"W., a distance of 175.00 feet; thence S.82°52'38"W., a distance of 36.29 feet; thence N.07°07'22"W., a distance of 125.00 feet; thence N.33°25'17"W., a distance of 55.77 feet; thence N.07°07'22"W., a distance of 125.00 feet; thence S.82°31'04"W., a distance of 21.55 feet; thence N.08°36'03"W., a distance of 125.01 feet; thence N.34°29'20"W., a distance of 54.99 feet; thence N.11°06'11"W., a distance of 125.00 feet; thence Westerly, 60.64 feet along the arc of a non-tangent curve to the left having a radius of 675.00 feet and a central angle of 5°08'50" (chord bearing S.76°19'24"W., 60.62 feet); thence N.07°07'22"W., a distance of 133.55 feet; thence N.32°21'14"W., a distance of 55.05 feet; thence N.09°14'25"W., a distance of 108.30 feet; thence N.09°14'25"W., a distance of 11.99 feet; thence N.18°14'00"W., a distance of 20.41 feet to the point of intersection the South line HEATH BROOK NORTH B-2, as recorded in Plat Book 9, Pages 149 through 152, of the public records of Marion County, Florida; thence N.82°51'32"E., along said South line of aforementioned HEATH BROOK NORTH B-2, a distance of 1060.88 feet to the Southeast corner of aforementioned HEATH BROOK NORTH B-2, same being the point of intersection with the West line of aforementioned EXECUTIVE PARK; thence S.00°08'38"W., along said West line of aforementioned EXECUTIVE PARK, a distance of 175.14 feet to the Southwest corner of aforementioned EXECUTIVE PARK; thence S.89°20'20"E., along the South of aforementioned EXECUTIVE PARK, a distance of 629.17 feet to the **POINT OF BEGINNING**.

Containing 36.431 acres, more or less.

**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

7C

ENGINEER'S REPORT
FOR THE
RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

PREPARED FOR:

BOARD OF SUPERVISORS
RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:

Atwell, LLC
2600 Maitland Center Parkway, Suite 262
Maitland, FL 32751

June 21, 2022
(restated May 2, 2023)

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide a description of the capital improvement plan (“CIP”) and estimated costs of the CIP, for the Ridge at Heath Brook Community Development District (“District”).

2. GENERAL SITE DESCRIPTION

The District is located entirely within the City of Ocala, Florida, and is planned to include approximately 104.94 acres of land. The site is located east of SW Highway 200 and west of U.S. Interstate 75. **Exhibit A** attached hereto shows the current and future planned boundaries of the District.

The City’s original boundaries included 39.365 acres of land (“**Original Boundaries**”). Pursuant to City Ordinance 2023-35, the District’s boundaries were recently amended to add an additional 36.431 acres of land (“**First Expansion Parcel**”), which resulted in the current boundaries of 75.796 acres. The District in 2024 anticipates undertaking one further boundary amendment (“**Second Expansion Parcel**”) and in order to expand the District’s boundaries to 104.94 acres of land.

Phase 1 of the project is currently under construction. Improvements under construction consists of roadways, curbs, drainage structures and pipes, potable water mains, sanitary gravity mains and manholes and two stormwater ponds. Phases 2, 3 and 4 are currently undeveloped.

3. PROPOSED CIP

The CIP is intended to provide public infrastructure improvements for the proposed Ridge at Heath Brook development, which is planned for 391 residential homes. The proposed site plan for the District is attached as **Exhibit B** to this report, and the plan enumerates the proposed lot count, by type, for the District. The following charts show the planned product types and land uses for the District:

Table 1

Product Type Lot Count					
Lot Size/Type	Phase 1	Phase 2	Phase 3	Phase 4	Total
Single Family Lots (Original Boundary)	99	25	13	0	137
Single Family Lots (First Expansion Parcel)	0	81	0	64	145
Single Family Lots (Second Expansion Parcel)	0	0	75	34	109
Single Family Lots	99	106	88	102	391

Table 2

Land Use table	
Description	Area (ac)
Amenity Center	1.59
Buffers	4.71
Open Space	5.63
Road Right-of-Way	17.29
DRA (Ponds)	15.78
Residential Lots	59.88
Lift Station Tract	0.06
Total	104.94

The CIP infrastructure includes:

Roadway Improvements:

The CIP includes subdivision roads within the District. Generally, all roads will be 2-lane un-divided roads with periodic roundabouts. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with City standards.

All internal roadways may be financed by the District, and will be owned, operated and maintained by the District. Alternatively, the developer may elect to finance all or portions of the internal roads, gate them, and convey them to a homeowner's association for ownership, operation and maintenance (in such an event, the District would be limited to financing only utilities, conservation/mitigation and stormwater improvements behind such gated areas).

There are no impact fee credits associated with the construction of any of the roadways.

Stormwater Management System:

The stormwater collection and outfall system are a combination of roadway curbs, curb inlets, pipe, control structures and open dry ponds designed to treat and attenuate stormwater runoff from District lands. The stormwater system within the project retains the 100-year/24hour storm event and will not discharge offsite. The stormwater system will be designed consistent with the criteria established by the Southwest Florida Water Management District and the City of Ocala for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs of mass grading of lots.

Water and Sewer/Wastewater Utilities:

As part of the CIP, the District intends to construct and/or acquire water and sewer/wastewater infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection. Water main connections will be made at west side of the project at SW 54 Street Road and the at the east side at SW 40th Avenue. SW 40th Avenue is currently being designed and is not under construction.

Sewer and wastewater improvements for the project will include an onsite 8" diameter gravity collection system, and onsite 4" and 18" force-mains and onsite lift stations. The 18" force-main will be utilized for future flows from other adjacent projects. The Ridge at Heath Brook will only utilize the 4" force-main to serve the 292 lots of the 391 lots. The 4" offsite force-main connection will be made at existing cul-de-sac at the end of SW 40th Avenue.

All of the foregoing utilities systems will be completed by the District and then dedicated to the City of Ocala for operation and maintenance.

There are no impact fee credits associated with the construction of any of the utilities.

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas and rights-of-way. The irrigation system will consist of a well and 3" irrigation mains to irrigate the commons areas. Moreover, hardscaping will consist of entry gates, monument signage and columns.

The City has distinct design criteria requirements for planting and irrigation design. Therefore, this project will at a minimum meet those requirements and, in most cases, exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Most of the irrigation system will serve the common areas and buffers maintained by the District. A small portion will serve the Amenity Center maintained by the homeowner's association.

Street Lights / Undergrounding of Electrical Utility Lines

Street lights are not included within the CIP, but instead may be leased through an agreement with the City of Ocala Electric Utility, in which case the District would fund the street lights through an annual operations and maintenance assessment.

The CIP does however include the undergrounding of electrical utility lines within right-of-way utility easements throughout the community. Any lines and transformers located in such areas would be owned by City of Ocala Electric Utility and not paid for by the District as part of the CIP.

Recreational Amenities:

In conjunction with the construction of the CIP, the Developer intends to finance and construct an amenity center, which upon completion will be turned over to a homeowner’s association for ownership, operate and maintenance. The District will construct a trail around DRA-4 for the use of the community. All such improvements are considered common elements for the benefit of the District landowners.

Environmental Conservation/Mitigation

There are no forested and herbaceous wetlands located within the project boundary, therefore there is no mitigation is required for wetland impacts.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Off-Site Improvements

The project will be connected SW 54th Street Road at the west entrance and SW 40th Avenue at the east entrance. SW 54th Street Road has been constructed by others and SW 40th Ave will be constructed by Marion County. Therefore, no offsite improvements are proposed for this project.

There are no impact fee credits associated with the construction of any of the off-site improvements.

As noted, the District’s CIP functions as a system of improvements benefitting all lands within the District (including the future boundary amendment parcel(s)). All of the foregoing improvements are required by applicable development approvals.

The following table shows who will finance, own and operate the various improvements of the CIP:

TABLE 3

<u>Facility Description</u>	<u>Financing</u>	<u>O&M Entity</u>
Roadways/Curbing	CDD	CDD
Stormwater Management	CDD	CDD
Utilities (Water, Sewer)	CDD	City

Hardscape/Landscape/Irrigation	CDD	CDD
Street Lighting	n/a	CDD
Undergrounding of Conduit	CDD	City
Recreational Amenities	Developer	HOA

4. PERMITTING/CONSTRUCTION COMMENCEMENT

All necessary permits for the construction of the CIP have either been obtained or are currently under review by respective governmental authorities, and include the following:

Table 4

Agency	Permit Description	Permit Status
City of Ocala	Conceptual Plan (Entire Project)	Approved
City of Ocala	Phase 1 Improvement Plan	Approved
City of Ocala	Phases 2, 3 & 4	Approved
City of Ocala	Amenity Center	Approved
SWFWMD	Phase 1 ERP	Approved
SWFWMD	Phase 2 ERP	Approved
SWFWMD	Phase 3 and 4 ERP	Approved
FDEP Water	Phase 1	Approved
FDEP Wastewater	Phase 1	Approved
FDEP Water	Phases 2, 3 & 4	Approved
FDEP Wastewater	Phase 2, 3 & 4	Approved
FDEP Wastewater	Phase 2 18" Force Main	To be submitted

5. OPINION OF PROBABLE CONSTRUCTION COSTS

Table 5 show below presents, among other things, the Opinion of Probable Cost for the CIP. It is our professional opinion that the costs set forth in Table 5 are reasonable and consistent with market pricing, both for the CIP.

TABLE 5

<u>Facility Description</u>	<u>Estimated CIP Costs (Assessment Area One)**</u>	<u>Estimated CIP Costs (First Expansion Parcel)</u>	<u>Estimated CIP (Second Expansion Parcel)</u>	<u>TOTAL CIP</u>
Potable Water	\$343,867	\$363,946	\$273,587	\$981,400
Sanitary Sewer	853,955	903,821	679,424	2,437,200
Roadway/Curbing	752,974	796,944	599,082	2,149,000
Undergrounding of Conduit	285,738	302,423	227,339	815,500
Stormwater Improvements	554,692	587,083	441,325	1,583,100
Earthwork (stormwater ponds)	242,816	256,995	193,189	693,000

Hardscape/Landscape/Irrigation/Entry Features	1,281,528	1,356,362	1,019,610	3,657,500
Amenity	565,870	598,913	450,217	1,615,000
Professional Services	315,345	333,760	250,895	\$900,000
Contingency (15%)	779,518	825,037	620,200	2,224,755
TOTAL				\$17,056,455

* The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

**Assessment Area One encompasses the District’s original boundaries, and consists of 99 lots within phase 1 and another 38 lots planned for an additional 7.8 acres of land.

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the design.

It is further our opinion that:

- The estimated cost to the CIP as set forth herein is reasonable based on prices currently being experienced in the City of Ocala, Florida, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course;
- The reasonably expected economic life of the CIP is anticipated to be at least 20+ years;
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs; and
- the CIP will function as a system of improvements benefitting all lands within the District.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on public easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. Regarding any fill generated by construction

of the CIP, and that is not used as part of the CIP, such fill will only be placed on-site where the cost of doing so is less expensive than hauling such fill off-site.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

Santiago, Machado, P.E.
FL License No. 62992

Date _____

**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

7D

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

Amended and Restated Master Special Assessment
Methodology Report

May 5, 2023



Provided by:

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1.0 Introduction

1.1 Purpose

This Amended and Restated Master Special Assessment Methodology Report (the “Restated Report”) was developed to amend and restate the Amended Master Special Assessment Methodology Report (the “Amended Master Report”) dated October 7, 2022 and to provide an amendment to the master financing plan and an amendment to the master special assessment methodology for the Ridge at Heath Brook Community Development District (the “District”), located in the City of Ocala, Marion County, Florida, as related to funding the costs of the acquisition and construction of public infrastructure improvements contemplated to be provided by the District after the first of two anticipated expansions of the boundaries of the District from the original approximately 39.365 +/- acres to the current approximately 75.796 +/- acres.

1.2 Scope of the Restated Report

This Restated Report presents projections for financing the District’s public infrastructure improvements (the “Capital Improvement Program”) as described in the Engineer’s Report of Atwell, LLC dated June 21, 2022 (restated May 2, 2023) (the “Restated Engineer’s Report” and together with the Engineer’s Report dated June 21, 2022 the “Engineer’s Report”), as well as describes the method for the allocation of special benefits and the apportionment of special assessment debt resulting from the provision and funding of the Capital Improvement Program. Please note that the Engineer’s Report describes the Capital Improvement Program which would be required for the District after the projected expansion of its boundaries from the current approximately 39.365 +/- acres to the anticipated total of approximately 104.938 +/- acres. Please note that the District has already funded a portion of the costs of the Capital Improvement Program for the initial 137 lots contained within the initial boundaries of the District with proceeds of the Capital Improvement Revenue Bonds, Series 2023 (Assessment Area One) in the principal amount of \$2,325,000 (the “Series 2023 Bonds”).

1.3 Special Benefits and General Benefits

Improvements undertaken and funded by the District as part of the Capital Improvement Program create special and peculiar benefits, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Restated Report, these general

benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within the District. The District's Capital Improvement Program enables properties within its boundaries to be developed.

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

The Capital Improvement Program will provide infrastructure and improvements which are all necessary in order to make the lands within the District developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the Capital Improvement Program. Even though the exact value of the benefits provided by the Capital Improvement Program is hard to estimate at this point, it is without doubt greater than the costs associated with providing same.

1.4 Organization of the Restated Report

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

Section Three provides a summary of the Capital Improvement Program as determined by the District Engineer.

Section Four discusses the current financing program for the District.

Section Five discusses the special assessment methodology for the District.

2.0 Development Program

2.1 Overview

The District serves the Ridge at Heath Brook development (the “Development” or “Ridge at Heath Brook”), a master planned, residential development located in the City of Ocala, Marion County, Florida. After the first of two planned boundary expansions, the land within the District currently consists of approximately 75.796 +/- acres and is generally east of SW Highway 200 and west of U.S. Interstate 75, although a parcel of land consisting of approximately 29.142 +/- acres is anticipated to be added to the District, after completion of which, the size of the District will total approximately 104.938 +/- acres.

2.2 The Development Program

The development of Ridge at Heath Brook has already commenced and is anticipated to continue to be conducted by the Forestar USA Real Estate Group, Inc. or its associates (the “Developer”). Based upon the information provided by the Developer, the current development plan for the District’s boundaries expanded to 104.938 +/- acres envisions a total of 391 residential units developed in multiple phases, although land use types and unit numbers may change throughout the development period. Table 1 in the *Appendix* illustrates the development plan for the District. The development of the initial 137 residential units contained within the original boundary of the District referred to as Assessment Area One has already commenced, with the 99 Phase 1 units already platted and the 38 additional Phase 2 and Phase 3 units anticipated to be platted in the near future.

3.0 The Capital Improvement Program

3.1 Overview

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

3.2 Capital Improvement Program

The Capital Improvement Program needed to serve the District after the full expansion of its boundaries is projected to consist of potable water, sanitary sewer, roadway/curbing, undergrounding of electric conduit, stormwater improvements, earthwork (stormwater ponds), landscape/hardscape /irrigation/entry features and an amenity as set forth in more detail in the Engineer's Report.

The infrastructure included in the Capital Improvement Program comprises an interrelated system of improvements, which means that all of the improvements serve the entire District and improvements are interrelated such that they reinforce one another. At the time of this writing, the total costs of the Capital Improvement Program are estimated at \$11,080,152, with the costs of the public infrastructure improvements for the 137 residential unit contained within Assessment Area One in the estimated amount of \$5,976,303 having been funded in part with proceeds of the Series 2023 Bonds and in part with capital contributions made by the Developer. The remaining costs of the Capital Improvement Program include \$6,325,284 for the First Expansion Area and \$4,754,868 for the Second Expansion Area. Table 2 in the *Appendix A* illustrates the specific components of the Capital Improvement Program and their costs.

4.0 Financing Program

4.1 Overview

As noted above, the District has already commented with its program of capital improvements which will facilitate the development of lands within the District. Generally, construction of public improvements is either funded by the Developer and then acquired by the District or funded directly by the District. Even though the initial mechanism involved acquisition of completed public infrastructure improvements from the Developer, the choice of the exact mechanism for providing public infrastructure for the balance of the Capital Improvement Program has not yet been made at the time of this writing, and the District may either acquire the additional public infrastructure from the Developer or construct it, or even partly acquire it and partly construct it.

Even though the actual financing plan may change to include multiple series of future bonds, and recognizing that the District has already financed in part the cost of the Capital Improvement Program for the

137 residential unit contained within Assessment Area One with proceeds of the Series 2023 Bonds, it is likely that in order to fully fund the costs of the parts of the Capital Improvement Program for the First Expansion Area in the estimated cost of \$6,325,284 and the costs of the parts of the Capital Improvement Program for the Second Expansion Area in the estimated cost of \$4,754,868 as described in *Section 3.2* in one financing transaction, the District would have to issue approximately \$14,395,000 in par amount of special assessment bonds (the "Future Bonds").

Please note that the purpose of this Restated Report is to allocate the benefit of the Capital Improvement Program to the various land uses in the District and based on such benefit allocation to apportion the maximum debt necessary to fund the Capital Improvement Program. The discussion of the structure and size of the indebtedness is based on various estimates and is subject to change.

4.2 Types of Bonds Proposed

The proposed financing plan for the District provides for the issuance of the Future Bonds in the principal amount of \$14,395,000 to finance Capital Improvement Program costs at \$11,080,152. The Future Bonds as projected under this amended and restated master financing plan would be structured to be amortized in 30 annual installments following a 24-month capitalized interest period. Interest payments on the Future Bonds would be made every May 1 and November 1, and principal payments on the Bonds would be made every November 1.

In order to finance the improvement costs, the District would need to borrow more funds and incur indebtedness in the total amount of \$14,395,000. The difference is comprised of debt service reserve, capitalized interest, and costs of issuance, including the underwriter's discount. Preliminary sources and uses of funding for the Future Bonds are presented in Table 3 in the *Appendix*.

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

5.0 Assessment Methodology

5.1 Overview

The issuance of the Future Bonds, in addition to the previous issuance of the Series 2023 Bonds and capital contributions made by the Developer provides the District with funds necessary to construct/acquire the infrastructure improvements which are part of the Capital Improvement Program outlined in *Section 3.2* and described in more detail by the District Engineer in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to properties within the boundaries of the District. General benefits accrue to areas outside the District, and being only incidental in nature. The debt incurred in financing the public infrastructure will be secured by assessing properties that derive special and peculiar benefits from the Capital Improvement Program. All properties that receive special benefits from the Capital Improvement Program will be assessed for their fair share of the debt issued in order to finance the Capital Improvement Program.

5.2 Benefit Allocation

The current development plan for the District expanded to 104.938 +/- acres envisions the development of a total of 391 residential units developed in multiple phases, although unit numbers and land use types may change throughout the development period.

The public infrastructure included in the Capital Improvement Program comprises an interrelated system of improvements, which means that all of the improvements serve the entire District and such public improvements are interrelated such that they reinforce each other and their combined benefit is greater than the sum of their individual benefits. All of the land uses within the District, as expanded, will benefit from each infrastructure improvement category, as the improvements provide basic infrastructure to all land within the District and benefit all land within the District as an integrated system of improvements.

As stated previously, the public infrastructure improvements included in the Capital Improvement Program have a logical connection to the special and peculiar benefits received by the land within the District, as without such improvements, the development of the properties within the District would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within the District, the District can assign or allocate a portion of the District's debt through the imposition of non-ad valorem

assessments, to the land receiving such special and peculiar benefits. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the cost of, or the actual non-ad valorem assessment amount levied on that parcel.

The proposed Development plan is expected to encompass 391 residential units, of which 137 residential units are contained within Assessment Area One and 254 residential units are contained within two planned expansion parcels ("Future Assessment Areas"). This Restated Report proposes to allocate the benefit associated with the Capital Improvement Program to the residential units planned to be developed within Future Assessment Areas in proportion to the density of development and intensity of use of infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU"). Table 4 in the *Appendix* illustrates the ERU weight that is proposed to be assigned to the land use contemplated to be developed within Future Assessment Areas based on the similar density of development and the intensity of use of infrastructure, total ERU counts for the product type, and the share of the benefit received by each product type.

This Restated Report assigns each unit an ERU weight of 1.00 (the base weight). Based on the information provided in the Engineer's Report, all units will have similar development, giving each unit an ERU weight of 1. As the exact amount of the benefit and appreciation is not possible to be calculated at this time, the use of ERU measures serves as a reasonable approximation of the relative amount of benefit received from the District's public infrastructure improvements that are part of the Capital Improvement Program.

Table 5 in the *Appendix* presents the apportionment of the assessment associated with the Future Bonds (the "Future Bond Assessments") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual debt service assessments per unit.

No Future Bond Assessments are allocated herein to the private amenities or other common areas planned for the development. If owned by a homeowner's association, the amenities and common areas would be considered a common element for the exclusive benefit of property owners. Accordingly, any benefit to the amenities and common areas would directly to the benefit of all platted lots in the District. As such, no Future Bond Assessments will be assigned to the amenities and common areas. If the amenities are owned by

the District, then they would be governmental property not subject to the Future Bond Assessments and would be open to the general public, subject to District rules and policies.

5.3 Assigning Bond Assessments

As previously stated in the Restated Report, the present boundaries of the District contain approximately 75.796 +/- acres, while it is anticipated that the District's boundaries will be expanded to eventually contain a total of approximately 104.938 +/- acres. As the lands contained within Assessment Area One and which contain approximately 39.365 +/- acres are already subject to assessment lien related to the repayment of the Series 2023 Bonds, the remaining land within the District that can be subject to the Future Bond Assessments is equal to the area of the First Expansion Area, which contains approximately 36.431 +/- acres.

The land that is contained in the First Expansion Area is presently not yet platted and the precise location of the various product types by lot or parcel is unknown. Consequently, the Future Bond Assessments will initially be levied on the unplatted land on an equal pro-rata gross acre basis and thus the Future Bond Assessments in the amount of \$8,217,618.11 will be preliminarily levied on approximately 36.431 +/- gross acres (as described in Exhibit "A" attached hereto) at an approximate rate of \$225,566.64 per acre.

Once the second boundary change occurs and if the land in the District is still not fully platted for its intended final use and the precise location of the residential units by lot or parcel is unknown, total bonded debt in the amount of \$6,177,381.89 (\$14,395,000 minus the \$8,217,618.11 allocated to the First Expansion Area) will be preliminarily levied on approximately 29.142 +/- acres at a rate of \$211,975.22 per acre on an equal pro-rata gross acre basis.

When the land in the First Expansion Area and the Second Expansion Area is platted, the Future Bond Assessments will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Future Bond Assessments from unplatted gross acres to platted parcels will reduce the amount of Future Bond Assessments levied on unplatted gross acres within the First Expansion Area and/or the Second Expansion Area.

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

based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Future Bond Assessments transferred at sale.

5.4 Lienability Test: Special and Peculiar Benefit to the Property

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

Public infrastructure improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the District. The special and peculiar benefits resulting from each improvement are:

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

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

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

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

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

special and peculiar benefits derived from the Capital Improvement Program.

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

5.6 True-Up Mechanism

The assessment methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development and platting occurs it is possible that the number of and unit types of residential units being developed changes. The mechanism for maintaining the methodology over the changes is referred to as true-up.

The District's assessment program is predicated on the development of lots in a manner sufficient to include all of the planned Equivalent Residential Units ("ERUs") as set forth in Table 4 in the Appendix ("Development Plan"). At such time as lands are to be platted (or replatted) or site plans are to be approved (or re-approved) within the Future Assessment Areas, the plat or site plan (either, herein, "Proposed Plat") shall be presented to the District for a "true-up" review as follows:

- a. If a Proposed Plat results in the same amount of ERUs (and thus Future Bond Assessments) able to be imposed on the "Remaining Developable Unplatted Lands" (i.e., those remaining unplatted developable lands within First Expansion Area after the Proposed Plat is recorded) as compared to what was originally contemplated under the Development Plan, then the District shall allocate the Future Bond Assessments to the product types being platted and the remaining property in accordance with this Restated Report, and cause the Future Bond Assessments to be recorded in the District's Improvement Lien Book.
- b. If a Proposed Plat results in a greater amount of ERUs (and thus Future Bond Assessments) able to be imposed on the Remaining Developable Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District may undertake a pro rata reduction of Future Bond Assessments for all assessed properties within First Expansion Area, or may otherwise address such net decrease as permitted by law.

c. If a Proposed Plat results in a lower amount of ERUs (and thus Future Bond Assessments) able to be imposed on the Remaining Developable Unplatted Lands as compared to what was originally contemplated under the Development Plan, then the District shall require the landowner(s) of the lands encompassed by the Proposed Plat and other applicable lands as determined by the District Assessment Consultant to pay a "True-Up Payment" equal to the shortfall in the Future Bond Assessments (plus applicable interest, collection costs, penalties, etc.).

With respect to the foregoing true-up analysis, the District's Assessment Consultant, in consultation with the District Engineer and District Counsel, shall determine in their sole discretion what amount of ERUs (and thus Future Bond Assessments) are able to be imposed on the Remaining Developable Unplatted Lands, taking into account a Proposed Plat, by reviewing: a) the original, overall development plan showing the number and type of units reasonably planned for the development, b) the revised, overall development plan showing the number and type of units reasonably planned for the development, c) proof of the amount of entitlements for the Remaining Developable Unplatted Lands, d) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and e) documentation that shows the feasibility of implementing the proposed development plan. Prior to any decision by the District not to impose a true-up payment, a supplemental methodology shall be produced demonstrating that there will be sufficient Future Bond Assessments to pay debt service on the applicable series of bonds and the District will conduct new proceedings under Chapters 170, 190 and 197, Florida Statutes upon the advice of District Counsel.

Any True-Up Payment shall become due and payable prior to any plat being recorded, shall be in addition to the regular assessment installment payable for such lands, and shall constitute part of the debt assessment liens imposed against the Proposed Plat property until paid. A True-Up Payment shall include accrued interest on the Future Bonds to the interest payment date that occurs at least 45 days after the True-Up Payment (or the second succeeding interest payment date if such True-Up Payment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indentures for the applicable bond series)).

All Future Bond Assessments levied run with the land, and such Future Bond Assessments liens include any true-up payment. The District will not release any liens on property for which true-up

payments are due, until payment has been satisfactorily made. Further, upon the District's review of the final plat for the developable acres, any unallocated Future Bond Assessments shall become due and payable and must be paid prior to the District's approval of that plat. This true-up process applies for both plats and/or re-plats.

The District's true-up review shall be limited solely to the function and the enforcement of the District's assessment liens and/or true-up agreements. Nothing herein shall in any way operate to or be construed as providing any other plat approval or disapproval powers to the District. For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

If any parcel of land within First Expansion Area that has been assigned Future Bond Assessments is to be transferred to a unit of local government, such Future Bond Assessments must be satisfied by way of a True-Up Payment.

5.7 Assessment Roll

Based on the per gross acre assessment proposed in Section 5.3, the Future Bond Assessments of \$8,217,618.11 are proposed to be levied over the area described in Exhibit "A", which represents the **First Expansion Area**. Excluding any capitalized interest period, debt service assessment shall be paid in thirty (30) annual installments.

5.8 Additional Items Regarding Bond Assessments Imposition and Allocation

This Restated Report is intended to establish, without the need for a further public hearing, the necessary benefit and fair and reasonable allocation findings for a master assessment lien, which may give rise to one or more individual assessment liens relating to individual bond issuances necessary to fund all or a portion of the project(s) referenced herein. All such liens shall be within the benefit limits established herein and using the allocation methodology described herein, and shall be described in one or more supplemental reports.

As noted herein, the Capital Improvement Program functions as a system of improvements. Among other implications, this means that proceeds from any particular bond issuance can be used to fund master improvements within any benefitted property within the District, regardless of where the Future Bond Assessments are levied, provided that Future Bond Assessments are fairly and reasonably allocated across all benefitted properties.

6.0 Additional Stipulations

6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Capital Improvement Program. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Restated Report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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

7.0 Appendix

Table 1

Ridge at Heath Brook

Community Development District

Development Plan

Product Type	Phase 1 Number of Units	Phase 2 Number of Units	Phase 3 Number of Units	Phase 4 Number of Units	Total Number of Units
Single Family (Original Boundary)	99	25	13	0	137
Single Family (First Expansion)	0	81	0	64	145
Single Family (Second Expansion)	0	0	75	34	109
Total	99	106	88	98	391

Table 2

Ridge at Heath Brook

Community Development District

Capital Improvement Program Costs

Improvement	Original Boundary (Assessment Area One) Estimated Costs	First Expansion Area Estimated Costs	Second Expansion Area Estimated Costs	Total Costs
Potable Water	\$343,867.00	\$363,946.00	\$273,587.00	\$981,400.00
Sanitary Sewer	\$853,955.00	\$903,821.00	\$679,424.00	\$2,437,200.00
Roadway/Curbing	\$752,974.00	\$796,944.00	\$599,082.00	\$2,149,000.00
Undergrounding of Electric Conduit	\$285,738.00	\$302,423.00	\$227,339.00	\$815,500.00
Stormwater Improvements	\$554,692.00	\$587,083.00	\$441,325.00	\$1,583,100.00
Earthwork (Stormwater Ponds)	\$242,816.00	\$256,995.00	\$193,189.00	\$693,000.00
Landscape/Hardscape/Irrigation /Entry Features	\$1,281,528.00	\$1,356,362.00	\$1,019,610.00	\$3,657,500.00
Amenity	\$565,870.00	\$598,913.00	\$450,217.00	\$1,615,000.00
Professional Services and Fees	\$315,345.00	\$333,760.00	\$250,895.00	\$900,000.00
Contingency	\$779,518.00	\$825,037.00	\$620,200.00	\$2,224,755.00
Total	\$5,976,303.00	\$6,325,284.00	\$4,754,868.00	\$17,056,455.00

Table 3

Ridge at Heath Brook

Community Development District

Future Bonds Preliminary Sources and Uses of Funds

Sources

Bond Proceeds:	
Par Amount	\$14,395,000.00
Total Sources	\$14,395,000.00

Uses

Project Fund Deposits:	
Project Fund	\$11,080,152.00
Other Fund Deposits:	
Debt Service Reserve Fund	\$1,045,781.08
Capitalized Interest Fund	\$1,727,400.00
Delivery Date Expenses:	
Costs of Issuance	\$537,900.00
Rounding	\$3,766.92
Total Uses	\$14,395,000.00

Table 4

Ridge at Heath Brook

Community Development District

Benefit Allocation - Future Assessment Areas

Product Type	Total Number of		
	Units	ERU Weight	Total ERU
Single Family	254	1.00	254.00
Total	254		254.00

Table 5

Ridge at Heath Brook

Community Development District

Future Bond Assessments Apportionment

Product Type	Total Number of Units	Total Cost Allocation*	Maximum Total	Maximum	Annual Debt Service Payment**
			Future Bond Assessments Apportionment	Future Bond Assessments Apportionment per Unit	
Single Family	254	\$11,080,152.00	\$14,395,000.00	\$56,673.23	\$4,475.27
Total	254	\$11,080,152.00	\$14,395,000.00		

* Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 4

** Includes maximum allowable costs of collection of 4.00%, early payment discount and assumes payment in March

Exhibit "A"

Future Bond Assessments in the amount of \$8,217,618.11 are proposed to be levied over the area as described below:

DESCRIPTION: RIDGE AT HEATH BROOK TAKEDOWN 2

A portion of land lying in Section 3, Township 16 South, Range 21 East, Marion County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 3; thence N89°20'20"W, along the North line of Section 3, a distance of 115.68 feet to the Southeast corner of EXECUTIVE PARK, as recorded in Plat Book T, Pages 11 through 13, of the public records of Marion County, Florida; thence continue N89°20'20"W, along the South line of EXECUTIVE PARK and the North line of Section 3, a distance of 692.26 feet to the **POINT OF BEGINNING**; thence leaving said South line of aforementioned EXECUTIVE PARK and said North line of Section 3, Southerly, 82.17 feet along the arc of a non-tangent curve to the left having a radius of 2352.00 feet and a central angle of 2°00'06" (chord bearing S.12°41'14"E., 82.17 feet); thence S.13°41'17"E., a distance of 245.78 feet; thence Southerly, 491.39 feet along the arc of a tangent curve to the right having a radius of 1940.00 feet and a central angle of 14°30'46" (chord bearing S.06°25'54"E., 490.08 feet) to **REFERENCE POINT "A"**; thence N.89°54'50"W., a distance of 155.52 feet; thence Westerly, 323.09 feet along the arc of a tangent curve to the left having a radius of 630.00 feet and a central angle of 29°23'00" (chord bearing S.75°23'41"W., 319.56 feet); thence Westerly, 110.62 feet along the arc of a reverse curve to the right having a radius of 325.00 feet and a central angle of 19°30'05" (chord bearing S.70°27'13"W., 110.09 feet); thence S.80°12'16"W., a distance of 170.11 feet; thence Westerly, 230.05 feet along the arc of a tangent curve to the right having a radius of 1025.00 feet and a central angle of 12°51'34" (chord bearing S.86°38'03"W., 229.57 feet); thence Westerly, 262.24 feet along the arc of a reverse curve to the left having a radius of 1475.00 feet and a central angle of 10°11'12" (chord bearing S.87°58'14"W., 261.90 feet); thence S.82°52'38"W., a distance of 241.97 feet; thence N.07°07'22"W., a distance of 175.00 feet; thence S.82°52'38"W., a distance of 36.29 feet; thence N.07°07'22"W., a distance of 125.00 feet; thence N.33°25'17"W., a distance of 55.77 feet; thence N.07°07'22"W., a distance of 125.00 feet; thence S.82°31'04"W., a distance of 21.55 feet; thence N.08°36'03"W., a distance of 125.01 feet; thence N.34°29'20"W., a distance of 54.99 feet; thence N.11°06'11"W., a distance of 125.00 feet; thence Westerly, 60.64 feet along the arc of a non-tangent curve to the left having a radius of 675.00 feet and a central angle of 5°08'50" (chord bearing S.76°19'24"W., 60.62 feet); thence N.07°07'22"W., a distance of 133.55 feet; thence N.32°21'14"W., a distance of 55.05 feet; thence N.09°14'25"W., a distance of 108.30 feet; thence N.09°14'25"W., a distance of 11.99 feet; thence N.18°14'00"W., a distance of 20.41 feet to the point of intersection the South line HEATH BROOK NORTH B-2, as recorded in Plat Book 9, Pages 149 through 152, of the public records of Marion County, Florida; thence N.82°51'32"E., along said South line of aforementioned HEATH BROOK NORTH B-2, a distance of 1060.88 feet to the Southeast corner of aforementioned HEATH BROOK NORTH B-2, same being the point of intersection with the West line of aforementioned EXECUTIVE PARK; thence S.00°08'38"W., along said West line of aforementioned EXECUTIVE PARK, a distance of 175.14 feet to the Southwest corner of aforementioned EXECUTIVE PARK; thence S.89°20'20"E., along the South of aforementioned EXECUTIVE PARK, a distance of 629.17 feet to the **POINT OF BEGINNING**.

Containing 36.431 acres, more or less.

**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

7E

RESOLUTION 2023-10

[SECTION 170.08, F.S. DEBT ASSESSMENT RESOLUTION FOR
RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT]
(TAKEDOWN TWO – 36.431 ACRES)

A RESOLUTION MAKING CERTAIN FINDINGS; AUTHORIZING A CAPITAL IMPROVEMENT PLAN; ADOPTING AN ENGINEER’S REPORT; PROVIDING AN ESTIMATED COST OF IMPROVEMENTS; ADOPTING AN ASSESSMENT REPORT; EQUALIZING, APPROVING, CONFIRMING AND LEVYING DEBT ASSESSMENTS; ADDRESSING THE FINALIZATION OF SPECIAL ASSESSMENTS; ADDRESSING THE PAYMENT OF DEBT ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF DEBT ASSESSMENTS AND TRUE-UP PAYMENTS; ADDRESSING GOVERNMENT PROPERTY, AND TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE AND FEDERAL GOVERNMENT; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Ridge at Heath Brook Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (“**Act**”); and

WHEREAS, on October 7, 2022, and after notice and a public hearing, the District’s Board of Supervisors adopted Resolution 2023-01 and determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the District’s overall capital improvement plan, which is now described in the *Engineer’s Report*, dated June 21, 2022 (restated May 2, 2023) (“**Project**”) and attached hereto as **Exhibit A (“Engineer’s Report”)**; and

WHEREAS, as part of Resolution 2023-01, the District determined that it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments (“**Debt Assessments**”), which are now described in the *Amended and Restated Master Special Assessment Methodology Report*, dated May 5, 2023 and attached hereto as **Exhibit B (“Assessment Report”)**; and

WHEREAS, the Engineer’s Report and Assessment Report are on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District Records Office**”); and

WHEREAS, on February 22, 2023, and at the request of the District’s Board of Supervisors, the City Council for the City of Ocala, Florida adopted Ordinance No. 2023-35, expanding the District’s boundaries to include a “**Boundary Amendment Parcel**,” which is described herein as **Exhibit C**; and

WHEREAS, on May 5, 2023, the District’s Board of Supervisors (“**Board**”) adopted Resolution 2023-07 (“**Declaring Resolution**”) declaring its intent – and setting a hearing – to levy Debt Assessments on the Boundary Amendment Parcel (“**Assessment Area**”), which is part of the District’s Project as set forth in **Exhibit A**;

WHEREAS, having provided notice and conducted the necessary hearing, the District now desires

to levy the Debt Assessments on the Boundary Amendment Parcel;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT AS
FOLLOWS:**

1. **AUTHORITY.** This Resolution is adopted pursuant to Chapters 170, 190 and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*. The recitals stated above are incorporated herein; are adopted by the Board as true and correct statements; and are further declared to be findings made and determined by the Board.

2. **FINDINGS.** The Board further finds and determines as follows:

The Debt Assessment Process

- a. The Declaring Resolution was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met; and
- b. As directed by the Declaring Resolution, said Declaring Resolution was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District; and
- c. As directed by the Declaring Resolution, the Board caused to be made a preliminary assessment roll as required by Section 170.06, *Florida Statutes*; and
- d. As required by Section 170.07, *Florida Statutes*, and as part of the Declaring Resolution, the Board fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (i) the propriety and advisability of making the improvements, (ii) the cost thereof, (iii) the manner of payment therefore, and (iv) the amount thereof to be assessed against each specially benefited property or parcel, and the Board further authorized publication of notice of such public hearing and individual mailed notice of such public hearing in accordance with Chapters 170, 190, and 197, *Florida Statutes*; and
- e. Notice of the scheduled public hearing was given by publication and also by mail as required by Sections 170.07 and 197.3632, *Florida Statutes*, and affidavits as to such publication and mailings are on file in the office of the Secretary of the District; and
- f. On August 4, 2023, and at the time and place specified in the Declaring Resolution, the Board conducted such public hearing and heard and considered all complaints and testimony as to the matters described above; the Board further met as an "Equalization Board;" and the Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

Equalization Board Additional Findings

- g. Having considered the estimated costs of the Project, the estimated financing costs and all comments and evidence presented at such public hearing, the Board further finds and determines that:
- i. It is necessary to the public health, safety and welfare and in the best interests of the District that: (1) the District provide the Project as set forth in the Engineer's Report; (2) the cost of such Project be assessed against the lands specially benefited by such Project, and within the Assessment Area, as set forth in the Assessment Report; and (3) the District issue bonds, notes or other specific financing mechanisms to provide funds for such purposes pending the receipt of such Debt Assessments; and
 - ii. The provision of said Project, the levying of the Debt Assessments, and the sale and issuance of such bonds, notes, or other specific financing mechanisms serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents; and
 - iii. The estimated costs of the Project is as specified in the Engineer's Report and Assessment Report (defined below), and the amount of such costs is reasonable and proper; and
 - iv. It is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby in the Assessment Area, using the method determined by the Board and set forth in the *Amended and Restated Master Special Assessment Methodology Report*, dated May 2, 2023 ("**Assessment Report**," attached hereto as **Exhibit B** and incorporated herein by this reference), which results in the Debt Assessments set forth on the final assessment roll; and
 - v. The Project benefits the Assessment Area as set forth in the Assessment Report; and
 - vi. Accordingly, the Debt Assessments as set forth in the Assessment Report constitute a special benefit to the applicable parcels of real property listed on said final assessment roll, and the benefit, in the case of each such parcel, will be equal to or in excess of the Debt Assessments imposed thereon, as set forth in **Exhibit B**; and
 - vii. All developable property within the Assessment Area is deemed to be benefited by the Project, and the Debt Assessments will be allocated in accordance with the Assessment Report at **Exhibit B**; and
 - viii. The Debt Assessments are fairly and reasonably allocated across the benefitted property, as set forth in **Exhibit B**; and

- ix. It is in the best interests of the District that the Debt Assessments be paid and collected as herein provided; and
- x. In order to provide funds with which to pay the costs of the Project which are to be assessed against the benefited properties, pending the collection of the Debt Assessments, it is necessary for the District to issue revenue bonds, notes or other specific financing mechanisms, including refunding bonds (together, “**Bonds**”).

3. **AUTHORIZATION FOR THE PROJECT; ADOPTION OF ENGINEER’S REPORT.** The Engineer’s Report identifies and describes the infrastructure improvements to be financed in part with the Bonds, and sets forth the cost of the Project. The District hereby confirms that the Project serves a proper, essential, and valid public purpose. The use of the Engineer’s Report in connection with the sale of the Bonds is hereby authorized, approved and ratified, and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

4. **ESTIMATED COST OF IMPROVEMENTS.** The total estimated cost of the Project and the cost to be paid by the Debt Assessments on all specially benefited property are set forth in **Exhibits A and B**, respectively, hereto.

5. **ADOPTION OF ASSESSMENT REPORT.** The Assessment Report setting forth the allocation of Debt Assessments to the benefitted lands within the Assessment Area is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Bonds.

6. **EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF DEBT ASSESSMENTS.** The Debt Assessments imposed on the parcels specially benefited by the Project within the Assessment Area, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied.

Immediately following the adoption of this Resolution, the lien of Debt Assessments as reflected in **Exhibit B**, attached hereto, shall be recorded by the Secretary of the District in the District’s “**Improvement Lien Book.**” The Debt Assessments levied against each respective parcel shown on such final assessment roll and interest, costs, and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel, coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

- a. **Supplemental Assessment Resolutions for Bonds.** The lien for the Debt Assessments established hereunder shall be inchoate until the District issues Bonds. In connection with the issuance of any particular series of the Bonds, the District may adopt, without the need for further public hearing, a supplemental assessment resolution establishing specific Debt Assessments, in one or more separately enforceable Debt Assessment liens, securing such Bonds. Such subsequent resolutions shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Among other things, the supplemental assessment resolutions may provide for the issuance of multiple series of Bonds each secured by the Assessment Area.

- b. **Adjustments to Debt Assessments.** The District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary and in the best interests of the District, as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.
- c. **Contributions.** In connection with the issuance of a series of the Bonds, the project developer may request that any related Debt Assessments be reduced for certain product types. To accomplish any such requested reduction, and pursuant to the terms of an applicable acquisition agreement, and this resolution, the developer will agree to provide a contribution of infrastructure, work product, or land based on the lesser of cost basis or appraised value, comprising a portion of the Project and to meet the minimum requirements set forth in the Assessment Report, if any. Any such contributions shall not be eligible for payment under the Bonds.
- d. **Impact Fee Credits.** The District may or may not be entitled to impact fee credits as a result of the development of the Project, based on applicable laws and/or agreements governing impact fee credits. Unless otherwise addressed by supplemental assessment resolution, the proceeds from any impact fee credits received may be used in the District's sole discretion as an offset for any acquisition of any portion of the Project (e.g., land based on the lesser of cost basis or appraised value, infrastructure and/or work product), for completion of the Project, or otherwise used against the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits.

7. **FINALIZATION OF DEBT ASSESSMENTS.** When the Project has been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, the District shall credit to each Debt Assessment the difference, if any, between the Debt Assessment as hereby made, approved and confirmed and the actual costs incurred in completing the Project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

8. **PAYMENT OF DEBT ASSESSMENTS AND METHOD OF COLLECTION.**

- a. **Payment.** The Debt Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of each series of the Bonds, may be paid in not more than thirty (30) yearly installments of principal and interest – beginning upon the issuance of the particular series of the Bonds (and after taking into account any capitalized interest periods), provided, however, that the Board shall at any time make such adjustments by resolution, and at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.
- b. **Prepayment.** Subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Debt Assessments may, at its option, pre-pay the entire

amount of the Debt Assessment any time, or a portion of the amount of the Debt Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Debt Assessments in question)), attributable to the property subject to Debt Assessments owned by such owner. Prepayment of Debt Assessments does not entitle the property owner to any discounts for early payment. If authorized by a supplemental assessment resolution, the District may grant a discount equal to all or a part of the payee's proportionate share of the cost of the applicable Project consisting of bond financing costs, such as capitalized interest, funded reserves, and bond discount included in the estimated cost of the applicable Project, upon payment in full of any Debt Assessment during such period prior to the time such financing costs are incurred as may be specified by the District.

- c. **Uniform Method; Alternatives.** The District may elect to use the method of collecting Debt Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* ("Uniform Method"). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Debt Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Debt Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Debt Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Debt Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Debt Assessments. The decision to collect Debt Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Debt Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
 - d. **Uniform Method Agreements Authorized.** For each year the District uses the Uniform Method, the District shall enter into an agreement with the County Tax Collector who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.
 - e. **Re-amortization.** Any particular lien of the Debt Assessments shall be subject to re-amortization where the applicable series of Bonds is subject to re-amortization pursuant to the applicable trust indenture and where the context allows.
- 9. ALLOCATION OF DEBT ASSESSMENTS; APPLICATION OF TRUE-UP PAYMENTS.**
- a. At such time as parcels of land, or portions thereof, are included in a plat or site plan, it shall be an express condition of the lien established by this Resolution that, prior to County approval, any and all plats or site plans for any portion of the lands within the

District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review. As parcels of land, or portions thereof, are included in a plat or site plan, the District Manager shall review the plat or site plan and cause the Debt Assessments securing each series of Bonds to be reallocated to the units being included in the plat or site plan and the remaining property in accordance with **Exhibit B**, and cause such reallocation to be recorded in the District's Improvement Lien Book.

- b. Pursuant to the Assessment Report, attached hereto as **Exhibit B**, and which terms are incorporated herein, there may be required from time to time certain true-up payments. When a plat or site plan is presented to the District, the District Manager shall review the plat or site plan to determine whether, taking into account the plat or site plan, there is a net shortfall in the overall principal amount of assessments reasonably able to be assigned to benefitted lands within the Assessment Area. Such determination shall be made based on the language in this Resolution and/or the tests or other methods set forth in **Exhibit B** (if any), or any tests or methods set forth in a supplemental assessment resolution and corresponding assessment report. If the overall principal amount of assessments reasonably cannot be assigned, or is not reasonably expected to be assigned, as set forth in more detail in and subject to the terms of **Exhibit B** (or any supplemental resolution and report, as applicable), to the platted and site planned lands as well as the undeveloped lands, then a debt reduction payment ("**True-Up Payment**") in the amount of such shortfall shall become due and payable that tax year by the landowner(s) of record of the land subject to the proposed plat or site plan and of the remaining undeveloped lands, in addition to any regular assessment installment. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. In the event a True-Up Payment is due and unpaid, the lien established herein for the True-Up Payment amount shall remain in place until such time as the True-Up Payment is made. The District shall record all True-Up Payments in its Improvement Lien Book.
- c. In connection with any true-up determination, affected landowner(s) may request that such true-up determination be deferred because the remaining undeveloped lands are able to support the development of all of the originally planned units within the Assessment Area. To support the request, the affected landowner(s) shall provide the following evidence for the District's consideration: a) proof of the amount of entitlements remaining on the undeveloped lands within the Assessment Area, b) a revised overall development plan showing the number and type of units reasonably planned for the remainder of the development, c) evidence of allowable zoning conditions that would enable those entitlements to be placed in accordance with the revised development plan, and d) documentation prepared by a licensed engineer that shows the feasibility of implementing the proposed development plan. Any deferment shall be in the District's reasonable discretion.
- d. The foregoing is based on the District's understanding that the community would be developed with the type and number of units set forth in **Exhibit B**, on the developable acres. However, more than the stated number of units may be developed. In no event shall the District collect Debt Assessments pursuant to this Resolution in excess of the total debt service related to the Project, including all costs of financing and interest. The

District recognizes that such things as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology to any assessment reallocation pursuant to this paragraph would result in Debt Assessments collected in excess of the District's total debt service obligations for the Project, the Board shall by resolution take appropriate action to equitably reallocate the Debt Assessments.

- e. As set forth in any supplemental assessment resolution and/or supplemental assessment report for a specific series of Bonds, the District may assign a specific debt service assessment lien comprising a portion of the Debt Assessments to the Assessment Area, and, accordingly, any related true-up determinations may be limited to determining whether the planned units for such specified lands in the Assessment Area have been and/or will be developed.

10. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Real property owned by units of local, state, and federal governments, or similarly exempt entities, shall not be subject to the Debt Assessments without specific consent thereto. If at any time, any real property on which Debt Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Debt Assessments thereon), or similarly exempt entity, all future unpaid Debt Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

11. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of the County in which the District is located, which notice shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

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

13. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

14. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED THIS 14TH DAY OF SEPTEMBER, 2023.

ATTEST:

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: *Engineer's Report, dated June 21, 2022 (restated May 2, 2023)*

Exhibit B: *Amended and Restated Master Special Assessment Methodology Report, dated May 5, 2023*

**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

8A

LOCALIQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

daphne gillyard
Ridge at Heath Brook CDD
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Star Banner, published in Marion County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

08/25/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/25/2023

Legal Clerk

Notary, State of WI, County of Brown

3/17/27

My commission expires

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Please do not use this form for payment remittance.

RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT
DISTRICT

NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2023/2024
BUDGET(S); AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Ridge at Heath Brook Community Development District ("District") will hold a public hearing on September 14, 2023, at 11:30 a.m., and at the Club at Ocala Preserve, 4021 NW 53rd Ave. Road, Ocala, Florida 34482 for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget(s)") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wraithell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office"), during normal business hours.

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

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

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

District Manager

#9164602

KAITLYN FELTY
Notary Public
State of Wisconsin

**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

8B

RESOLUTION 2023-11

[FY 2024 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Ridge at Heath Brook Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Ridge at Heath Brook Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sums set forth in **Exhibit A** to be raised by the levy of assessments, a funding agreement and/or otherwise. Such sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, and are to be divided and appropriated in the amounts set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

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

PASSED AND ADOPTED THIS 14TH DAY OF SEPTEMBER, 2023.

ATTEST:

**RIDGE AT HEATH BROOK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget(s)

Exhibit A: Fiscal Year 2023/2024 Budget(s)

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2024**

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross					\$ 27,576
Allowable discounts (4%)					(1,103)
Assessment levy: on-roll - net	\$ -	\$ -	\$ -	\$ -	26,473
Assessment levy: off-roll	35,490	22,286	13,204	35,490	47,406
Landowner contribution	65,800	-	65,868	65,868	28,237
Total revenues	<u>101,290</u>	<u>22,286</u>	<u>79,072</u>	<u>101,358</u>	<u>102,116</u>
EXPENDITURES					
Professional & administrative					
Management/accounting/recording**	48,000	16,000	32,000	48,000	48,000
Legal	25,000	4,927	20,073	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,000	-	5,000	5,000	5,000
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	167	833	1,000	1,000
Trustee*	5,000	-	5,000	5,000	5,000
Telephone	200	100	100	200	200
Postage	500	106	394	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	199	6,301	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,375	-	5,375	5,500
Contingencies/bank charges	500	-	500	500	500
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Property Appraiser and Tax Collector	-	-	-	-	827
Total expenditures	<u>101,290</u>	<u>28,004</u>	<u>73,161</u>	<u>101,165</u>	<u>102,117</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(5,718)	5,911	193	(1)
Fund balance - beginning (unaudited)	-	(193)	(5,911)	(193)	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (5,911)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (1)</u>

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording**	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	25,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	6,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Property Appraiser and Tax Collector	827
Total expenditures	<u><u>\$102,117</u></u>

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 123,218
Allowable discounts (4%)	-				(4,929)
Assessment levy: net	-	\$ -	\$ -	\$ -	118,289
Special assessment: off-roll	-		61,328	61,328	43,985
Interest	-	466	-	466	-
Total revenues	-	466	61,328	61,794	162,274
EXPENDITURES					
Debt service					
Principal	-	-	-	-	35,000
Interest	-	-	33,049	33,049	122,656
Total debt service	-	-	33,049	33,049	157,656
Other fees & charges					
Costs of issuance	-	151,630	-	151,630	-
Underwriter's discount	-	46,500	-	46,500	-
Property Appraiser and Tax Collector	-	-	-	-	3,697
Total other fees & charges	-	198,130	-	198,130	3,697
Total expenditures	-	198,130	33,049	231,179	161,353
Excess/(deficiency) of revenues over/(under) expenditures	-	(197,664)	28,279	(169,385)	921
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	311,311	-	311,311	-
Original issue discount	-	(443)	-	(443)	-
Transfer in	-	-	5,055	5,055	-
Total other financing sources/(uses)	-	310,868	5,055	315,923	-
Fund balance:					
Net increase/(decrease) in fund balance	-	113,204	33,334	146,538	921
Beginning fund balance (unaudited)	-	(5,055)	108,149	(5,055)	141,483
Ending fund balance (projected)	\$ -	\$ 108,149	\$ 141,483	\$ 141,483	\$ 142,404
Use of fund balance:					
Debt service reserve account balance (required)					(79,289)
Principal and Interest expense - November 1, 2024					(60,563)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 2,552</u>

Note: Series 2023 Bonds have their interest capitalized until 05/01/2023

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/23			33,049.05	33,049.05	2,325,000.00
11/01/23			61,328.13	61,328.13	2,325,000.00
05/01/24	35,000.00	4.375%	61,328.13	96,328.13	2,290,000.00
11/01/24			60,562.50	60,562.50	2,290,000.00
05/01/25	35,000.00	4.375%	60,562.50	95,562.50	2,255,000.00
11/01/25			59,796.88	59,796.88	2,255,000.00
05/01/26	35,000.00	4.375%	59,796.88	94,796.88	2,220,000.00
11/01/26			59,031.25	59,031.25	2,220,000.00
05/01/27	40,000.00	4.375%	59,031.25	99,031.25	2,180,000.00
11/01/27			58,156.25	58,156.25	2,180,000.00
05/01/28	40,000.00	4.375%	58,156.25	98,156.25	2,140,000.00
11/01/28			57,281.25	57,281.25	2,140,000.00
05/01/29	45,000.00	4.375%	57,281.25	102,281.25	2,095,000.00
11/01/29			56,296.88	56,296.88	2,095,000.00
05/01/30	45,000.00	4.375%	56,296.88	101,296.88	2,050,000.00
11/01/30			55,312.50	55,312.50	2,050,000.00
05/01/31	45,000.00	5.250%	55,312.50	100,312.50	2,005,000.00
11/01/31			54,131.25	54,131.25	2,005,000.00
05/01/32	50,000.00	5.250%	54,131.25	104,131.25	1,955,000.00
11/01/32			52,818.75	52,818.75	1,955,000.00
05/01/33	50,000.00	5.250%	52,818.75	102,818.75	1,905,000.00
11/01/33			51,506.25	51,506.25	1,905,000.00
05/01/34	55,000.00	5.250%	51,506.25	106,506.25	1,850,000.00
11/01/34			50,062.50	50,062.50	1,850,000.00
05/01/35	60,000.00	5.250%	50,062.50	110,062.50	1,790,000.00
11/01/35			48,487.50	48,487.50	1,790,000.00
05/01/36	60,000.00	5.250%	48,487.50	108,487.50	1,730,000.00
11/01/36			46,912.50	46,912.50	1,730,000.00
05/01/37	65,000.00	5.250%	46,912.50	111,912.50	1,665,000.00
11/01/37			45,206.25	45,206.25	1,665,000.00
05/01/38	65,000.00	5.250%	45,206.25	110,206.25	1,600,000.00
11/01/38			43,500.00	43,500.00	1,600,000.00
05/01/39	70,000.00	5.250%	43,500.00	113,500.00	1,530,000.00
11/01/39			41,662.50	41,662.50	1,530,000.00
05/01/40	75,000.00	5.250%	41,662.50	116,662.50	1,455,000.00
11/01/40			39,693.75	39,693.75	1,455,000.00
05/01/41	80,000.00	5.250%	39,693.75	119,693.75	1,375,000.00
11/01/41			37,593.75	37,593.75	1,375,000.00
05/01/42	85,000.00	5.250%	37,593.75	122,593.75	1,290,000.00
11/01/42			35,362.50	35,362.50	1,290,000.00
05/01/43	90,000.00	5.250%	35,362.50	125,362.50	1,200,000.00
11/01/43			33,000.00	33,000.00	1,200,000.00
05/01/44	90,000.00	5.500%	33,000.00	123,000.00	1,110,000.00
11/01/44			30,525.00	30,525.00	1,110,000.00
05/01/45	100,000.00	5.500%	30,525.00	130,525.00	1,010,000.00
11/01/45			27,775.00	27,775.00	1,010,000.00
05/01/46	105,000.00	5.500%	27,775.00	132,775.00	905,000.00
11/01/46			24,887.50	24,887.50	905,000.00
05/01/47	110,000.00	5.500%	24,887.50	134,887.50	795,000.00

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/47			21,862.50	21,862.50	795,000.00
05/01/48	115,000.00	5.500%	21,862.50	136,862.50	680,000.00
11/01/48			18,700.00	18,700.00	680,000.00
05/01/49	120,000.00	5.500%	18,700.00	138,700.00	560,000.00
11/01/49			15,400.00	15,400.00	560,000.00
05/01/50	130,000.00	5.500%	15,400.00	145,400.00	430,000.00
11/01/50			11,825.00	11,825.00	430,000.00
05/01/51	135,000.00	5.500%	11,825.00	146,825.00	295,000.00
11/01/51			8,112.50	8,112.50	295,000.00
05/01/52	145,000.00	5.500%	8,112.50	153,112.50	150,000.00
11/01/52			4,125.00	4,125.00	150,000.00
05/01/53	150,000.00	5.500%	4,125.00	154,125.00	-
Total	2,325,000.00		2,454,880.33	4,779,880.33	

**RIDGE AT HEATHBROOK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2024 ASSESSMENTS**

On-Roll

Assessment Area One

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
SF	99	\$ 278.55	\$ 1,244.63	\$ 1,523.18	\$ 706.70
Total	99				

Off-Roll Assessments

Assessment Area One

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2024 O&M Assessment per Unit</u>	<u>FY 2024 DS Assessment per Unit</u>	<u>FY 2024 Total Assessment per Unit</u>	<u>FY 2023 Total Assessment per Unit</u>
SF Unplatted	38	\$ 259.05	\$ 1,157.51	\$ 1,416.56	\$ 706.70
SF Unplatted	145	259.05	-	259.05	n/a
Total	183				

**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

9A

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

daphne gillyard
Ridge at Heath Brook CDD
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Star Banner, published in Marion County, Florida; that the attached copy of advertisement, being a Classified Legal CLEGL, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

08/18/2023

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/18/2023

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$976.95

Order No: 9168302

of Copies:

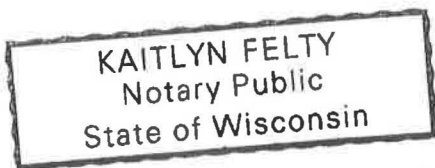
Customer No: 585864

1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.



RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Ridge at Heath Brook Community Development District ("District") will hold the following two public hearings and a regular meeting on September 14, 2023, at 11:30 a.m., and at the Club at Ocala Preserve, 4021 NW 53rd Ave. Road, Ocala, Florida 34482. The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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

Land Use	Total # of Units/Acres	EAU	Annual O & M Assessment (1)
Single Family Lot	99	1.00	\$288.30
Unplatted Land	43.53	4.20	\$1,212.01

(1) Annual O&M Assessment includes County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2023/2024. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

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

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

District Manager



**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

9B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

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

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.

2. I, Jonah Reuther, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Ridge at Heath Brook Community Development District ("District").

3. Among other things, my duties include preparing and transmitting correspondence relating to the District.

4. I do hereby certify that on August 15, 2023, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in **Exhibit B** and in the manner identified in **Exhibit A**.

5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

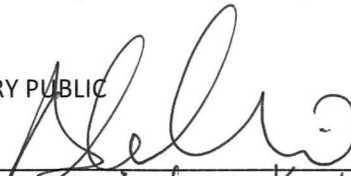
FURTHER AFFIANT SAYETH NOT.



By: Jonah Reuther, Financial Analyst

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 15th day of August 2023, by Jonah Reuther, for Wrathell, Hunt & Associates LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.

NOTARY PUBLIC



Print Name: Andrew Kantarzhi
Notary Public, State of Florida
Commission No.: HH249949
My Commission Expires: 04/06/2026

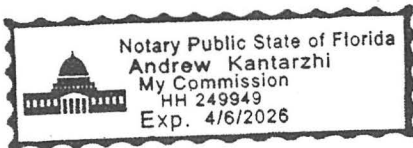


EXHIBIT A: Mailed Notice
EXHIBIT B: List of Addresses

EXHIBIT A

Ridge at Heath Brook Community Development District

OFFICE OF THE DISTRICT MANAGER

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

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

THIS IS NOT A BILL – DO NOT PAY

August 15th, 2023

VIA FIRST CLASS MAIL

FORESTAR USA REAL ESTATE GROUP INC
2221 E LAMAR BLVD STE 790
ARLINGTON TX 76006-7458

[PARCEL ID]: Please see "Exhibit B"

PRODUCT TYPE: 5 Single Family Lots

RE: Ridge at Heath Brook Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

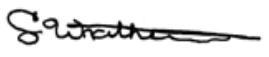
Dear Property Owner:

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Sincerely,



Craig Wrathell
District Manager

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Land Use	Total # of Units / Acres	EAU	Annual O&M Assessment⁽¹⁾
Single Family Lot	99	1.00	\$288.30
Unplatted Land	43.53	4.20	\$1,212.01

⁽¹⁾ Annual O&M Assessment may also include County collection costs and early payment discounts.

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Exhibit B

2389-500-076

2389-500-079

2389-500-097

2389-500-098

2389-500-099

Ridge at Heath Brook Community Development District

OFFICE OF THE DISTRICT MANAGER

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

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

THIS IS NOT A BILL – DO NOT PAY

August 15th, 2023

VIA FIRST CLASS MAIL

FORESTAR USA REAL ESTATE GROUP INC
2221 E LAMAR BLVD STE 790
ARLINGTON TX 76006-7458

[PARCEL ID]: 23877-000-07 and 23877-000-09

PRODUCT TYPE: 43.53 acres of Unplatted Land

RE: Ridge at Heath Brook Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

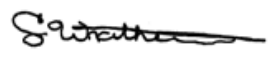
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Craig Wrathell
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Ridge at Heath Brook Community Development District

OFFICE OF THE DISTRICT MANAGER

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

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

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August 15th, 2023

VIA FIRST CLASS MAIL

D R HORTON INC
12602 TELECOM DR
TAMPA FL 33637-0935

[PARCEL ID]: Please see "Exhibit B"

PRODUCT TYPE: 27 Single Family Lots

RE: Ridge at Heath Brook Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

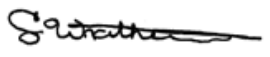
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Exhibit B

2389-500-031

2389-500-039

2389-500-052

2389-500-053

2389-500-070

2389-500-077

2389-500-078

2389-500-080

2389-500-082

2389-500-083

2389-500-084

2389-500-085

2389-500-086

2389-500-087

2389-500-088

2389-500-089

2389-500-090

2389-500-091

2389-500-092

2389-500-093

2389-500-094

2389-500-018

2389-500-073

2389-500-074

2389-500-075

2389-500-095

2389-500-096

Ridge at Heath Brook Community Development District

OFFICE OF THE DISTRICT MANAGER

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

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

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August 15th, 2023

VIA FIRST CLASS MAIL

AGOSTINI NELSON
AGOSTINI CARMEN MARIA
4313 SW 52ND LANE RD
OCALA FL 34474

[PARCEL ID]: 2389-500-023

PRODUCT TYPE: Single Family Lot

RE: Ridge at Heath Brook Community Development District Fiscal Year 2023/2024 Budget and O&M Assessments

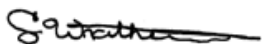
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PARCEL ID	PROPERTY OWNER
2389-500-023	AGOSTINI NELSON
2389-500-010	ALVAREZ DAMARIS MARLEN
2389-500-012	ARBUTINA MARISA JANETTE
2389-500-064	BAILEY ZACHARY PAUL
2389-500-060	BELLAMIO NICK ERIC
2389-500-062	BHATT VINAY
2389-500-042	BRENDLE JEANETTE CARMELA
2389-500-055	BURMEISTER SAMUEL MICAH
2389-500-044	CACCIOTTI CHRISTOPHER SCOTT
2389-500-003	CAHYA DANIEL
2389-500-028	CAMACHO PALACIOS SAYELI JESSICA
2389-500-022	CAMPO RINCON EDUARDO RAFAEL
2389-500-017	CHEN RONGJUAN
2389-500-030	CHICAS JAIME ANTONIO
2389-500-032	CO ALISTAIR
2389-500-026	COWAN DANIEL DANTE
2389-500-025	CRITCHFIELD CORBIN NOEL
2389-500-045	DE JESUS TORRES LUIS ALEJANDRO
2389-500-043	DELGADO FREDDIE GUADALUPE
2389-500-020	DIAZ AYBAR ISSAC FELIPE
2389-500-036	DUCUSIN ADRIAN SPENCER
2389-500-050	ESTEACHE MANUEL FAUSTINO
2389-500-061	GARCIA ANNETTE
2389-500-046	GERADINE COLLEEN JUDITH
2389-500-024	GONZALEZ GUSTAVO ADOLFO
2389-500-021	GOOKOOL DOLALCHAN
2389-500-065	HAMILTON DAWSEN MCGWIRE
2389-500-056	JACKSON ANTHONY
2389-500-059	KAIL JOHN ANDREW
2389-500-041	KARVA ABHAY CHANDULAL
2389-500-037	KIM HYE JOO
2389-500-057	LAGALANTE DYLAN
2389-500-051	LYNCH MCKENZIE RETINO
2389-500-048	MACHADO ACOSTA OLINDER ANTONIO
2389-500-027	MARSHALL JAMES DONALD
2389-500-014	MARTINEZ EILEEN
2389-500-047	MARTINEZ SANCHEZ JOSE R
2389-500-067	MATOS ELIZIEL
2389-500-054	MELEAN AARON
2389-500-071	MENAHM ITAI SHALOM
2389-500-034	MILLER MICHAEL JAMES
2389-500-008	MONROE KYLER STEVEN

2389-500-006	NEGRE SHANNA GROS
2389-500-029	OKODUWA EVERLYNE AWUOR
2389-500-007	ORELLANA JENNIFER
2389-500-072	PATEL CHIRAG MUKUNDCHANDRA
2389-500-015	PATEL KEVAL KIRITKUMAR
2389-500-019	PATEL SWETA
2389-500-001	PATEL VIPULKUMAR
2389-500-033	PERRY JESSICA NORMAN
2389-500-049	PIERCE DANNIE THEOPHILUS JR
2389-500-016	PINTO JUSTIN HICKOX
2389-500-063	PURICELLI PERIN DOUGLAS MARCEL
2389-500-068	RAMIREZ VELEZ VERONICA JULIANA
2389-500-058	REGUS MIGUEL ANGEL
2389-500-081	REYES JAVIER
2389-500-069	ROBERTS JOSEPH ALLAN
2389-500-066	RODRIGUEZ GELFENSTEIN IVAN MARIANO
2389-500-040	SINGH ANTHONY JAMES
2389-500-005	SINGH GURPREET
2389-500-009	SNYDER AMY ELIZABETH
2389-500-038	STULEN CORD RAY
2389-500-002	UREKAR RUSSELL EDWARD
2389-500-011	WILSON JOHN CLIFTON
2389-500-004	WOOD JEFFERY BRANDON
2389-500-013	ZHENG JIM JINHAI
2389-500-035	ZHU YE

**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

9C

RESOLUTION 2023-12

[FY 2024 ANNUAL ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ridge at Heath Brook Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit A**; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT:

1. FUNDING. As indicated in **Exhibits A and B**, the District’s Board hereby authorizes the following funding mechanisms for the Adopted Budget:

a. OPERATIONS AND MAINTENANCE ASSESSMENTS.

i. Benefit Findings. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the

assessments to the specially benefitted lands is shown in **Exhibits A and B**, and is hereby found to be fair and reasonable.

- ii. **Assessment Imposition.** Pursuant to Chapters 190, 197 and/or 170, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.
- iii. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

- b. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby directs District Staff to effect the collection of the previously levied debt service special assessments, as set forth in **Exhibits A and B**.

2. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- a. **Tax Roll Assessments.** If and to the extent indicated in **Exhibits A and B**, certain of the operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected at the same time and in the same manner as County taxes in accordance with Chapter 197 of the *Florida Statutes*. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Direct Bill Assessments.** If and to the extent indicated in **Exhibits A and B**, certain operations and maintenance special assessments (if any) and/or previously levied debt service special assessments (if any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits A and B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
 - i. *Due Date (O&M Assessments)* - Operations and maintenance assessments directly collected by the District shall be due and payable on the dates set forth in the invoices prepared by the District Manager, but no earlier than October 1st and no later than September 30th of Fiscal Year 2023/2024.

ii. *Due Date (Debt Assessments)* - Debt service assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in two partial, deferred payments and on dates that are 30 days prior to the District's corresponding debt service payment dates all as set forth in the invoice(s) prepared by the District Manager.

iii. In the event that an assessment payment is not made in accordance with the schedule(s) stated above, the whole assessment – including any remaining partial, deferred payments for the Fiscal Year, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

3. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

PASSED AND ADOPTED this 14th day of September, 2023.

ATTEST:

**RIDGE AT HEATH BROOK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll

**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

10

RESOLUTION 2023-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2023/2024 meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT:

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2023/2024 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 14th day of September, 2023.

ATTEST:

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT A

RIDGE AT HEATH BROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2023	Regular Meeting	11:30 AM
November 3, 2023	Regular Meeting	11:30 AM
December 1, 2023	Regular Meeting	11:30 AM
January 5, 2024	Regular Meeting	11:30 AM
February 2, 2024	Regular Meeting	11:30 AM
March 1, 2024	Regular Meeting	11:30 AM
April 5, 2024	Regular Meeting	11:30 AM
May 3, 2024	Regular Meeting	11:30 AM
June 7, 2024	Regular Meeting	11:30 AM
July 5, 2024	Regular Meeting	11:30 AM
August 2, 2024	Regular Meeting	11:30 AM
September 6, 2024	Regular Meeting	11:30 AM

**RIDGE AT HEATH
BROOK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2023**

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2023**

	General Fund	Debt Service Fund Series 2023	Capital Projects Fund Series 2023	Total Governmental Funds
ASSETS				
Cash	\$ 3,066	\$ -	\$ -	\$ 3,066
Investments				
Revenue	-	881	-	881
Reserve	-	79,596	-	79,596
Capitalized interest	-	686	-	686
Cost of issuance	-	434	-	434
Due from other	1,721	-	-	1,721
Total assets	<u>\$ 4,787</u>	<u>\$ 81,597</u>	<u>\$ -</u>	<u>\$ 86,384</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Due to Landowner	\$ 2,322	\$ 5,055	\$ -	\$ 7,377
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>8,322</u>	<u>5,055</u>	<u>-</u>	<u>13,377</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	518	-	-	518
Total deferred inflows of resources	<u>518</u>	<u>-</u>	<u>-</u>	<u>518</u>
Fund balances:				
Restricted for:				
Debt service	-	76,542	-	76,542
Unassigned	(4,053)	-	-	(4,053)
Total fund balances	<u>(4,053)</u>	<u>76,542</u>	<u>-</u>	<u>72,489</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,787</u>	<u>\$ 81,597</u>	<u>\$ -</u>	<u>\$ 86,384</u>

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll	\$ -	\$ 34,972	\$ 35,490	99%
Landowner contribution	-	14,148	65,800	22%
Total revenues	<u>-</u>	<u>49,120</u>	<u>101,290</u>	48%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording**	4,000	34,000	48,000	71%
Legal	386	10,816	25,000	43%
Engineering	-	179	2,000	9%
Audit*	-	-	5,000	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	583	1,000	58%
Trustee*	-	-	5,000	0%
Telephone	17	167	200	84%
Postage	-	154	500	31%
Printing & binding	42	417	500	83%
Legal advertising	-	199	6,500	3%
Annual special district fee	-	175	175	100%
Insurance	-	5,375	5,500	98%
Contingencies/bank charges	-	-	500	0%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	210	210	210	100%
Total professional & administrative	<u>4,738</u>	<u>52,980</u>	<u>101,290</u>	52%
Excess/(deficiency) of revenues over/(under) expenditures	(4,738)	(3,860)	-	
Fund balances - beginning	685	(193)	-	
Fund balances - ending	<u>\$ (4,053)</u>	<u>\$ (4,053)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

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

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED JULY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 313	\$ 1,908
Total revenues	<u>313</u>	<u>1,908</u>
EXPENDITURES		
Cost of issuance	-	151,630
Interest	-	33,049
Total debt service	<u>-</u>	<u>184,679</u>
Excess/(deficiency) of revenues over/(under) expenditures	313	(182,771)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	311,311
Original issue discount	-	(443)
Underwriter's discount	-	(46,500)
Total other financing sources	<u>-</u>	<u>264,368</u>
Net change in fund balances	313	81,597
Fund balances - beginning	<u>76,229</u>	<u>(5,055)</u>
Fund balances - ending	<u>\$ 76,542</u>	<u>\$ 76,542</u>

**RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED JULY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES		
Construction costs	<u>-</u>	<u>2,013,689</u>
Total expenditures	<u>-</u>	<u>2,013,689</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 (2,013,689)
 OTHER FINANCING SOURCES/(USES)		
Bond proceeds	<u>-</u>	<u>2,013,689</u>
Total other financing sources/(uses)	<u>-</u>	<u>2,013,689</u>
 Net change in fund balances	 -	 -
 Fund balances - beginning	 <u>-</u>	 <u>-</u>
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**RIDGE AT HEATH
BROOK**

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
RIDGE AT HEATH BROOK
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Ridge at Heath Brook Community Development District held a Regular Meeting on May 5, 2023 at 11:30 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482.

Present at the meeting were:

Christian Cotter	Chair
Mary Moulton	Vice Chair
Ryan Zook	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Jere Earlywine (via telephone)	District Counsel
Santiago Machado (via telephone)	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:49 a.m. Supervisors Cotter, Moulton and Zook were present. Supervisors Roscoe and Vincent were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date

40 Ms. Suit presented Resolution 2023-04 and stated the proposed Fiscal Year 2024
41 assessments, per unit, will be unchanged from Fiscal Year 2023.

42

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 4, 2023 at 11:30 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date, was adopted.

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FOURTH ORDER OF BUSINESS

Consideration of Resolution 2023-05, Ratifying, Confirming, and Approving the Sale of the Ridge at Heath Brook Community Development District Capital Improvement Revenue Bonds, Series 2023 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date

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68 Ms. Suit presented Resolution 2023-05 and read the title.

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On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2023-05, Ratifying, Confirming, and Approving the Sale of the Ridge at Heath Brook Community Development District Capital Improvement Revenue Bonds, Series 2023 (Assessment Area One); Ratifying, Confirming, and Approving the Actions of the Chairman, Vice Chairman, Treasurer, Secretary, Assistant Secretaries, and All District Staff Regarding the Sale and Closing of the Bonds; Determining Such Actions as Being in Accordance with the Authorization Granted by the Board; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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81 **FIFTH ORDER OF BUSINESS** **Ratification of Engagement with Jere**
 82 **Earlywine at Kutak Rock LLP**
 83

84 • **Consideration of Fee Agreement**

85 Ms. Suit presented the Engagement with Jere Earlywine at Kutak Rock LLP.
 86

87 **On MOTION by Mr. Cotter and seconded by Mr. Zook, with all in favor,**
 88 **engagement with Jere Earlywine/Kutak Rock LLP for District Counsel Services,**
 89 **was ratified.**

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 91 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the**
 92 **Kutak Rock LLP Fee Agreement, was approved.**

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 95 **SIXTH ORDER OF BUSINESS** **Consideration of Amended & Restated**
 96 **Acquisition of Phase 1 Utilities**
 97 **Improvements (and Offsite Improvements)**
 98

99 Ms. Suit presented the Amended & Restated Acquisition of Phase 1 Utilities
 100 Improvements and Offsite Improvements.
 101

102 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the**
 103 **Amended & Restated Acquisition of Phase 1 Utilities Improvements and Offsite**
 104 **Improvements, was approved.**

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 107 **SEVENTH ORDER OF BUSINESS** **Consideration of Supplemental Bills of Sale**
 108 **– Phase 1 Offsite Utilities/Phase 1 Utilities**
 109

110 Ms. Suit presented the Supplemental Bills of Sale for Phase 1 Offsite Utilities and Phase
 111 1 Utilities. Mr. Earlywine pointed out that two actions are occurring. The first action is a
 112 correction to a prior bill of sale, which is restated, and the second action is to connect the off-
 113 site easement area. The Bill of Sale from the CDD to the City was also updated.
 114

115 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the**
 116 **Supplemental Bills of Sale related to Phase 1 Offsite Utilities and Phase 1**
 117 **Utilities, were approved.**

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EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-06, 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 as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date

Ms. Suit presented Resolution 2023-06.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, Resolution 2023-06, Designating August 4, 2023 at 11:30 a.m., at The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482, as the 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 as Authorized by Section 197.3632, Florida Statutes; Authorizing the Publication of the Notice of Such Hearing; and Providing an Effective Date, was adopted.

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NINTH ORDER OF BUSINESS

Presentation on Engineer’s Report

Mr. Machado presented the Engineer’s Report, which is restated as of May 2023.

Mr. Earlywine stated the previous Engineer’s Report has been divided into phases so that an assessment lien can be placed on the boundary amendment parcels. He recommended approval in substantial form.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Engineer’s Report, restated May 2023, in substantial form, was approved.

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TENTH ORDER OF BUSINESS

Presentation of Amended Master Special Assessment Methodology Report

157 Ms. Suit presented the Amended Master Special Assessment Methodology Report dated
158 May 5, 2023. She reviewed the pertinent data including the scope of the restated Methodology,
159 the Capital Improvement Program (CIP), the Series 2023 bonds and the Appendix Tables.

160

161 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the**
162 **Amended Master Special Assessment Methodology Report, in substantial form,**
163 **was approved.**

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166 **ELEVENTH ORDER OF BUSINESS**

167 **Consideration of Resolution 2023-07,**
168 **Declaring Special Assessments for a**
169 **Boundary Amendment Parcel; Designating**
170 **the Nature and Location of the Proposed**
171 **Improvements; Declaring the Total**
172 **Estimated Cost of the Improvements, The**
173 **Portion to be Paid By Assessments, and the**
174 **Manner and Timing in Which the**
175 **Assessments are to be Paid; Designating**
176 **the Lands Upon Which the Assessments**
177 **Shall be Levied; Providing for an**
178 **Assessment Plat and a Preliminary**
179 **Assessment Roll; Addressing the Setting of**
180 **Public Hearings; Providing for Publication**
181 **of This Resolution; and Addressing**
182 **Conflicts, Severability and an Effective**
183 **Date**

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184 Ms. Suit presented Resolution 2023-07.

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186 **On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor,**
187 **Resolution 2023-07, Declaring Special Assessments for a Boundary Amendment**
188 **Parcel; Designating the Nature and Location of the Proposed Improvements;**
189 **Declaring the Total Estimated Cost of the Improvements, The Portion to be**
190 **Paid By Assessments, and the Manner and Timing in Which the Assessments**
191 **are to be Paid; Designating the Lands Upon Which the Assessments Shall be**
192 **Levied; Providing for an Assessment Plat and a Preliminary Assessment Roll;**
193 **Addressing the Setting of Public Hearings for August 4, 2023 at 11:30 a.m., at**
194 **The Club at Ocala Preserve, 4021 NW 53rd Avenue Road, Ocala, Florida 34482.;**
195 **Providing for Publication of This Resolution; and Addressing Conflicts,**
196 **Severability and an Effective Date, was adopted.**

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TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

Ms. Suit presented the Unaudited Financial Statements as of March 31, 2023.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of October 7, 2022 Public Hearing and Regular Meeting Minutes

Ms. Suit presented the October 7, 2022 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Cotter and seconded by Ms. Moulton, with all in favor, the October 7, 2022 Public Hearing and Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Earlywine stated work on the budget documents and notice distribution for the next assessment hearing is underway.

B. District Engineer: Atwell, LLC

There was no report.

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

- **32 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: June 2, 2023 at 11:00 A.M.**
 - **QUORUM CHECK**

The June 2, 2023 meeting was cancelled. The next meeting is scheduled for July 7, 2023.

FIFTEENTH ORDER OF BUSINESS

Board Members' Comments/Requests

233 There were no Board Members' comments or requests.

234

235 **SIXTEENTH ORDER OF BUSINESS** **Public Comments**

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237 There were no public comments.

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239 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

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242 **On MOTION by Mr. Cotter and seconded by Mr. Zook, with all in favor, the**
243 **meeting adjourned at 11:44 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair