Woodland Ranch Estates
Community Development District

Meeting Agenda

November 11, 2026

AGENDA

Woodland Ranch Estates
Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

November 4, 2026

Board of Supervisors Meeting
Woodland Ranch Estates Community Development District

Dear Board Members:

A meeting of the Board of Supervisors of the **Woodland Ranch Estates Community Development District** will be held on **Wednesday, November 11, 2026** at **2:00 PM** at **the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

Zoom Video Join Link: https://us06web.zoom.us/j/88463663379
Call-In Information: 1-305-224-1968 **Meeting ID:** 884 6366 3379

Following is the advance agenda for the meeting:

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners' Questions and Comments
8. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public Comments will be limited to three (3) minutes each)
3. Organizational Matters
    A. Administration of Oath to Newly Elected Board Members
    B. Consideration of Resolution 2027-01 Canvassing and Certifying the Results of the Landowners' Election
    C. Election of Officers
    D. Consideration of Resolution 2027-02 Electing Officers
4. Approval of Minutes of the August 12, 2026 Board of Supervisors Meeting
5. Ratification of Camera Installation Agreement with Current Demands – *Under Separate Cover*

6. Consideration of Agreement with PayGov.US for Electronic Payment Processing
7. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manager's Report
        i. Consideration of Proposal from Aquatic Weed Management for Pond Maintenance
        ii. Consideration of Proposal for Additional Landscape Maintenance with Garrison Land Management
    D. District Manager's Report
        i. Check Register
        ii. Balance Sheet & Income Statement
        iii. Ratification of Requisitions 3 & 4
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

Woodland Ranch Estates
Community Development District

LANDOWNERS' MEETING

November 11, 2026

INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF WOODLAND RANCH ESTATESCOMMUNITY DEVELOPMENT DISTRICT FOR THE ELECTION OF SUPERVISORS

DATE OF LANDOWNERS' MEETING: **November 11, 2026**

TIME: **2:00 P.M.**

LOCATION: **Holiday-Inn, Winter Haven**
200 Cypress Gardens Boulevard
Winter Haven, Florida 33880

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

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

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

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

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

LANDOWNER PROXY

WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 11, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Woodland Ranch Estates Community Development District to be held at the **Holiday-Inn, Winter Haven, 200 Cypress Gardens Boulevard Winter Haven, Florida 33880, on November 11, 2026, at 2:00 .m.,** and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

_____
Printed Name of Legal Owner

_____ _____
Signature of Legal Owner Date

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

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

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2025), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

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

Woodland Ranch Estates
Community Development District

BOARD OF SUPERVISORS MEETING

November 11, 2026

SECTION 3

SECTION B

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Woodland Ranch Estates Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the Town of Dundee, Polk County, Florida; and

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners' meeting is required to be held within ninety (90) days of the District's creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners' meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT:

1. **ELECTION RESULTS.** The following people are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Seat Number	Supervisor	Number of Votes
1	_____	_____
2	_____	_____
5	_____	_____

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes,* and by virtue of the number of votes cast for the Supervisors, the above-named people are declared to have been elected for the following terms of office:

Seat Number	Supervisor	Term	Term Expiration
1	_____	_____	_____
2	_____	_____	_____
5	_____	_____	_____

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

PASSED AND ADOPTED this 11th day of November 2026.

ATTEST**:**	**WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson/Vice Chairperson, Board of Supervisors

SECTION D

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Woodland Ranch Estates Community Development District ("District"), is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in the Town of Dundee, Polk County, Florida; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT:

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

Chairperson _____

Vice Chairperson _____

Secretary _____

Assistant Secretary _____

Assistant Secretary _____

Assistant Secretary _____

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 11th day of November 2026.

ATTEST**:**

WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson/Vice Chairperson,
Board of Supervisors

MINUTES

MINUTES OF MEETING
WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Woodland Ranch Estates Community Development District was held on Wednesday, **August 12, 2026,** at 2:00 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Halsey Carson	Chairman
Cody Hatmaker	Vice Chairman
Corey Hatmaker	Assistant Secretary

Also present were:

Katie O'Rourke	District Manager, GMS
Jill Burns *by Zoom*	District Manager, GMS
Lauren Gentry	District Counsel
Bryan Hunter	District Engineer
Matt Fisher	GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Burns called the meeting to order at 2:00 p.m. and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Burns noted that no members of the public were present in person or via Zoom.

THIRD ORDER OF BUSINESS **Approval of the Minutes of the July 8, 2026 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the July 8, 2026 Board of Supervisors meeting and asked for any comments, corrections, or questions. The Board had no changes.

> On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, the Minutes of the July 8, 2026 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Ratification of Camera Installation Agreement with Current Demands**

Ms. Gentry stated that the camera installation proposal had been included in the prior agenda package and that the Board had already approved it on a not-to-exceed basis if the alternate vendor did not work out. She explained that the actual agreement had not been on the prior agenda, so the Board could ratify the agreement itself.

Ms. O'Rourke initially understood that ratification might not be needed because the Board had already approved moving forward, but after discussion agreed that the item could wait for clarification. She stated that the Board would table the item and moved on to the landscape maintenance contract addendum.

FIFTH ORDER OF BUSINESS **Consideration of Addendum to Landscape Maintenance Contract**

Ms. Burns introduced the addendum to the landscape maintenance contract, noted that it was on page 17 of the agenda package, and explained that the packet included a map and a contract for landscape maintenance. She asked Mr. Fisher to walk the Board through the contract.

Mr. Fisher stated that the contract was with Garrison's Landscaping, remained within the budgeted amount, and included an updated map showing all areas to be maintained. He explained that, rather than amending the prior agreement, a new contract had been prepared for Board approval. He noted that Joe had reviewed it and was good with it.

Ms. O'Rourke confirmed that the contract fits within the applicable budget line item, and Mr. Fisher confirmed that it did.

> On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, the Addendum to Landscape Maintenance Contract, was approved.

SIXTH ORDER OF BUSINESS **Consideration of Amenity Conveyance Documents**

Ms. Burns introduced the amenity conveyance documents and turned the item over to Lauren. Ms. Gentry explained that these documents are used when major infrastructure is constructed under a developer contract and then transferred to the District for operation and maintenance. The documents are intended to record any applicable warranties, confirm the engineer's sign-off that the improvements are operational and comply with plans and permits, and document the developer's costs in case future bond proceeds or reimbursement funds become available. She stated that the agenda package contained an initial standard-form set of documents, with revisions already incorporated, and that the dollar amount would be updated to include additional costs. She requested approval in substantial form and authorization for the Chair to finalize the documents once counsel for both parties approved them.

> On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, the Amenity Conveyance Documents, were approved in substantial form.

SEVENTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Audit Engagement Letter with Grau & Associates**

Ms. Burns reviewed the audit engagement letter with Grau & Associates, noting it was on page 64 of the agenda package. She noted that the letter memorialized the fee for services and the agreement the Board had previously reviewed. She stated that the fee matched the amount included in the budget and requested a motion to approve.

> On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, the Fiscal Year 2026 Audit Engagement Letter with Grau & Associates, was approved.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Gentry had nothing to report.

B. Engineer

Mr. Hunter had nothing to report at this time.

C. Field Manager's Report

Mr. Fisher provided the field manager's report. He stated that Spectrum had connected the internet, and Current Demands had installed its equipment, which was up and running as of August 6. He also noted that the remaining amenity housekeeping items were mostly complete, including assembled pool loungers, and that the amenities were essentially ready. He discussed contractor services and pond maintenance. He stated he would meet on site with Sitex, the pond maintenance contractor, to address overgrowth and invasive vegetation around the pond near the amenity area. He stated that the invasive growth needed to be removed and that Sitex would take care of it. He noted a knocked-down sign and sections of chain-link fencing around the pond that were open or in need of repair, with a suggestion to check with Gary regarding the fence issue.

D. District Manager's Report

i. Check Register

Ms. Burns presented the check register on page 74 of the agenda package. She noted that it summarized checks written for the District from June 1 through June 30, totaling $14,961.68, and stated that the register had been checked for accuracy.

On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns introduced the unaudited financials, stating that the balance sheet and income statement were on page 78 of the agenda package and covered the period through June 30, 2026. She noted that the financials were provided for informational purposes only unless the Board had questions. The Board asked about a negative contingency balance of $6,955. Ms. O'Rourke identified it as the contingency line item under the operations and maintenance section of the general fund and directed the group to page 82 of the agenda package. The Board confirmed the District had budgeted $7,500 for contingency and had spent $14,455, putting that line item over budget. She stated they could pull the invoices coded to that line item and report back on what the expenses related to.

A Board member asked whether funds could be pulled from other line items to offset the overage. Ms. Burns confirmed that the District was tracking under budget in the amenity line item and well under budget in the administrative portion of the budget, so the overall budget remained on track despite the contingency line item being over budget.

The Board asked about a $1,176 transfer in/out under "other financing sources" on the debt service fund page. Ms. Burns stated they would need to review the trust statements or obtain information from the trustee to determine the source of the transfer, noting it may have been money moving from a prepayment account into the debt account. Ms. O'Rourke acknowledged the follow-up and noted that she was making notes.

NINTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS **Supervisors' Requests and Audience Comments**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS **Adjournment**

Ms. Burns adjourned the meeting.

On MOTION by Mr. Carson, seconded by Mr. Corey Hatmaker, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary Chairman/Vice Chairman

SECTION 5

This item will be provided under separate cover

SECTION 6

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective November 11, 2026 (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a Indiana limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Woodland Ranch Estates Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at c/o Governmental Management Services – CF, 219 East Livingston Street, Orlando, Florida 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Polk County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a Indiana limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, AND 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit

stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

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

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION 7

SECTION C

November,11,2026

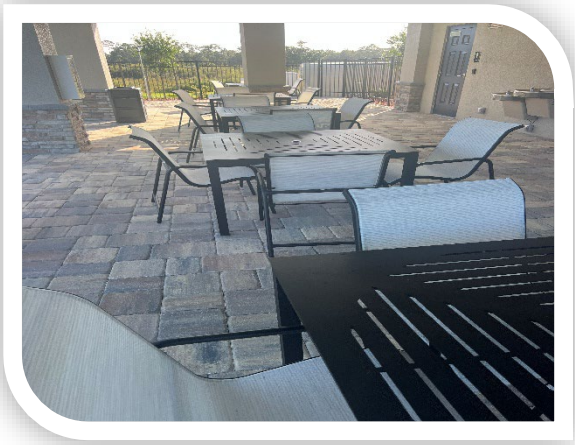
Woodland Ranches CDD

Field Management Report

Completed Items

- Fence repairs around the wet pond have been completed to help maintain a secure perimeter and discourage unauthorized access to the area. These repairs will help prevent individuals from entering the pond area, reducing potential safety concerns and helping protect the District's property.
- The amenity is now open and ready for residents to enjoy. The pool deck and furniture have been cleaned and prepared for use, ensuring the area is presentable and welcoming for residents. Routine maintenance will continue to help keep the amenity clean, safe, and well-maintained.





Contracted Services

- The landscaping contractor continues to maintain the community grounds to a satisfactory standard. They are also taking over maintenance of the newly installed landscaping at the community entrance to ensure it remains in good condition as it continues to establish.
- The lake management vendor continues to provide a high level of service and is proactively implementing measures to manage anticipated vegetation growth as temperatures increase.
- The pool vendor continues to keep the pool clean and presentable while construction activities are ongoing throughout the amenity area.
- The janitorial vendor continues to maintain the amenity facilities by cleaning the trash receptacles, restrooms, and pool deck. These ongoing efforts help ensure the facilities remain clean, sanitary, and presentable for residents



Woodland Ranches CDD | Allen Bailey Field Manager | abailey@gmscfl.com |407-460-4424

November, 11,2026

Woodland Ranches CDD

Field Management Report – Photo Supplement

Front Landscape







- The front landscaping enhancements have been officially turned over to the District. Ongoing monitoring will continue as the newly installed landscaping establishes to ensure healthy growth and address any issues that may arise during the establishment period.

SECTION i

ESTIMATE

Aquatic Weed Management, Inc.
PO Box 1259
Haines City, FL 33845

WATERWEED1@AOL.COM
+1 (863) 412-1919

Bill to
Woodland Ranches Estates
GMS - Central Fla
219 E. Livingston St
Orlando, FL 33801

Estimate details
Estimate no.: 1926
Estimate date: 04/30/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Scope of Work**	Monthly pond herbicide maintenance on 1 pond. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as $/treatment.	12	$575.00	$6,900.00
2.		**Larvicide Scope**	Monthly pond larvicide treatment to control midges (blind mosquitoes) on 1, 10 acre pond. Priced as $/treatment.	12	$450.00	$5,400.00

Total **$12,300.00**

Note to customer

Thank you for your business!

Accepted date **Accepted by**

SECTION ii

Garrison
Land Management Inc.
Pest Control ~ Lawn Spray Service ~ Irrigation
Property Management for Individual Rentals
Condo & Homeowners Associations

P.O. Box 510
28609 Highway 27 North
Dundee, FL 33838
Phone: (863) 439-6550
Fax: (863) 292-0846
www.garrisonland.com

October 29th, 2026

To: GMS

Project: Woodland Ranch CDD

Re: Amendment to the Contract

This is a request to add $500.00 per month to the lawn maintenance contract due to the increase in landscape that was added.

Woodland Ranch Representative

WOODLAND RANCH ESTATES PHASE ONE

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST, TOWN OF DUNDEE, POLK COUNTY, STATE OF FLORIDA

PLAT BOOK____ PAGE____
SHEET 3 OF 8

NOTES AND LEGEND

- ◎ PCP – PERMANENT CONTROL POINT – SET PK NAIL & DISK "PCP LB-8135" – UNLESS OTHERWISE NOTED
- □ PRM – PERMANENT REFERENCE MONUMENT – SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-8135"
- ■ FCM – FOUND CONCRETE MONUMENT AS NOTED
- ● FIR – FOUND IRON ROD AS NOTED
- ○ FIP – FOUND IRON PIPE AS NOTED
- ▲ RRS – FOUND RAILROAD SPIKE AS NOTED
- (12) = CURVE – SEE CURVE DATA

& = AND
(RAD) = RADIAL
(NR) = NON-RADIAL
NO./# = NUMBER
I.D. = IDENTIFICATION
O.R. = OFFICIAL RECORDS
PB = PLAT BOOK
PG = PAGE
PGS = PAGES
PK = PARKER-KALON NAIL OR "MAG-NAIL"
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
(F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
(L) = INFORMATION PER LEGAL DESCRIPTION
(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
R/W = RIGHT-OF-WAY
CONC. = CONCRETE
D/Δ = CENTRAL ANGLE (DELTA)
R= RADIUS
L= ARC LENGTH
T= TANGENT LENGTH
CH= CHORD DISTANCE
CB= CHORD BEARING
± = MORE OR LESS / PLUS OR MINUS
N&D = NAIL AND DISK

SURVEYOR'S NOTES:

1. BEARINGS BASED ON THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 27 EAST HAVING A GRID BEARING OF SOUTH 89°18'27" WEST BETWEEN FIELD MONUMENTATION.
2. UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-8135" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
3. THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
4. P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A NAIL & DISC "LB-8135" – UNLESS OTHERWISE NOTED.
5. LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.
6. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF VEGETATION (MOWING) IN THE RETENTION AREAS AND DRAINAGE SWALES LYING WITHIN THEIR RESPECTIVE LOT AND THE DESIGN IS TO BE LEFT UNCHANGED.
7. PURSUANT CHAPTER 177.091(28) FLORIDA STATUTES, ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. THE PLATTED LANDS ARE LOCATED IN FLOOD ZONES "A", & "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR POLK COUNTY, COMMUNITY PANEL NUMBER 12105C0390 G, EFFECTIVE DATE OF 12/22/2016.
9. COORDINATES SHOWN HEREON, IF ANY, AND BEARINGS DEPICTED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011. THE COORDINATES, IF ANY, WERE DERIVED BY GPS RTK METHODOLOGY USING THE L-NET GPS NETWORK ESTABLISHED AND MAINTAINED BY LENGEMANN CORPORATION.
10. FINAL CONVEYANCE OF ANY ROAD, STREET, ALLEY, RIGHT-OF-WAY, LIFT STATION TRACT, UTILITY, UTILITY INFRASTRUCTURE, AND/OR UTILITY IMPROVEMENT(S) IS SUBJECT TO FINAL ACCEPTANCE BY THE TOWN OF DUNDEE, AND, AS PART OF THE ACCEPTANCE PROCESS, FEE SIMPLE TITLE TO AND/OR FOR SUCH IMPROVEMENT(S) SHALL BE CONVEYED TO THE TOWN OF DUNDEE BY WOODLAND RANCH ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
11. THE PROPERTY SHOWN IS SUBJECT TO THE TOWN OF DUNDEE ORDINANCE NO. 21-13, WHICH WAS DULY ADOPTED JULY 27, 2021. DEVELOPMENT WITHIN THIS PROPERTY IS SUBJECT TO AND SHALL FOLLOW THE STANDARDS CONTAINED IN SAID ORDINANCE NO. 21-13 AS IT MAY BE MODIFIED AND AMENDED FROM TIME TO TIME INCLUDING BUT NOT LIMITED TO THOSE CREATING IRRIGATION DESIGN STANDARDS, EFFICIENT PLUMBING STANDARDS AND OTHER WATER CONSERVATION MEASURES RELATED TO THE FLORIDA WATER STAR PROGRAM.
12. FINAL CONVEYANCE OF ANY ROAD, STREET, ALLEY, RIGHT-OF-WAY, LIFT STATION TRACT, UTILITY, UTILITY INFRASTRUCTURE, AND/OR UTILITY IMPROVEMENT(S) IS SUBJECT TO ACCEPTANCE BY THE CDD, AND, AS PART OF THE ACCEPTANCE PROCESS, FEE SIMPLE TITLE TO AND/OR FOR SUCH IMPROVEMENT(S) SHALL BE CONVEYED TO WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT BY THE WOODLAND RANCH ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY. THEREAFTER FINAL CONVEYANCE OF THE LIFT STATION TRACT IS SUBJECT TO FINAL ACCEPTANCE BY THE TOWN OF DUNDEE, AND, AS PART OF THE ACCEPTANCE PROCESS, FEE SIMPLE TITLE TO AND/OR FOR SUCH LIFT STATION SHALL BE CONVEYED TO THE TOWN OF DUNDEE BY WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT.

EASEMENT NOTES:

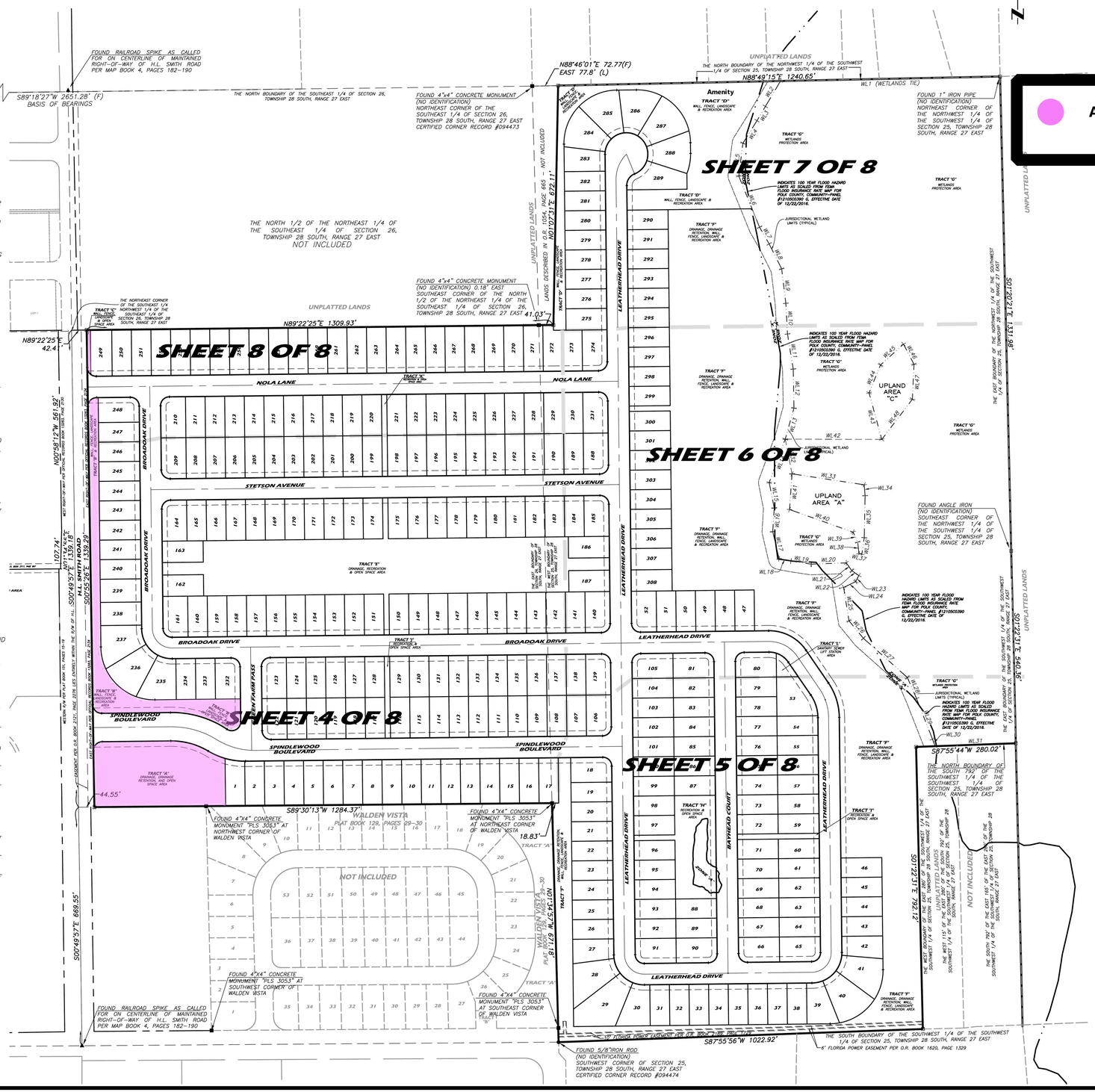
1. TRACTS "A," "B," "C," "D," "E," "F," "G," "H," "I," "J," AND "K," SHALL BE OWNED AND MAINTAINED BY THE WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT. FEE SIMPLE INTEREST FOR THESE TRACTS SHALL BE CONVEYED SUBSEQUENT TO THE RECORDING OF THIS PLAT BY SEPARATE INSTRUMENT.
2. TRACT L (LIFT STATION) SHALL BE OWNED AND MAINTAINED BY THE TOWN OF DUNDEE. FEE SIMPLE INTEREST FOR THIS TRACT SHALL BE CONVEYED SUBSEQUENT TO THE RECORDING OF THIS PLAT BY SEPARATE INSTRUMENT.
3. THIS PLAT IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF WOODLAND RANCH ESTATES RECORDED PROMPTLY AFTER THE PLAT BEING RECORDED IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
4. UNLESS OTHERWISE INDICATED, A STRIP OF LAND 15.00 FEET WIDE AT THE FRONT OF ALL LOTS AND TRACTS ADJACENT TO ROAD RIGHTS-OF-WAY AS DEPICTED HEREON, IS HEREBY RESERVED FOR A PUBLIC UTILITY EASEMENT.
5. LOTS 24 AND 25 ARE SUBJECT TO A 15.00' DRAINAGE EASEMENT (7.50' ON EACH SIDE OF THE COMMON SIDE LOT LINE).
6. LOT 232 IS SUBJECT TO A 20.00' DRAINAGE EASEMENT WHICH EXTENDS INTO SUCH LOT FOR 40.00' FROM THE ROAD RIGHT-OF-WAY ALONG ITS REAR LOT LINE.
7. LOTS 40 AND 41 ARE SUBJECT TO A 25.00' DRAINAGE EASEMENT (12.50' ON EACH SIDE OF THE COMMON SIDE LOT LINE).
8. LOTS 238 AND 239 ARE SUBJECT TO A 15.00' DRAINAGE EASEMENT (7.50' ON EACH SIDE OF THE COMMON SIDE LOT LINE).
9. LOTS 106 THROUGH 139 AND LOTS 189 THROUGH 230 ARE SUBJECT TO A 15.00' DRAINAGE EASEMENT (7.50' ON EACH SIDE OF THE COMMON REAR LOT LINE).
10. LOT 187 ARE SUBJECT TO A 9.00' DRAINAGE EASEMENT ALONG ITS COMMON SIDE LOT LINE WITH TRACT E.
11. LOTS 307 AND 308 ARE SUBJECT TO A 23.00' DRAINAGE EASEMENT (11.50' ON EACH SIDE OF THE COMMON SIDE LOT LINE).
12. TRACT I IS SUBJECT TO A 25.00' DRAINAGE EASEMENT WHICH EXTENDS 5.00' OVER THE COMMON SIDE LOT LINES OF LOTS 59, 60, 71 AND 72.
13. TRACT F IS SUBJECT TO A 27.00' DRAINAGE EASEMENT WHICH EXTENDS 6.00' OVER THE COMMON SIDE LOT LINES OF LOTS 299 AND 300.

NOTICE:

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

1" = 150'
0 150' 300' 600'
GRAPHIC SCALE 1"= 150'

Areas to be added



PSM PLATINUM SURVEYING & MAPPING
6700 South Florida Avenue, Suite 4, Lakeland, Florida 33813
(863) 904-4699 – kthompson@platinumsurveying.com
STATE OF FLORIDA AUTHORIZATION FOR: SURVEYING AND MAPPING BUSINESS - LB 8135
KENNETH W. THOMPSON
REGISTRATION NO. 4080

S:\ACTIVE\CENTERSTATE DEVELOPMENT\WOODLAND RANCH\WOODLAND RANCH EAST\WOODLAND RANCH ESTATES PHASE ONE - 08-06-2025\WOODLAND RANCH ESTATES PHASE ONE PLAT-08-25-2025.dwg 8/25/2025 7:00 AM Kim Thompson

SECTION D

SECTION i

This item will be provided under separate cover

SECTION ii

This item will be provided under separate cover

SECTION iii

REQUISITION

WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Woodland Ranch Estates Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank Trust Company, National Association, as trustee, dated as of February 1, 2025, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2025 (collectively, the "Series 2025 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2025 Indenture):

(A) Requisition Number: 3

(B) Identify Acquisition Agreement, if applicable;

(C) Name of payee pursuant to Acquisition Agreement: Center State Development 2 LLC

(D) Amount Payable: $206,396.87

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Additional payment for Reimbursement Costs

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District and have not previously been paid,

2. each disbursement set forth above is a proper charge against the:

Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund; and

3. each disbursement set forth above was incurred in connection with:

Costs of the Series 2025 Project

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to

receive payment of, any of the moneys payable to the payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

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

WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT DISTRICT

By: Jill Burn
Responsible Officer

Date: 9-3-26

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]

The undersigned Consulting Engineer hereby certifies that this disbursement from the Series 2025 Acquisition and Construction Account is for a Cost of the Series 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Series 2025 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2025 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

Consulting Engineer

Date: 9/3/04

Woodland Ranch Estates CDD Invoices (Tucker Paving Inc.)

Draw #	*INV DATE*	*INVOICE #*	*INVOICE AMOUNT*	*Contract Balance*	*Date Paid*	*Check #*
		Original Contract Amount		$ 9,884,911.15		
Dr 1	04/25/24	A1A - Draw 1	$ 127,619.44	$ 9,757,291.71	05/31/24	1092
Dr 2	05/25/24	A1A - Draw 2	$ 692,381.52	$ 9,064,910.19	06/28/24	1094
Dr 3	06/25/24	A1A - Draw 3	$ 636,495.05	$ 8,428,415.14	07/26/24	1097
Dr 4	07/25/24	A1A - Draw 4	$ 686,675.15	$ 7,741,739.99	08/30/24	1105
Dr 5	08/25/24	A1A - Draw 5	$ 432,156.64	$ 7,309,583.35	09/27/24	1109
Dr 6	09/25/24	A1A - Draw 6	$ 1,000,241.95	$ 6,309,341.40	10/31/24	1119
Dr 7	10/25/24	A1A - Draw 7	$ 1,134,646.02	$ 5,174,695.38	11/27/24	1126
Dr 8	11/25/24	A1A - Draw 8	$ 868,831.79	$ 4,305,863.59	12/27/24	1131
		Total Billed	$ 5,579,047.56			

Paid Req # 1 - $5,119,306.89

Balance Remaining - $ 459,740.67

05/31/2024 Tucker Paving, Inc.

Date	Type	Reference	Balance Due	Discount	1092 Payment
04/25/2024	Bill	Woodland 1&2 Draw 1	0.00	0.00	127,619.44
				Check Amount	127,619.44

Woodland Ranch Estates, LLC

Woodland 1&2 Draw 1

**127,619.44

Bill

Center State Development 2 LLC
4900 Dundee Rd
FL 33884-1183

Date	Ref. No.
04/25/2024	Woodland 1&2 Draw 1

5/31

Vendor
Tucker Paving, Inc. 5658 Lucerne Park Road Winter Haven, FL 33884

Bill Due	05/25/2024
Terms	
Memo	Woodland 1&2 Draw 1

Expenses

Account	Memo	Amount	Customer:Job	Class
General Conditions/Mobilizatio	Mobilization	9,079.94		Woodland Ranch Estates
General Conditions/Mobilizatio	Const Layout	19,976.01		Woodland Ranch Estates
General Conditions/Mobilizatio	Silt Fence	17,739.24		Woodland Ranch Estates
General Conditions/Mobilizatio	Temp Const Entry	2,162.26		Woodland Ranch Estates
General Conditions/Mobilizatio	SWPPP Monitoring	1,923.13		Woodland Ranch Estates
General Conditions/Mobilizatio	Clear Site	76,738.86		Woodland Ranch Estates

Expense Total : 127,619.44

Bill Total : $127,619.44

REVIEWED
By Halsey Carson at 10:26 am, Apr 26, 2024

Received 4/25/24
Cost Codes: See Below

REQUEST FOR PAYMENT

From: Tucker Paving, Inc.
5658 Lucerne Park Road
Winter Haven, FL 33881

To: CENTER STATE DEVELOPMENT,LLC
4900 DUNDEE ROAD
WINTER HAVEN, FL 33884

Invoice: 873214
Draw: 1
Invoice date: 4/25/2024
Period ending date: 4/25/2024

Contract For:

Project: 24-778
CENTER:WOODLAND RANCH EST/SITE

Contract date: Ph 1 & 2

Architect:

Scope:

UL
WC
requested

Request for payment:

Original contract amount	$11,412,928.81	
Approved changes	$0.00	
Revised contract amount		$11,412,928.81
Contract completed to date		$134,336.25
Add-ons to date	$0.00	
Taxes to date	$0.00	
Less retainage	$6,716.81	
Total completed less retainage		$127,619.44
Less previous requests	$0.00	
Current request for payment		$127,619.44
Current billing		$134,336.25
Current additional charges	$0.00	
Current tax	$0.00	
Less current retainage	$6,716.81	
Current amount due		$127,619.44
Remaining contract to bill	$11,285,309.37	

CHANGE ORDER SUMMAR		DUCTIONS
Changes approved in previou months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

I hereby certify that the work performed and the materials supplied to date , as shown on the above represe Contract (and all authorized changes thereof) between the undersigned and the CENTER STATE DEVELC the contractor has paid all amounts previously billed and paid by the owner .

CONTRACTOR: Tucker Paving, Inc.

By: [signature]

Date: 4/25/24

State Of Florida

Subscribed and sworn to b

Notary Public

My commission expires:

Field Approval: [signature] 4/30/24
Name Date

La Home Approval: [signature] 5/1/24
Name Date

_____: Liability Cert
_____: WC Cert
X : W9

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873214 Draw: 1 Period Ending Date: 4/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	General Conditions								
2	Mobilization	95,578.26		9,557.83		9,557.83	10.00	86,020.43	477.89
3	Construct Layout & As-Builts	191,157.97		21,027.38		21,027.38	11.00	170,130.59	1,051.37
4	Soil Testing	57,152.38						57,152.38	
5	Maintenance of Traffic	1,592.49						1,592.49	
6	Erosion Control								
7	Type III Silt Fence	18,672.88		18,672.88		18,672.88	100.00		933.64
8	Temp Construct Ent	4,552.11		2,276.06		2,276.06	50.00	2,276.05	113.80
9	SWPPP Monitoring	13,495.68		2,024.35		2,024.35	15.00	11,471.33	101.22
10	Onsite Asphalt								
11	12" Stabilized Sub	160,519.59						160,519.59	
12	6" Limerock Base	489,122.88						489,122.88	
13	Pave Mark & Signage	15,869.38						15,869.38	
14	Miami Curb	395,003.70						395,003.70	
15	"3' Valley Curb	19,791.80						19,791.80	
16	Trench Curb	6,405.90						6,405.90	
17	5' X 4" Concrete Side	16,086.20						16,086.20	
18	1.25" SP 12.5 Asphalt Pav	359,404.16						359,404.16	
19	4' X 4" Concrete Side	118,612.08						118,612.08	
20	ADA Mats	33,996.38						33,996.38	
21	Mail Kiosk	11,265.10						11,265.10	
22	Bike Rack/ Bench	3,303.30						3,303.30	
23	Onsite Storm								
24	42" HP Storm Pipe	116,519.70						116,519.70	
25	36" HP Storm Pipe	129,013.86						129,013.86	
26	"30"" HP Storm Pipe	204,012.90						204,012.90	
27	24" HP Storm Pipe	281,438.20						281,438.20	
28	18" HP Storm Pipe	243,601.25						243,601.25	
29	15" HP Storm Pipe	202,731.75						202,731.75	
30	42" ADS Mitered End	13,804.65						13,804.65	
31	36" ADS Mitered End	2,624.53						2,624.53	
32	30" ADS Mitered End	2,849.16						2,849.16	
33	24" ADS Mitered End	2,624.53						2,624.53	

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873214 Draw: 1 Period Ending Date: 4/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
34	"18"" ADS Mitered End	2,509.01						2,509.01	
35	Type C Inlet	58,506.98						58,506.98	
36	Type E Inlet	77,005.04						77,005.04	
37	Type F Inlet	14,641.30						14,641.30	
38	Type V Inlet	8,944.29						8,944.29	
39	Type P-5 Curb Inlet	191,159.70						191,159.70	
40	Type J-5 Curb Inlet	198,665.10						198,665.10	
41	Type P-6 Curb Inlet	67,400.55						67,400.55	
42	Type J-6 Curb Inlet	81,895.32						81,895.32	
43	Type P Storm Manhole	75,424.20						75,424.20	
44	Type J Storm Manhole	54,116.20						54,116.20	
45	24" Headwall	4,572.53						4,572.53	
46	Weir Wall Control	37,393.78						37,393.78	
47	Dewatering Storm Installation	15,708.98						15,708.98	
48	Light Clean & Video	60,151.05						60,151.05	
49	Sanitary								
50	8" SDR 26 Pipe	442,164.47						442,164.47	
51	8" MJ Plug Valve	3,587.93						3,587.93	
52	4' Sanit Manhole 0-6'	40,912.20						40,912.20	
53	4' Sanit Manhole 6-8'	120,928.64						120,928.64	
54	4' Sanit Manhole 8-10'	63,562.45						63,562.45	
55	4' Sanit Manhole 10-12'	46,831.40						46,831.40	
56	5' Sanit Manhole 12-14'	71,139.95						71,139.95	
57	5' Sanitary Manhole 14-16'	33,300.60						33,300.60	
58	5' Sanitary Manhole 16-18'	37,029.10						37,029.10	
59	6' Sanitary Manhole 18-20'	25,190.27						25,190.27	
60	5' Sanitary Manhole 16-18'	23,107.51						23,107.51	
61	6' Sanitary Manhole 20-22'	32,324.74						32,324.74	
62	6' Sanitary Manhole 22-24'	32,731.96						32,731.96	
63	Single Sanitary Service	106,631.88						106,631.88	
64	Double Sanitary Service	253,580.00						253,580.00	
65	Dewatering Sanitary Install	19,595.74						19,595.74	
66	TV And Air Testing	57,174.56						57,174.56	

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873214 Draw: 1 Period Ending Date: 4/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
67	Forcemain & Lift Station								
68	Lift Station - 8' Diameter	472,420.81						472,420.81	
69	6" Core Connection	21,912.23						21,912.23	
70	6" DR18 Green Forcemain	68,032.64						68,032.64	
71	6" MJ 45 Bend	13,529.60						13,529.60	
72	ARV Valve/Box/Tag	18,562.58						18,562.58	
73	Pressure Testing	2,834.10						2,834.10	
74	Bahia Sod - Offsite	1,569.15						1,569.15	
75	Potable Water								
76	10" MJ Longsleeve	2,172.64						2,172.64	
77	10" DR18 Water Pipe	145,089.60						145,089.60	
78	8" DR18 Water Pipe	668,361.25						668,361.25	
79	10" X 8" MJ Tee	5,490.08						5,490.08	
80	10" MJ 45 Bend	9,610.80						9,610.80	
81	8" MJ Tee	9,796.30						9,796.30	
82	8" MJ 90 Bend	733.93						733.93	
83	8" MJ 45 Bend	30,301.04						30,301.04	
84	10" MJ Gate Valve W/Box	1,083.32						1,083.32	
85	8" MJ Gate Valve W/Box	97,194.60						97,194.60	
86	Fire Hydrant Assembly	112,522.95						112,522.95	
87	ARV Valve/Box/Tag W/Vault	18,562.58						18,562.58	
88	Single - Short Water Service	43,061.49						43,061.49	
89	Single - Long Water Service	24,880.08						24,880.08	
90	Double - Short Water Service	124,233.12						124,233.12	
91	Double - Long Water Service	93,598.44						93,598.44	
92	Irrigation Service	5,298.27						5,298.27	
93	Abandon 10" Water Main Pipe	57,530.00						57,530.00	
94	Poly Pig Water Main	5,668.19						5,668.19	
95	Testing And Bactees	18,168.56						18,168.56	
96	Site Clearing								
97	Clear Site Of All Grass	89,753.06		80,777.75		80,777.75	90.00	8,975.31	4,038.89
98	Site Excavation & Grading								
99	Cut Out Proposed Areas	1,137,735.89						1,137,735.89	

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873214 Draw: 1 Period Ending Date: 4/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
100	Import Clean Fill	1,698,221.61						1,698,221.61	
101	Import Clean Fill	-30,161.16						-30,161.16	
102	Sod/Hydrograssing								
103	Bahia Sod - BOC	124,127.69						124,127.69	
104	Bahia Sod - Pond	173,494.10						173,494.10	
105	Seed & Mulch Lots	92,782.80						92,782.80	
106	Offsite Improvements								
107	Maintenance Of Traffic	12,146.12						12,146.12	
108	12" Stabilized Subgrade	35,801.22						35,801.22	
109	8" Limerock Base	147,285.72						147,285.72	
110	8" Stabilized Shoulder	57,440.16						57,440.16	
111	1.5" SP 12.5 Asphalt Pave	99,928.98						99,928.98	
112	5' X 4" Concrete Sidewalk	40,914.90						40,914.90	
113	ADA Handicap Ramp	8,511.08						8,511.08	
114	Pave Markings & Signage	48,239.46						48,239.46	
115	Ditch Block	11,189.92						11,189.92	
116	Bahia Sod - Offsite	24,608.71						24,608.71	
	Totals	11,412,928.81		134,336.25		134,336.25	1.18	11,278,592.56	6,716.81

06/28/2024 **Tucker Paving, Inc.** **1094**

Date	Type	Reference	Balance Due	Discount	Payment
05/25/2024	Bill	Woodland 1&2 Draw 2	0.00	0.00	692,381.52
				Check Amount	692,381.52

Woodland Ranch Estates, LLC Woodland 1&2 Draw 2 ****692,381.52**

Bill

Center State Development 2 LLC
4900 Dundee Rd
FL 33884-1183

Date	Ref. No.
05/25/2024	Woodland 1&2 Draw 2

Vendor
Tucker Paving, Inc. 5658 Lucerne Park Road Winter Haven, FL 33884

6/28

Bill Due 06/28/2024

Terms

Memo Woodland 1&2 Draw 2

Expenses

Account	Memo	Amount	Customer:Job	Class
General Conditions/Mobilizatio	Soil Testing	2,714.74		Woodland Ranch Estates
General Conditions/Mobilizatio	Temp Construction Entrance	2,162.25		Woodland Ranch Estates
General Conditions/Mobilizatio	SWPPP Monitoring	897.47		Woodland Ranch Estates
Water	Water Onsite	82,536.00		Woodland Ranch Estates
Water	Water Onsite	1,303.89		Woodland Ranch Estates
Water	Water Onsite	3,652.10		Woodland Ranch Estates
General Conditions/Mobilizatio	Clear Site	8,526.54		Woodland Ranch Estates
Earthwork	Cut Out Proposed Areas	129,701.89		Woodland Ranch Estates
Earthwork	Import Fill	457,425.00		Woodland Ranch Estates
General Conditions/Mobilizatio	MOT	3,461.64		Woodland Ranch Estates

Expense Total : 692,381.52

Bill Total : $692,381.52

Received 5/20/24
Cost Code: See Below

REQUEST FOR PAYMENT

From: Tucker Paving, Inc.
5658 Lucerne Park Road
Winter Haven, FL 33881

To: CENTER STATE DEVELOPMENT,LLC
4900 DUNDEE ROAD
WINTER HAVEN, FL 33884

Invoice: 873237
Draw: 2
Invoice date: 5/25/2024
Period ending date: 5/25/2024

Contract For:

REVIEWED
By Halsey Carson at 9:23 am, May 21, 2024

Project: 24-778
CENTER:WOODLAND RANCH EST/SITE

Contract date: Ph1 2-2

Request for payment:

Original contract amount	$11,412,928.81	
Approved changes	$0.00	
Revised contract amount		$11,412,928.81
Contract completed to date		$863,158.92
Add-ons to date	$0.00	
Taxes to date	$0.00	
Less retainage	$43,157.96	
Total completed less retainage		$820,000.96
Less previous requests	$127,619.44	
Current request for payment		$692,381.52
Current billing		$728,822.67
Current additional charges	$0.00	
Current tax	$0.00	
Less current retainage	$36,441.15	
Current amount due		$692,381.52
Remaining contract to bill	$10,592,927.85	

Field Approval: _____ 5/21/24
Name Date

In House Approval: _____ 5/23/24
Name Date

X : Liability Cert
X : WC Cert
X : W9

I hereby certify that the work performed and the materials supplied to date , as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the CENTER STATE DEVELOPMENT ,LLC relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner .

CONTRACTOR: Tucker Paving, Inc.

By: _____

Date: 5/20/24

State Of Florida County Of Polk

Subscribed and sworn to before me this 20 day of May, 2024

Notary Public _____

My commission expires: 11/01/2024

SHEILA QUINONES-COATES
Notary Public - State of Florida
Commission # HH 018841
My Comm. Expires Nov 1, 2024
Bonded through National Notary Assn.

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873237 Draw: 2 Period Ending Date: 5/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	General Conditions								
2	Mobilization	95,578.26	9,557.83			9,557.83	10.00	86,020.43	477.89
3	Construct Layout & As-Builts	191,157.97	21,027.38			21,027.38	11.00	170,130.59	1,051.37
4	Soil Testing	57,152.38		2,857.62	162088	2,857.62	5.00	54,294.76	142.88
5	Maintenance of Traffic	1,592.49						1,592.49	
6	Erosion Control								
7	Type III Silt Fence	18,672.88	18,672.88			18,672.88	100.00		933.64
8	Temp Construct Ent	4,552.11	2,276.06	2,276.05	162088	4,552.11	100.00		227.60
9	SWPPP Monitoring	13,495.68	2,024.35	944.70	162088	2,969.05	22.00	10,526.63	148.46
10	Onsite Asphalt								
11	12" Stabilized Sub	160,519.59						160,519.59	
12	6" Limerock Base	489,122.88						489,122.88	
13	Pave Mark & Signage	15,869.38						15,869.38	
14	Miami Curb	395,003.70						395,003.70	
15	"3' Valley Curb	19,791.80						19,791.80	
16	Trench Curb	6,405.90						6,405.90	
17	5' X 4" Concrete Side	16,086.20						16,086.20	
18	1.25" SP 12.5 Asphalt Pav	359,404.16						359,404.16	
19	4' X 4" Concrete Side	118,612.08						118,612.08	
20	ADA Mats	33,996.38						33,996.38	
21	Mail Kiosk	11,265.10						11,265.10	
22	Bike Rack/ Bench	3,303.30						3,303.30	
23	Onsite Storm								
24	42" HP Storm Pipe	116,519.70						116,519.70	
25	36" HP Storm Pipe	129,013.86						129,013.86	
26	"30"" HP Storm Pipe	204,012.90						204,012.90	
27	24" HP Storm Pipe	281,438.20						281,438.20	
28	18" HP Storm Pipe	243,601.25						243,601.25	
29	15" HP Storm Pipe	202,731.75						202,731.75	
30	42" ADS Mitered End	13,804.65						13,804.65	
31	36" ADS Mitered End	2,624.53						2,624.53	
32	30" ADS Mitered End	2,849.16						2,849.16	
33	24" ADS Mitered End	2,624.53						2,624.53	

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873237 Draw: 2 Period Ending Date: 5/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
34	"18"" ADS Mitered End	2,509.01						2,509.01	
35	Type C Inlet	58,506.98						58,506.98	
36	Type E Inlet	77,005.04						77,005.04	
37	Type F Inlet	14,641.30						14,641.30	
38	Type V Inlet	8,944.29						8,944.29	
39	Type P-5 Curb Inlet	191,159.70						191,159.70	
40	Type J-5 Curb Inlet	198,665.10						198,665.10	
41	Type P-6 Curb Inlet	67,400.55						67,400.55	
42	Type J-6 Curb Inlet	81,895.32						81,895.32	
43	Type P Storm Manhole	75,424.20						75,424.20	
44	Type J Storm Manhole	54,116.20						54,116.20	
45	24" Headwall	4,572.53						4,572.53	
46	Weir Wall Control	37,393.78						37,393.78	
47	Dewatering Storm Installation	15,708.98						15,708.98	
48	Light Clean & Video	60,151.05						60,151.05	
49	Sanitary								
50	8" SDR 26 Pipe	442,164.47						442,164.47	
51	8" MJ Plug Valve	3,587.93						3,587.93	
52	4' Sanit Manhole 0-6'	40,912.20						40,912.20	
53	4' Sanit Manhole 6-8'	120,928.64						120,928.64	
54	4' Sanit Manhole 8-10'	63,562.45						63,562.45	
55	4' Sanit Manhole 10-12'	46,831.40						46,831.40	
56	5' Sanit Manhole 12-14'	71,139.95						71,139.95	
57	5' Sanitary Manhole 14-16'	33,300.60						33,300.60	
58	5' Sanitary Manhole 16-18'	37,029.10						37,029.10	
59	6' Sanitary Manhole 18-20'	25,190.27						25,190.27	
60	5' Sanitary Manhole 16-18'	23,107.51						23,107.51	
61	6' Sanitary Manhole 20-22'	32,324.74						32,324.74	
62	6' Sanitary Manhole 22-24'	32,731.96						32,731.96	
63	Single Sanitary Service	106,631.88						106,631.88	
64	Double Sanitary Service	253,580.00						253,580.00	
65	Dewatering Sanitary Install	19,595.74						19,595.74	
66	TV And Air Testing	57,174.56						57,174.56	

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873237 Draw: 2 Period Ending Date: 5/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
67	Forcemain & Lift Station								
68	Lift Station - 8' Diameter	472,420.81						472,420.81	
69	6" Core Connection	21,912.23						21,912.23	
70	6" DR18 Green Forcemain	68,032.64						68,032.64	
71	6" MJ 45 Bend	13,529.60						13,529.60	
72	ARV Valve/Box/Tag	18,562.58						18,562.58	
73	Pressure Testing	2,834.10						2,834.10	
74	Bahia Sod - Offsite	1,569.15						1,569.15	
75	Potable Water								
76	10" MJ Longsleeve	2,172.64						2,172.64	
77	10" DR18 Water Pipe	145,089.60		86,880.00	162087	86,880.00	59.88	58,209.60	4,344.00
78	8" DR18 Water Pipe	668,361.25						668,361.25	
79	10" X 8" MJ Tee	5,490.08		1,372.52	162087	1,372.52	25.00	4,117.56	68.63
80	10" MJ 45 Bend	9,610.80		3,844.32	162087	3,844.32	40.00	5,766.48	192.22
81	8" MJ Tee	9,796.30						9,796.30	
82	8" MJ 90 Bend	733.93						733.93	
83	8" MJ 45 Bend	30,301.04						30,301.04	
84	10" MJ Gate Valve W/Box	1,083.32						1,083.32	
85	8" MJ Gate Valve W/Box	97,194.60						97,194.60	
86	Fire Hydrant Assembly	112,522.95						112,522.95	
87	ARV Valve/Box/Tag W/Vault	18,562.58						18,562.58	
88	Single - Short Water Service	43,061.49						43,061.49	
89	Single - Long Water Service	24,880.08						24,880.08	
90	Double - Short Water Service	124,233.12						124,233.12	
91	Double - Long Water Service	93,598.44						93,598.44	
92	Irrigation Service	5,298.27						5,298.27	
93	Abandon 10" Water Main Pipe	57,530.00						57,530.00	
94	Poly Pig Water Main	5,668.19						5,668.19	
95	Testing And Bactees	18,168.56						18,168.56	
96	Site Clearing								
97	Clear Site Of All Grass	89,753.06	80,777.75	8,975.31	162088	89,753.06	100.00		4,487.66
98	Site Excavation & Grading								
99	Cut Out Proposed Areas	1,137,735.89		136,528.31	162081	136,528.31	12.00	1,001,207.58	6,826.42

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873237 Draw: 2 Period Ending Date: 5/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
100	Import Clean Fill	1,698,221.61		481,500.00	1620481	481,500.00	28.35	1,216,721.61	24,075.00
101	Import Clean Fill	-30,161.16						-30,161.16	
102	Sod/Hydrograssing								
103	Bahia Sod - BOC	124,127.69						124,127.69	
104	Bahia Sod - Pond	173,494.10						173,494.10	
105	Seed & Mulch Lots	92,782.80						92,782.80	
106	Offsite Improvements								
107	Maintenance Of Traffic	12,146.12		3,643.84	1620488	3,643.84	30.00	8,502.28	182.19
108	12" Stabilized Subgrade	35,801.22						35,801.22	
109	8" Limerock Base	147,285.72						147,285.72	
110	8" Stabilized Shoulder	57,440.16						57,440.16	
111	1.5" SP 12.5 Asphalt Pave	99,928.98						99,928.98	
112	5' X 4" Concrete Sidewalk	40,914.90						40,914.90	
113	ADA Handicap Ramp	8,511.08						8,511.08	
114	Pave Markings & Signage	48,239.46						48,239.46	
115	Ditch Block	11,189.92						11,189.92	
116	Bahia Sod - Offsite	24,608.71						24,608.71	

Totals	11,412,928.81	134,336.25	728,822.67		863,158.92	7.56	10,549,769.89	43,157.96

Woodland Ranch Estates, LLC

001097

Tucker Paving, Inc.

7/26/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
7/1/2024	Bill	WRE 1 & 2 Draw 3	636,495.05	636,495.05		636,495.05
					Check Amount	636,495.05

Woodland - Bank Flori Woodland Ranch Estates 1 & 2 Pay App 3 636,495.05

Bill

Center State Development 2 LLC
4900 Dundee Rd
FL 33884-1183

Date	Ref. No.
07/01/2024	WRE 1 & 2 Draw 3

Vendor
Tucker Paving, Inc. 5658 Lucerne Park Road Winter Haven, FL 33884

7/24

Bill Due	07/11/2024
Terms	
Memo	Woodland Ranch Estates 1 & 2 Pay App 3

Expenses

Account	Memo	Amount	Customer:Job	Class
General Conditions/Mobilizatio	Gen Conditions/Mob	32,749.57		Woodland Ranch Estates
Water	Water	58,588.71		Woodland Ranch Estates
Earthwork	Earthwork	162,127.36		Woodland Ranch Estates
Earthwork	Import Fill	383,029.41		Woodland Ranch Estates

Expense Total : 636,495.05

Bill Total : $636,495.05

Received 6/28/24
Cost Code: See Below

REQUEST FOR PAYMENT

From: Tucker Paving, Inc.
5658 Lucerne Park Road
Winter Haven, FL 33881

To: CENTER STATE DEVELOPMENT,LLC
4900 DUNDEE ROAD
WINTER HAVEN, FL 33884

Invoice: 873284
Draw: 3 REVISED
Invoice date: 6/25/2024
Period ending date: 6/25/2024

Contract For: Woodland Ranch Estates 1 & 2

Request for payment:		
Original contract amount	$11,412,928.81	
Approved changes	$0.00	
Revised contract amount		$11,412,928.81
Contract completed to date		$1,533,153.70
Add-ons to date	$0.00	
Taxes to date	$0.00	
Less retainage	$76,657.69	
Total completed less retainage		$1,456,496.01
Less previous requests	$820,000.96	
Current request for payment		$636,495.05
Current billing		$669,994.78
Current additional charges	$0.00	
Current tax	$0.00	
Less current retainage	$33,499.73	
Current amount due		$636,495.05
Remaining contract to bill	$9,956,432.80	

REVIEWED
By Halsey Carson at 4:02 pm, Jul 15, 2024

WOODLAND RANCH EST/SITE

Field Approval: [signature] 7/16/24
Name Date

In House Approval: [signature] 7/16/24
Name Date

X : Liability Cert
X : WC Cert
X : W9

TOTALS	
NET CHANGES by Change Order	

I hereby certify that the work performed and the materials supplied to date , as shown on the above represent the actual value of the accomplishment under the terms of the Contract (and all authorized changes thereof) between the undersigned and the CENTER STATE DEVELOPMENT ,LLC relating to the above referenced project. I also certify that the contractor has paid all amounts previously billed and paid by the owner

CONTRACTOR: Tucker Paving, Inc.

By: [signature]

Date: 6/20/24

State Of Florida County Of Polk

Subscribed and sworn to before me this 20th day of June, 2024

Notary Public [signature]

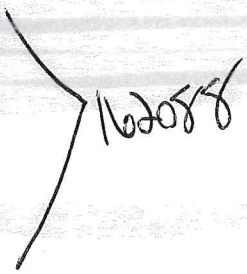
My commission expires: 11/01/2024

SHEILA QUINONES-COATES
Notary Public - State of Florida
Commission # HH 018841
My Comm. Expires Nov 1, 2024
Bonded through National Notary Assn.

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873284 Draw: 3 REVISED Period Ending Date: 6/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	General Conditions								
2	Mobilization	95,578.26	9,557.83	19,115.65		28,673.48	30.00	66,904.78	1,433.67
3	Construct Layout & As-Builts	191,157.97	21,027.38	9,557.90		30,585.28	16.00	160,572.69	1,529.27
4	Soil Testing	57,152.38	2,857.62	2,857.62		5,715.24	10.00	51,437.14	285.76
5	Maintenance of Traffic	1,592.49		1,592.49		1,592.49	100.00		79.62
6	Erosion Control								
7	Type III Silt Fence	18,672.88	18,672.88			18,672.88	100.00		933.64
8	Temp Construct Ent	4,552.11	4,552.11			4,552.11	100.00		227.60
9	SWPPP Monitoring	13,495.68	2,969.05	1,349.57		4,318.62	32.00	9,177.06	215.94
10	Onsite Asphalt								
11	12" Stabilized Sub	160,519.59						160,519.59	
12	6" Limerock Base	489,122.88						489,122.88	
13	Pave Mark & Signage	15,869.38						15,869.38	
14	Miami Curb	395,003.70						395,003.70	
15	"3' Valley Curb	19,791.80						19,791.80	
16	Trench Curb	6,405.90						6,405.90	
17	5' X 4" Concrete Side	16,086.20						16,086.20	
18	1.25" SP 12.5 Asphalt Pav	359,404.16						359,404.16	
19	4' X 4" Concrete Side	118,612.08						118,612.08	
20	ADA Mats	33,996.38						33,996.38	
21	Mail Kiosk	11,265.10						11,265.10	
22	Bike Rack/ Bench	3,303.30						3,303.30	
23	Onsite Storm								
24	42" HP Storm Pipe	116,519.70						116,519.70	
25	36" HP Storm Pipe	129,013.86						129,013.86	
26	"30"" HP Storm Pipe	204,012.90						204,012.90	
27	24" HP Storm Pipe	281,438.20						281,438.20	
28	18" HP Storm Pipe	243,601.25						243,601.25	
29	15" HP Storm Pipe	202,731.75						202,731.75	
30	42" ADS Mitered End	13,804.65						13,804.65	
31	36" ADS Mitered End	2,624.53						2,624.53	
32	30" ADS Mitered End	2,849.16						2,849.16	
33	24" ADS Mitered End	2,624.53						2,624.53	



REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873284 Draw: 3 REVISED Period Ending Date: 6/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
34	"18"" ADS Mitered End	2,509.01						2,509.01	
35	Type C Inlet	58,506.98						58,506.98	
36	Type E Inlet	77,005.04						77,005.04	
37	Type F Inlet	14,641.30						14,641.30	
38	Type V Inlet	8,944.29						8,944.29	
39	Type P-5 Curb Inlet	191,159.70						191,159.70	
40	Type J-5 Curb Inlet	198,665.10						198,665.10	
41	Type P-6 Curb Inlet	67,400.55						67,400.55	
42	Type J-6 Curb Inlet	81,895.32						81,895.32	
43	Type P Storm Manhole	75,424.20						75,424.20	
44	Type J Storm Manhole	54,116.20						54,116.20	
45	24" Headwall	4,572.53						4,572.53	
46	Weir Wall Control	37,393.78						37,393.78	
47	Dewatering Storm Installation	15,708.98						15,708.98	
48	Light Clean & Video	60,151.05						60,151.05	
49	Sanitary								
50	8" SDR 26 Pipe	442,164.47						442,164.47	
51	8" MJ Plug Valve	3,587.93						3,587.93	
52	4' Sanit Manhole 0-6'	40,912.20						40,912.20	
53	4' Sanit Manhole 6-8'	120,928.64						120,928.64	
54	4' Sanit Manhole 8-10'	63,562.45						63,562.45	
55	4' Sanit Manhole 10-12'	46,831.40						46,831.40	
56	5' Sanit Manhole 12-14'	71,139.95						71,139.95	
57	5' Sanitary Manhole 14-16'	33,300.60						33,300.60	
58	5' Sanitary Manhole 16-18'	37,029.10						37,029.10	
59	6' Sanitary Manhole 18-20'	25,190.27						25,190.27	
60	5' Sanitary Manhole 16-18'	23,107.51						23,107.51	
61	6' Sanitary Manhole 20-22'	32,324.74						32,324.74	
62	6' Sanitary Manhole 22-24'	32,731.96						32,731.96	
63	Single Sanitary Service	106,631.88						106,631.88	
64	Double Sanitary Service	253,580.00						253,580.00	
65	Dewatering Sanitary Install	19,595.74						19,595.74	
66	TV And Air Testing	57,174.56						57,174.56	

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873284 Draw: 3 REVISED Period Ending Date: 6/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
67	Forcemain & Lift Station								
68	Lift Station - 8' Diameter	472,420.81						472,420.81	
69	6" Core Connection	21,912.23						21,912.23	
70	6" DR18 Green Forcemain	68,032.64						68,032.64	
71	6" MJ 45 Bend	13,529.60						13,529.60	
72	ARV Valve/Box/Tag	18,562.58						18,562.58	
73	Pressure Testing	2,834.10						2,834.10	
74	Bahia Sod - Offsite	1,569.15						1,569.15	
75	Potable Water								
76	10" MJ Longsleeve	2,172.64						2,172.64	
77	10" DR18 Water Pipe	145,089.60	86,880.00			86,880.00	59.88	58,209.60	4,344.00
78	8" DR18 Water Pipe	668,361.25						668,361.25	
79	10" X 8" MJ Tee	5,490.08	1,372.52			1,372.52	25.00	4,117.56	68.63
80	10" MJ 45 Bend	9,610.80	3,844.32			3,844.32	40.00	5,766.48	192.22
81	8" MJ Tee	9,796.30						9,796.30	
82	8" MJ 90 Bend	733.93						733.93	
83	8" MJ 45 Bend	30,301.04						30,301.04	
84	10" MJ Gate Valve W/Box	1,083.32						1,083.32	
85	8" MJ Gate Valve W/Box	97,194.60						97,194.60	
86	Fire Hydrant Assembly	112,522.95						112,522.95	
87	ARV Valve/Box/Tag W/Vault	18,562.58						18,562.58	
88	Single - Short Water Service	43,061.49						43,061.49	
89	Single - Long Water Service	24,880.08						24,880.08	
90	Double - Short Water Service	124,233.12						124,233.12	
91	Double - Long Water Service	93,598.44						93,598.44	
92	Irrigation Service	5,298.27						5,298.27	
93	Abandon 10" Water Main Pipe	57,530.00		57,530.00		57,530.00	100.00		2,876.50
94	Poly Pig Water Main	5,668.19		1,417.05		1,417.05	25.00	4,251.14	70.85
95	Testing And Bactees	18,168.56		2,725.28		2,725.28	15.00	15,443.28	136.26
96	Site Clearing								
97	Clear Site Of All Grass	89,753.06	89,753.06			89,753.06	100.00		4,487.66
98	Site Excavation & Grading								
99	Cut Out Proposed Areas	1,137,735.89	136,528.31	170,660.38		307,188.69	27.00	830,547.20	15,359.44

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873284 Draw: 3 REVISED Period Ending Date: 6/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
100	Import Clean Fill	1,698,221.61	481,500.00	433,350.00	>162081	914,850.00	53.87	783,371.61	45,742.50
101	Import Clean Fill	-30,161.16		-30,161.16		-30,161.16	100.00		-1,508.06
102	Sod/Hydrograssing								
103	Bahia Sod - BOC	124,127.69						124,127.69	
104	Bahia Sod - Pond	173,494.10						173,494.10	
105	Seed & Mulch Lots	92,782.80						92,782.80	
106	Offsite Improvements								
107	Maintenance Of Traffic	12,146.12	3,643.84			3,643.84	30.00	8,502.28	182.19
108	12" Stabilized Subgrade	35,801.22						35,801.22	
109	8" Limerock Base	147,285.72						147,285.72	
110	8" Stabilized Shoulder	57,440.16						57,440.16	
111	1.5" SP 12.5 Asphalt Pave	99,928.98						99,928.98	
112	5' X 4" Concrete Sidewalk	40,914.90						40,914.90	
113	ADA Handicap Ramp	8,511.08						8,511.08	
114	Pave Markings & Signage	48,239.46						48,239.46	
115	Ditch Block	11,189.92						11,189.92	
116	Bahia Sod - Offsite	24,608.71						24,608.71	
	Totals	11,412,928.81	863,158.92	669,994.78		1,533,153.70	13.43	9,879,775.11	76,657.69

Woodland Ranch Estates, LLC

Tucker Paving, Inc.

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
8/1/2024	Bill	WRE Draw 4	686,675.15	686,675.15		686,675.15
					Check Amount	686,675.15

8/30/2024

001105

Woodland - Bank Flori Woodland Ranch Estates Pay App 4

686,675.15

Bill

Center State Development 2 LLC
4900 Dundee Rd
FL 33884-1183

Date	Ref. No.
08/01/2024	WRE Draw 4

Vendor
Tucker Paving, Inc. 5658 Lucerne Park Road Winter Haven, FL 33884

8/30

Bill Due	08/31/2024
Terms	
Memo	Woodland Ranch Estates Pay App 4

Expenses

Account	Memo	Amount	Customer:Job	Class
General Conditions/Mobilizatio	Gen Conditions/Mob	9,080.01		Woodland Ranch Estates
General Conditions/Mobilizatio	Const Layout & Asbuilts	5,429.48		Woodland Ranch Estates
General Conditions/Mobilizatio	SWPPP	897.47		Woodland Ranch Estates
Earthwork	Cut out proposed areas	259,403.78		Woodland Ranch Estates
Earthwork	Import Fill	274,262.69		Woodland Ranch Estates
General Conditions/Mobilizatio	MOT	3,461.65		Woodland Ranch Estates
General Conditions/Mobilizatio	PH3 MOB	12,298.79		WRE 3
General Conditions/Mobilizatio	PH3 MOT	1,717.88		WRE 3
General Conditions/Mobilizatio	PH3 Const Layout	12,905.04		WRE 3
General Conditions/Mobilizatio	PH3 Silt Fence	4,993.24		WRE 3
General Conditions/Mobilizatio	PH3 Temp Const Entrance	4,324.50		WRE 3
General Conditions/Mobilizatio	PH3 SWPPP	897.40		WRE 3
Earthwork	PH3 Clear Site	22,187.62		WRE 3
Earthwork	PH3 Cut Out Proposed Areas	65,648.80		WRE 3
Earthwork	PH3 Import Fill	9,166.80		WRE 3

Expense Total : 686,675.15

Bill Total : $686,675.15

Received 7/26/24
Cost Codes: See Below

REQUEST FOR PAYMENT

From: Tucker Paving, Inc.
5658 Lucerne Park Road
Winter Haven, FL 33881

To: CENTER STATE DEVELOPMENT,LLC
4900 DUNDEE ROAD
WINTER HAVEN, FL 33884

Invoice: 873320
Draw: 4
Invoice date: 7/25/2024
Period ending date: 7/25/2024

Contract For:

Project: 24-778
CENTER:WOODLAND RANCH EST/SITE

Request for payment:		
Original contract amount	$11,412,928.81	
Approved changes	-$1,481,066.90	
Revised contract amount		$9,931,861.91
Contract completed to date		$2,255,969.65
Add-ons to date	$0.00	
Taxes to date	$0.00	
Less retainage	$112,798.49	
Total completed less retainage		$2,143,171.16
Less previous requests	$1,456,496.01	
Current request for payment		$686,675.15
Current billing		$722,815.95
Current additional charges	$0.00	
Current tax	$0.00	
Less current retainage	$36,140.80	
Current amount due		$686,675.15
Remaining contract to bill	$7,788,690.75	

REVIEWED
By Halsey Carson at 10:24 am, Jul 29, 2024

Field Approval: [signature] 8/14/24
Name Date

In House Approval: [signature] 8/14/24
Name Date

X : Liability Cert
X : WC Cert
X : W9

I hereby certify that the work performed and the materials supplied to date , as shown on the a
Contract (and all authorized changes thereof) between the undersigned and the CENTER ST
the contractor has paid all amounts previously billed and paid by the owner .

CONTRACTOR: Tucker Paving, Inc.

By: [signature]

Date: 7/25/24

State Of Florida County Of Polk

Subscribed and sworn to before me this 25 day of July, 2024

Notary Public [signature]

My commission expires: 11/01/2024

SHEILA QUINONES-COATES
Notary Public - State of Florida
Commission # HH 018041
My Comm. Expires Nov 1, 2024
Bonded through National Notary Assn

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873320 Draw: 4 Period Ending Date: 7/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	General Conditions								
2	Mobilization 162085	95,578.26	28,673.48	9,557.90		38,231.38	40.00	57,346.88	1,911.57
3	Construct Layout & As-Builts 162088	191,157.97	30,585.28	5,715.24		36,300.52	18.99	154,857.45	1,815.03
4	Soil Testing	57,152.38	5,715.24			5,715.24	10.00	51,437.14	285.76
5	Maintenance of Traffic	1,592.49	1,592.49			1,592.49	100.00		79.62
6	Erosion Control								
7	Type III Silt Fence	18,672.88	18,672.88			18,672.88	100.00		933.64
8	Temp Construct Ent	4,552.11	4,552.11			4,552.11	100.00		227.60
9	SWPPP Monitoring 162088	13,495.68	4,318.62	944.70		5,263.32	39.00	8,232.36	263.18
10	Onsite Asphalt								
11	12" Stabilized Sub	160,519.59						160,519.59	
12	6" Limerock Base	489,122.88						489,122.88	
13	Pave Mark & Signage	15,869.38						15,869.38	
14	Miami Curb	395,003.70						395,003.70	
15	"3' Valley Curb	19,791.80						19,791.80	
16	Trench Curb	6,405.90						6,405.90	
17	5' X 4" Concrete Side	16,086.20						16,086.20	
18	1.25" SP 12.5 Asphalt Pav	359,404.16						359,404.16	
19	4' X 4" Concrete Side	118,612.08						118,612.08	
20	ADA Mats	33,996.38						33,996.38	
21	Mail Kiosk	11,265.10						11,265.10	
22	Bike Rack/ Bench	3,303.30						3,303.30	
23	Onsite Storm								
24	42" HP Storm Pipe	116,519.70			61,086.00	61,086.00	52.43	55,433.70	3,054.30
25	36" HP Storm Pipe	129,013.86			66,604.80	66,604.80	51.63	62,409.06	3,330.24
26	"30"" HP Storm Pipe	204,012.90			99,078.00	99,078.00	48.56	104,934.90	4,953.90
27	24" HP Storm Pipe	281,438.20			78,152.80	78,152.80	27.77	203,285.40	3,907.64
28	18" HP Storm Pipe	243,601.25			88,798.40	88,798.40	36.45	154,802.85	4,439.92
29	15" HP Storm Pipe	202,731.75			68,884.00	68,884.00	33.98	133,847.75	3,444.20
30	42" ADS Mitered End	13,804.65						13,804.65	
31	36" ADS Mitered End	2,624.53						2,624.53	
32	30" ADS Mitered End	2,849.16						2,849.16	
33	24" ADS Mitered End	2,624.53						2,624.53	

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873320 Draw: 4 Period Ending Date: 7/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
34	"18"" ADS Mitered End	2,509.01						2,509.01	
35	Type C Inlet	58,506.98			28,736.00	28,736.00	49.12	29,770.98	1,436.80
36	Type E Inlet	77,005.04			34,097.00	34,097.00	44.28	42,908.04	1,704.85
37	Type F Inlet	14,641.30			6,982.00	6,982.00	47.69	7,659.30	349.10
38	Type V Inlet	8,944.29			4,325.00	4,325.00	48.35	4,619.29	216.25
39	Type P-5 Curb Inlet	191,159.70			91,672.00	91,672.00	47.96	99,487.70	4,583.60
40	Type J-5 Curb Inlet	198,665.10			93,112.00	93,112.00	46.87	105,553.10	4,655.60
41	Type P-6 Curb Inlet	67,400.55			33,097.00	33,097.00	49.10	34,303.55	1,654.85
42	Type J-6 Curb Inlet	81,895.32			39,078.00	39,078.00	47.72	42,817.32	1,953.90
43	Type P Storm Manhole	75,424.20			34,097.00	34,097.00	45.21	41,327.20	1,704.85
44	Type J Storm Manhole	54,116.20			26,097.00	26,097.00	48.22	28,019.20	1,304.85
45	24" Headwall	4,572.53						4,572.53	
46	Weir Wall Control	37,393.78			17,085.00	17,085.00	45.69	20,308.78	854.25
47	Dewatering Storm Installation	15,708.98						15,708.98	
48	Light Clean & Video	60,151.05						60,151.05	
49	Sanitary								
50	8" SDR 26 Pipe	442,164.47			230,571.00	230,571.00	52.15	211,593.47	11,528.55
51	8" MJ Plug Valve	3,587.93						3,587.93	
52	4' Sanit Manhole 0-6'	40,912.20			21,098.00	21,098.00	51.57	19,814.20	1,054.90
53	4' Sanit Manhole 6-8'	120,928.64			63,870.00	63,870.00	52.82	57,058.64	3,193.50
54	4' Sanit Manhole 8-10'	63,562.45			31,960.00	31,960.00	50.28	31,602.45	1,598.00
55	4' Sanit Manhole 10-12'	46,831.40			23,415.00	23,415.00	50.00	23,416.40	1,170.75
56	5' Sanit Manhole 12-14'	71,139.95			36,086.00	36,086.00	50.73	35,053.95	1,804.30
57	5' Sanitary Manhole 14-16'	33,300.60			17,083.00	17,083.00	51.30	16,217.60	854.15
58	5' Sanitary Manhole 16-18'	37,029.10			18,609.00	18,609.00	50.26	18,420.10	930.45
59	6' Sanitary Manhole 18-20'	25,190.27			13,097.00	13,097.00	51.99	12,093.27	654.85
60	5' Sanitary Manhole 16-18'	23,107.51			11,687.00	11,687.00	50.58	11,420.51	584.35
61	6' Sanitary Manhole 20-22'	32,324.74			16,934.00	16,934.00	52.39	15,390.74	846.70
62	6' Sanitary Manhole 22-24'	32,731.96			17,094.00	17,094.00	52.22	15,637.96	854.70
63	Single Sanitary Service	106,631.88			55,067.00	55,067.00	51.64	51,564.88	2,753.35
64	Double Sanitary Service	253,580.00			125,904.00	125,904.00	49.65	127,676.00	6,295.20
65	Dewatering Sanitary Install	19,595.74						19,595.74	
66	TV And Air Testing	57,174.56						57,174.56	

REQUEST FOR PAYMENT DETAIL

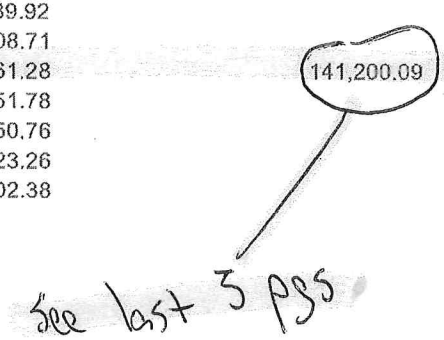
Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873320 Draw: 4 Period Ending Date: 7/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
67	Forcemain & Lift Station								
68	Lift Station - 8' Diameter	472,420.81			61,087.00	61,087.00	12.93	411,333.81	3,054.35
69	6" Core Connection	21,912.23						21,912.23	
70	6" DR18 Green Forcemain	68,032.64			35,067.00	35,067.00	51.54	32,965.64	1,753.35
71	6" MJ 45 Bend	13,529.60			7,760.00	7,760.00	57.36	5,769.60	388.00
72	ARV Valve/Box/Tag	18,562.58			9,730.00	9,730.00	52.42	8,832.58	486.50
73	Pressure Testing	2,834.10						2,834.10	
74	Bahia Sod - Offsite	1,569.15						1,569.15	
75	Potable Water								
76	10" MJ Longsleeve	2,172.64			800.00	800.00	36.82	1,372.64	40.00
77	10" DR18 Water Pipe	145,089.60	86,880.00			86,880.00	59.88	58,209.60	4,344.00
78	8" DR18 Water Pipe	668,361.25			300,987.00	300,987.00	45.03	367,374.25	15,049.35
79	10" X 8" MJ Tee	5,490.08	1,372.52		1,308.00	2,680.52	48.82	2,809.56	134.03
80	10" MJ 45 Bend	9,610.80	3,844.32		1,295.00	5,139.32	53.47	4,471.48	256.97
81	8" MJ Tee	9,796.30			3,578.18	3,578.18	36.53	6,218.12	178.91
82	8" MJ 90 Bend	733.93						733.93	
83	8" MJ 45 Bend	30,301.04			16,387.00	16,387.00	54.08	13,914.04	819.35
84	10" MJ Gate Valve W/Box	1,083.32			450.00	450.00	41.54	633.32	22.50
85	8" MJ Gate Valve W/Box	97,194.60			49,076.00	49,076.00	50.49	48,118.60	2,453.80
86	Fire Hydrant Assembly	112,522.95			51,098.00	51,098.00	45.41	61,424.95	2,554.90
87	ARV Valve/Box/Tag W/Vault	18,562.58			9,570.00	9,570.00	51.56	8,992.58	478.50
88	Single - Short Water Service	43,061.49			19,057.00	19,057.00	44.26	24,004.49	952.85
89	Single - Long Water Service	24,880.08			10,942.00	10,942.00	43.98	13,938.08	547.10
90	Double - Short Water Service	124,233.12			57,063.00	57,063.00	45.93	67,170.12	2,853.15
91	Double - Long Water Service	93,598.44			42,076.00	42,076.00	44.95	51,522.44	2,103.80
92	Irrigation Service	5,298.27			2,700.00	2,700.00	50.96	2,598.27	135.00
93	Abandon 10" Water Main Pipe	57,530.00	57,530.00			57,530.00	100.00		2,876.50
94	Poly Pig Water Main	5,668.19	1,417.05			1,417.05	25.00	4,251.14	70.85
95	Testing And Bactees	18,168.56	2,725.28			2,725.28	15.00	15,443.28	136.26
96	Site Clearing								
97	Clear Site Of All Grass	89,753.06	89,753.06			89,753.06	100.00		4,487.66
98	Site Excavation & Grading								
99	Cut Out Proposed Areas	1,137,735.89	307,188.69	273,056.61	16281	580,245.30	51.00	557,490.59	29,012.27

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873320 Draw: 4 Period Ending Date: 7/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
100	Import Clean Fill 162081	1,698,221.61	914,850.00	288,697.57		1,203,547.57	70.87	494,674.04	60,177.38
101	Import Clean Fill	-30,161.16	-30,161.16			-30,161.16	100.00		-1,508.06
102	Sod/Hydrograssing								
103	Bahia Sod - BOC	124,127.69						124,127.69	
104	Bahia Sod - Pond	173,494.10						173,494.10	
105	Seed & Mulch Lots	92,782.80						92,782.80	
106	Offsite Improvements								
107	Maintenance Of Traffic 162088	12,146.12	3,643.84	3,643.84		7,287.68	60.00	4,858.44	364.38
108	12" Stabilized Subgrade	35,801.22						35,801.22	
109	8" Limerock Base	147,285.72						147,285.72	
110	8" Stabilized Shoulder	57,440.16						57,440.16	
111	1.5" SP 12.5 Asphalt Pave	99,928.98						99,928.98	
112	5' X 4" Concrete Sidewalk	40,914.90						40,914.90	
113	ADA Handicap Ramp	8,511.08						8,511.08	
114	Pave Markings & Signage	48,239.46						48,239.46	
115	Ditch Block	11,189.92						11,189.92	
116	Bahia Sod - Offsite	24,608.71						24,608.71	
117	CO 1 WOODLAND RANCH PI	1,029,661.28		141,200.09	277,240.00	418,440.09	40.64	611,221.19	20,922.00
118	CO 2 EMPIRE DPO CREDIT	-1,804,151.78			-1,804,151.78	-1,804,151.78	100.00		-90,207.59
119	CO 3 ATLANTIC DPO PO202	-46,950.76			-46,950.76	-46,950.76	100.00		-2,347.54
120	CO 4 ALTANTIC DPO PO#202	-369,323.26			-369,323.26	-369,323.26	100.00		-18,466.16
121	CO 5 ATLANTIC DPO PO# 20	-290,302.38			-290,302.38	-290,302.38	100.00		-14,515.12
122	CO 6 TOPO CHANGE								



Totals	9,931,861.91	1,533,153.70	722,815.95		2,255,969.65	22.71	7,675,892.26	112,798.49

Woodland Ranch Estates, LLC

Tucker Paving, Inc.

Date	Type	Reference	Original Amt.	Balance Due	9/27/2024	001109
8/25/2024	Bill	WRE Draw 5	432,156.64	432,156.64	Discount	Payment
						432,156.64
					Check Amount	432,156.64

Woodland - Bank Flori Woodland Ranch Estates Pay App 5

432,156.64

Bill

Center State Development 2 LLC
4900 Dundee Rd
FL 33884-1183

Date	Ref. No.
08/25/2024	WRE Draw 5

Vendor
Tucker Paving, Inc. 5658 Lucerne Park Road Winter Haven, FL 33884

9/27

Bill Due	09/25/2024
Terms	
Memo	Woodland Ranch Estates Pay App 5

Expenses

Account	Memo	Amount	Customer:Job	Class
General Conditions/Mobilizatio	SWPPP Monitoring	1,282.10		Woodland Ranch Estates
Sanitary	Sanitary	325,663.97		Woodland Ranch Estates
Earthwork	Earthwork	86,467.93		Woodland Ranch Estates
General Conditions/Mobilizatio	Soil Testing, SWPPP Monitoring	2,801.16		WRE 3
Paving	Paving	15,941.48		Woodland Ranch Estates

Expense Total : 432,156.64

Bill Total : $432,156.64

Received 8/21/24
Cost Code: See Below

REQUEST FOR PAYMENT

From: Tucker Paving, Inc.
5658 Lucerne Park Road
Winter Haven, FL 33881

To: CENTER STATE DEVELOPMENT,LLC
4900 DUNDEE ROAD
WINTER HAVEN, FL 33884

Invoice: 873339
Draw: 5
Invoice date: 8/25/2024
Period ending date: 8/25/2024

Contract For:

Request for payment:		
Original contract amount	$11,412,928.81	
Approved changes	-$1,481,066.90	
Revised contract amount		$9,931,861.91
Contract completed to date		$2,710,871.37
Add-ons to date	$0.00	
Taxes to date	$0.00	
Less retainage	$135,543.57	
Total completed less retainage		$2,575,327.80
Less previous requests	$2,143,171.16	
Current request for payment		$432,156.64
Current billing		$454,901.72
Current additional charges	$0.00	
Current tax	$0.00	
Less current retainage	$22,745.08	
Current amount due		$432,156.64
Remaining contract to bill	$7,356,534.11	

Project: 24-778
CENTER:WOODLAND RANCH EST/SITE

Contract date:

Architect:

Scope:

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	1,029,661.28	-2,510,728.18
Total approved this Month		
TOTALS	1,029,661.28	-2,510,728.18
NET CHANGES by Change Order		-1,481,066.90

I hereby certify that the work performed and the materials supplied to date , as shown on the above represe
Contract (and all authorized changes thereof) between the undersigned and the CENTER STATE DEVELC
the contractor has paid all amounts previously billed and paid by the owner .

CONTRACTOR: Tucker Paving, Inc.

By: _____

Date: 8/20/24

State Of Florida

Subscribed and sworn to b

Notary Public

My commission expires:

Field Approval: _____ 8/22/24
Name Date

In House Approval: _____ 8/22/24
Name Date

X : Liability Cert
X : WC Cert
X : W9

REVIEWED
By Halsey Carson at 11:20 am, Aug 22, 2024

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873339 Draw: 5 Period Ending Date: 8/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	General Conditions								
2	Mobilization	95,578.26	38,231.38			38,231.38	40.00	57,346.88	1,911.57
3	Construct Layout & As-Builts	191,157.97	36,300.52			36,300.52	18.99	154,857.45	1,815.03
4	Soil Testing	57,152.38	5,715.24			5,715.24	10.00	51,437.14	285.76
5	Maintenance of Traffic	1,592.49	1,592.49			1,592.49	100.00		79.62
6	Erosion Control								
7	Type III Silt Fence	18,672.88	18,672.88			18,672.88	100.00		933.64
8	Temp Construct Ent	4,552.11	4,552.11			4,552.11	100.00		227.60
9	SWPPP Monitoring 162088	13,495.68	5,263.32	1,349.57		6,612.89	49.00	6,882.79	330.66
10	Onsite Asphalt								
11	12" Stabilized Sub	160,519.59						160,519.59	
12	6" Limerock Base	489,122.88						489,122.88	
13	Pave Mark & Signage	15,869.38						15,869.38	
14	Miami Curb	395,003.70						395,003.70	
15	"3' Valley Curb	19,791.80						19,791.80	
16	Trench Curb	6,405.90						6,405.90	
17	5' X 4" Concrete Side	16,086.20						16,086.20	
18	1.25" SP 12.5 Asphalt Pav	359,404.16						359,404.16	
19	4' X 4" Concrete Side	118,612.08						118,612.08	
20	ADA Mats	33,996.38						33,996.38	
21	Mail Kiosk	11,265.10						11,265.10	
22	Bike Rack/ Bench	3,303.30						3,303.30	
23	Onsite Storm								
24	42" HP Storm Pipe	116,519.70	61,086.00			61,086.00	52.43	55,433.70	3,054.30
25	36" HP Storm Pipe	129,013.86	66,604.80			66,604.80	51.63	62,409.06	3,330.24
26	"30"" HP Storm Pipe	204,012.90	99,078.00			99,078.00	48.56	104,934.90	4,953.90
27	24" HP Storm Pipe	281,438.20	78,152.80			78,152.80	27.77	203,285.40	3,907.64
28	18" HP Storm Pipe	243,601.25	88,798.40			88,798.40	36.45	154,802.85	4,439.92
29	15" HP Storm Pipe	202,731.75	68,884.00			68,884.00	33.98	133,847.75	3,444.20
30	42" ADS Mitered End	13,804.65						13,804.65	
31	36" ADS Mitered End	2,624.53						2,624.53	
32	30" ADS Mitered End	2,849.16						2,849.16	
33	24" ADS Mitered End	2,624.53						2,624.53	

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873339 Draw: 5 Period Ending Date: 8/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
34	"18"" ADS Mitered End	2,509.01						2,509.01	
35	Type C Inlet	58,506.98	28,736.00			28,736.00	49.12	29,770.98	1,436.80
36	Type E Inlet	77,005.04	34,097.00			34,097.00	44.28	42,908.04	1,704.85
37	Type F Inlet	14,641.30	6,982.00			6,982.00	47.69	7,659.30	349.10
38	Type V Inlet	8,944.29	4,325.00			4,325.00	48.35	4,619.29	216.25
39	Type P-5 Curb Inlet	191,159.70	91,672.00			91,672.00	47.96	99,487.70	4,583.60
40	Type J-5 Curb Inlet	198,665.10	93,112.00			93,112.00	46.87	105,553.10	4,655.60
41	Type P-6 Curb Inlet	67,400.55	33,097.00			33,097.00	49.10	34,303.55	1,654.85
42	Type J-6 Curb Inlet	81,895.32	39,078.00			39,078.00	47.72	42,817.32	1,953.90
43	Type P Storm Manhole	75,424.20	34,097.00			34,097.00	45.21	41,327.20	1,704.85
44	Type J Storm Manhole	54,116.20	26,097.00			26,097.00	48.22	28,019.20	1,304.85
45	24" Headwall	4,572.53						4,572.53	
46	Weir Wall Control	37,393.78	17,085.00			17,085.00	45.69	20,308.78	854.25
47	Dewatering Storm Installation	15,708.98						15,708.98	
48	Light Clean & Video	60,151.05						60,151.05	
49	Sanitary								
50	8" SDR 26 Pipe	442,164.47	230,571.00	168,561.49		399,132.49	90.27	43,031.98	19,956.62
51	8" MJ Plug Valve	3,587.93						3,587.93	
52	4' Sanit Manhole 0-6'	40,912.20	21,098.00	10,228.05		31,326.05	76.57	9,586.15	1,566.30
53	4' Sanit Manhole 6-8'	120,928.64	63,870.00	45,348.24		109,218.24	90.32	11,710.40	5,460.91
54	4' Sanit Manhole 8-10'	63,562.45	31,960.00	27,241.05		59,201.05	93.14	4,361.40	2,960.05
55	4' Sanit Manhole 10-12'	46,831.40	23,415.00	9,366.28		32,781.28	70.00	14,050.12	1,639.06
56	5' Sanit Manhole 12-14'	71,139.95	36,086.00	10,670.99		46,756.99	65.73	24,382.96	2,337.85
57	5' Sanitary Manhole 14-16'	33,300.60	17,083.00	13,153.74		30,236.74	90.80	3,063.86	1,511.84
58	5' Sanitary Manhole 16-18'	37,029.10	18,609.00	14,811.64		33,420.64	90.26	3,608.46	1,671.03
59	6' Sanitary Manhole 18-20'	25,190.27	13,097.00			13,097.00	51.99	12,093.27	654.85
60	5' Sanitary Manhole 16-18'	23,107.51	11,687.00			11,687.00	50.58	11,420.51	584.35
61	6' Sanitary Manhole 20-22'	32,324.74	16,934.00			16,934.00	52.39	15,390.74	846.70
62	6' Sanitary Manhole 22-24'	32,731.96	17,094.00			17,094.00	52.22	15,637.96	854.70
63	Single Sanitary Service	106,631.88	55,067.00	5,421.96		60,488.96	56.73	46,142.92	3,024.45
64	Double Sanitary Service	253,580.00	125,904.00	18,405.00		144,309.00	56.91	109,271.00	7,215.45
65	Dewatering Sanitary Install	19,595.74		19,595.74		19,595.74	100.00		979.79
66	TV And Air Testing	57,174.56						57,174.56	

16085

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873339 Draw: 5 Period Ending Date: 8/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
67	Forcemain & Lift Station								
68	Lift Station - 8' Diameter	472,420.81	61,087.00			61,087.00	12.93	411,333.81	3,054.35
69	6" Core Connection	21,912.23						21,912.23	
70	6" DR18 Green Forcemain	68,032.64	35,067.00			35,067.00	51.54	32,965.64	1,753.35
71	6" MJ 45 Bend	13,529.60	7,760.00			7,760.00	57.36	5,769.60	388.00
72	ARV Valve/Box/Tag	18,562.58	9,730.00			9,730.00	52.42	8,832.58	486.50
73	Pressure Testing	2,834.10						2,834.10	
74	Bahia Sod - Offsite	1,569.15						1,569.15	
75	Potable Water								
76	10" MJ Longsleeve	2,172.64	800.00			800.00	36.82	1,372.64	40.00
77	10" DR18 Water Pipe	145,089.60	86,880.00			86,880.00	59.88	58,209.60	4,344.00
78	8" DR18 Water Pipe	668,361.25	300,987.00			300,987.00	45.03	367,374.25	15,049.35
79	10" X 8" MJ Tee	5,490.08	2,680.52			2,680.52	48.82	2,809.56	134.03
80	10" MJ 45 Bend	9,610.80	5,139.32			5,139.32	53.47	4,471.48	256.97
81	8" MJ Tee	9,796.30	3,578.18			3,578.18	36.53	6,218.12	178.91
82	8" MJ 90 Bend	733.93						733.93	
83	8" MJ 45 Bend	30,301.04	16,387.00			16,387.00	54.08	13,914.04	819.35
84	10" MJ Gate Valve W/Box	1,083.32	450.00			450.00	41.54	633.32	22.50
85	8" MJ Gate Valve W/Box	97,194.60	49,076.00			49,076.00	50.49	48,118.60	2,453.80
86	Fire Hydrant Assembly	112,522.95	51,098.00			51,098.00	45.41	61,424.95	2,554.90
87	ARV Valve/Box/Tag W/Vault	18,562.58	9,570.00			9,570.00	51.56	8,992.58	478.50
88	Single - Short Water Service	43,061.49	19,057.00			19,057.00	44.26	24,004.49	952.85
89	Single - Long Water Service	24,880.08	10,942.00			10,942.00	43.98	13,938.08	547.10
90	Double - Short Water Service	124,233.12	57,063.00			57,063.00	45.93	67,170.12	2,853.15
91	Double - Long Water Service	93,598.44	42,076.00			42,076.00	44.95	51,522.44	2,103.80
92	Irrigation Service	5,298.27	2,700.00			2,700.00	50.96	2,598.27	135.00
93	Abandon 10" Water Main Pipe	57,530.00	57,530.00			57,530.00	100.00		2,876.50
94	Poly Pig Water Main	5,668.19	1,417.05			1,417.05	25.00	4,251.14	70.85
95	Testing And Bactees	18,168.56	2,725.28			2,725.28	15.00	15,443.28	136.26
96	Site Clearing								
97	Clear Site Of All Grass	89,753.06	89,753.06			89,753.06	100.00		4,487.66
98	Site Excavation & Grading								
99	Cut Out Proposed Areas 162081	1,137,735.89	580,245.30	91,018.87		671,264.17	59.00	466,471.72	33,563.21

See next pgs

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873339 Draw: 5 Period Ending Date: 8/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
100	Import Clean Fill	1,608,221.61	1,203,547.57			1,203,547.57	70.87	494,674.04	60,177.38
101	Import Clean Fill	-30,161.16	-30,161.16			-30,161.16	100.00		-1,508.06
102	Sod/Hydrograssing								
103	Bahia Sod - BOC	124,127.69						124,127.69	
104	Bahia Sod - Pond	173,494.10						173,494.10	
105	Seed & Mulch Lots	92,782.80						92,782.80	
106	Offsite Improvements								
107	Maintenance Of Traffic	12,146.12	7,287.68			7,287.68	60.00	4,858.44	364.38
108	12" Stabilized Subgrade	35,801.22						35,801.22	
109	8" Limerock Base	147,285.72			16,780.51	16,780.51	11.39	130,505.21	839.03
110	8" Stabilized Shoulder	57,440.16						57,440.16	
111	1.5" SP 12.5 Asphalt Pave	99,928.98						99,928.98	
112	5' X 4" Concrete Sidewalk	40,914.90						40,914.90	
113	ADA Handicap Ramp	8,511.08						8,511.08	
114	Pave Markings & Signage	48,239.46						48,239.46	
115	Ditch Block	11,189.92						11,189.92	
116	Bahia Sod - Offsite	24,608.71						24,608.71	
117	CO 1 WOODLAND RANCH PI	1,029,661.28	418,440.09	2,948.59		421,388.68	40.92	608,272.60	21,069.43
118	CO 2 EMPIRE DPO CREDIT	-1,804,151.78	-1,804,151.78			-1,804,151.78	100.00		-90,207.59
119	CO 3 ATLANTIC DPO PO202	-46,950.76	-46,950.76			-46,950.76	100.00		-2,347.54
120	CO 4 ALTANTIC DPO PO#202	-369,323.26	-369,323.26			-369,323.26	100.00		-18,466.16
121	CO 5 ATLANTIC DPO PO# 20	-290,302.38	-290,302.38			-290,302.38	100.00		-14,515.12
122	CO 6 TOPO CHANGE								
123	CO 8 ATLANTIC DPO #1 PH1								

see next pgs for cost codes

Totals	9,931,861.91	2,255,969.65	438,121.21	16,780.51	2,710,871.37	27.29	7,220,990.54	135,543.57

Woodland Ranch Estates, LLC

Tucker Paving, Inc.

Date	Type	Reference	Original Amt.	Balance Due	10/31/2024 Discount	001119 Payment
9/25/2024	Bill	WRE Draw 6	1,000,241.97	1,000,241.97		1,000,241.97
					Check Amount	1,000,241.97

Woodland - Bank Florida-0 Woodland Ranch Estates Pay App 6

1,000,241.97

Bill

Center State Development 2 LLC
4900 Dundee Rd
FL 33884-1183

Date	Ref. No.
09/25/2024	WRE Draw 6

Vendor
Tucker Paving, Inc. 5658 Lucerne Park Road Winter Haven, FL 33884

Bill Due	10/05/2024
Terms	
Memo	Woodland Ranch Estates Pay App 6

Expenses

Account	Memo	Amount	Customer:Job	Class
General Conditions/Mobilizatio	Mobilization/Gen Conditions	46,425.55		Woodland Ranch Estates
Storm	Storm	479,535.41		Woodland Ranch Estates
Sanitary	Sanitary	243,366.04		Woodland Ranch Estates
Offsite Paving	Offsite Paving	214,867.02		Woodland Ranch Estates
General Conditions/Mobilizatio	Mobilization/Gen Conditions PH3	3,970.03		WRE 3
Paving	Paving PH3	1,605.50		WRE 3
Sanitary	Sanitary PH3	10,472.42		WRE 3

Expense Total : 1,000,241.97

Bill Total : $1,000,241.97

10/31

Received 9/26/24
Cost Code: See Below

REQUEST FOR PAYMENT

From: Tucker Paving, Inc.
5658 Lucerne Park Road
Winter Haven, FL 33881

To: CENTER STATE DEVELOPMENT,LLC
4900 DUNDEE ROAD
WINTER HAVEN, FL 33884

Invoice: 873368
Draw: 6
Invoice date: 9/25/2024
Period ending date: 9/25/2024

Contract For:

Request for payment:

Original contract amount	$11,412,928.81	
Approved changes	-$1,481,066.90	
Revised contract amount		$9,931,861.91
Contract completed to date		$3,763,757.66
Add-ons to date	$0.00	
Taxes to date	$0.00	
Less retainage	$188,187.91	
Total completed less retainage		$3,575,569.75
Less previous requests	$2,575,327.80	
Current request for payment		$1,000,241.95
Current billing		$1,052,886.29
Current additional charges	$0.00	
Current tax	$0.00	
Less current retainage	$52,644.34	
Current amount due		$1,000,241.95
Remaining contract to bill	$6,356,292.16	

Project: 24-778
CENTER:WOODLAND RANCH EST/SITE

Contract date:

Architect:

Scope:

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	1,029,661.28	-2,510,728.18
Total approved this Month		
TOTALS	1,029,661.28	-2,510,728.18
NET CHANGES by Change Order		-1,481,066.90

I hereby certify that the work performed and the materials supplied Contract (and all authorized changes thereof) between the unders the contractor has paid all amounts previously billed and paid by t

der the terms of the d project. I also certify that

CONTRACTOR: Tucker Paving, Inc.

By: _____

Date: 9/23/24

Field Approval: _____ 10/14/24
Name Date

In House Approval: _____ 10/14/24
Name Date

BDS

2 : Liability Cert
2 : WC Cert
2 : W9

REVIEWED
By Halsey Carson at 11:16 am, Oct 02, 2024

SUSIE A QUINONES-COATES
Notary Public - State of Florida
Commission # HH 018841
My Comm. Expires Nov 1, 2024
Bonded through National Notary Assn.

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873368 Draw: 6 Period Ending Date: 9/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	General Conditions	162088							
2	Mobilization	95,578.26	38,231.38	19,115.65		57,347.03	60.00	38,231.23	2,867.35
3	Construct Layout & As-Builts	191,157.97	36,300.52	28,673.70		64,974.22	33.99	126,183.75	3,248.72
4	Soil Testing	57,152.38	5,715.24			5,715.24	10.00	51,437.14	285.76
5	Maintenance of Traffic	1,592.49	1,592.49			1,592.49	100.00		79.62
6	Erosion Control								
7	Type III Silt Fence	18,672.88	18,672.88			18,672.88	100.00		933.64
8	Temp Construct Ent	4,552.11	4,552.11			4,552.11	100.00		227.60
9	SWPPP Monitoring	13,495.68	6,612.89	1,079.65		7,692.54	57.00	5,803.14	384.64
10	Onsite Asphalt								
11	12" Stabilized Sub	160,519.59						160,519.59	
12	6" Limerock Base	489,122.88						489,122.88	
13	Pave Mark & Signage	15,869.38						15,869.38	
14	Miami Curb	395,003.70						395,003.70	
15	"3' Valley Curb	19,791.80						19,791.80	
16	Trench Curb	6,405.90						6,405.90	
17	5' X 4" Concrete Side	16,086.20						16,086.20	
18	1.25" SP 12.5 Asphalt Pav	359,404.16						359,404.16	
19	4' X 4" Concrete Side	118,612.08						118,612.08	
20	ADA Mats	33,996.38						33,996.38	
21	Mail Kiosk	11,265.10						11,265.10	
22	Bike Rack/ Bench	3,303.30						3,303.30	
23	Onsite Storm	162086							
24	42" HP Storm Pipe	116,519.70	61,086.00	32,884.80		93,970.80	80.65	22,548.90	4,698.54
25	36" HP Storm Pipe	129,013.86	66,604.80	30,300.75		96,905.55	75.11	32,108.31	4,845.28
26	"30"" HP Storm Pipe	204,012.90	99,078.00	35,496.75		134,574.75	65.96	69,438.15	6,728.74
27	24" HP Storm Pipe	281,438.20	78,152.80	92,767.05		170,919.85	60.73	110,518.35	8,545.99
28	18" HP Storm Pipe	243,601.25	88,798.40	53,993.75		142,792.15	58.62	100,809.10	7,139.61
29	15" HP Storm Pipe	202,731.75	68,884.00	65,725.00		134,609.00	66.40	68,122.75	6,730.45
30	42" ADS Mitered End	13,804.65						13,804.65	
31	36" ADS Mitered End	2,624.53						2,624.53	
32	30" ADS Mitered End	2,849.16						2,849.16	
33	24" ADS Mitered End	2,624.53						2,624.53	

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873368 Draw: 6 Period Ending Date: 9/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
34	"18"" ADS Mitered End	2,509.01						2,509.01	
35	Type C Inlet	58,506.98	28,736.00	25,074.42		53,810.42	91.97	4,696.56	2,690.52
36	Type E Inlet	77,005.04	34,097.00	16,501.08		50,598.08	65.71	26,406.96	2,529.90
37	Type F Inlet	14,641.30	6,982.00			6,982.00	47.69	7,659.30	349.10
38	Type V Inlet	8,944.29	4,325.00			4,325.00	48.35	4,619.29	216.25
39	Type P-5 Curb Inlet	191,159.70	91,672.00	50,975.92		142,647.92	74.62	48,511.78	7,132.40
40	Type J-5 Curb Inlet	198,665.10	93,112.00	44,147.80		137,259.80	69.09	61,405.30	6,862.99
41	Type P-6 Curb Inlet	67,400.55	33,097.00	14,977.90		48,074.90	71.33	19,325.65	2,403.75
42	Type J-6 Curb Inlet	81,895.32	39,078.00	13,649.22		52,727.22	64.38	29,168.10	2,636.36
43	Type P Storm Manhole	75,424.20	34,097.00	12,570.70		46,667.70	61.87	28,756.50	2,333.39
44	Type J Storm Manhole	54,116.20	26,097.00			26,097.00	48.22	28,019.20	1,304.85
45	24" Headwall	4,572.53						4,572.53	
46	Weir Wall Control	37,393.78	17,085.00			17,085.00	45.69	20,308.78	854.25
47	Dewatering Storm Installation	15,708.98		15,708.98		15,708.98	100.00		785.45
48	Light Clean & Video	60,151.05						60,151.05	
49	Sanitary								
50	8" SDR 26 Pipe	442,164.47	399,132.49	43,031.98		442,164.47	100.00		22,108.22
51	8" MJ Plug Valve	3,587.93						3,587.93	
52	4' Sanit Manhole 0-6'	40,912.20	31,326.05	6,818.70		38,144.75	93.24	2,767.45	1,907.24
53	4' Sanit Manhole 6-8'	120,928.64	109,218.24			109,218.24	90.32	11,710.40	5,460.91
54	4' Sanit Manhole 8-10'	63,562.45	59,201.05			59,201.05	93.14	4,361.40	2,960.05
55	4' Sanit Manhole 10-12'	46,831.40	32,781.28	9,366.28		42,147.56	90.00	4,683.84	2,107.37
56	5' Sanit Manhole 12-14'	71,139.95	46,756.99	17,784.99		64,541.98	90.73	6,597.97	3,227.10
57	5' Sanitary Manhole 14-16'	33,300.60	30,236.74			30,236.74	90.80	3,063.86	1,511.84
58	5' Sanitary Manhole 16-18'	37,029.10	33,420.64			33,420.64	90.26	3,608.46	1,671.03
59	6' Sanitary Manhole 18-20'	25,190.27	13,097.00	10,076.11		23,173.11	91.99	2,017.16	1,158.66
60	5' Sanitary Manhole 16-18'	23,107.51	11,687.00	9,243.00		20,930.00	90.58	2,177.51	1,046.50
61	6' Sanitary Manhole 20-22'	32,324.74	16,934.00	12,929.90		29,863.90	92.39	2,460.84	1,493.20
62	6' Sanitary Manhole 22-24'	32,731.96	17,094.00	13,092.78		30,186.78	92.22	2,545.18	1,509.34
63	Single Sanitary Service	106,631.88	60,488.96	39,761.04		100,250.00	94.02	6,381.88	5,012.50
64	Double Sanitary Service	253,580.00	144,309.00	94,070.00		238,379.00	94.01	15,201.00	11,918.95
65	Dewatering Sanitary Install	19,595.74	19,595.74			19,595.74	100.00		979.79
66	TV And Air Testing	57,174.56						57,174.56	

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873368 Draw: 6 Period Ending Date: 9/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
67	Forcemain & Lift Station								
68	Lift Station - 8' Diameter	472,420.81	61,087.00			61,087.00	12.93	411,333.81	3,054.35
69	6" Core Connection	21,912.23						21,912.23	
70	6" DR18 Green Forcemain	68,032.64	35,067.00			35,067.00	51.54	32,965.64	1,753.35
71	6" MJ 45 Bend	13,529.60	7,760.00			7,760.00	57.36	5,769.60	388.00
72	ARV Valve/Box/Tag	18,562.58	9,730.00			9,730.00	52.42	8,832.58	486.50
73	Pressure Testing	2,834.10						2,834.10	
74	Bahia Sod - Offsite	1,569.15						1,569.15	
75	Potable Water								
76	10" MJ Longsleeve	2,172.64	800.00			800.00	36.82	1,372.64	40.00
77	10" DR18 Water Pipe	145,089.60	86,880.00			86,880.00	59.88	58,209.60	4,344.00
78	8" DR18 Water Pipe	668,361.25	300,987.00			300,987.00	45.03	367,374.25	15,049.35
79	10" X 8" MJ Tee	5,490.08	2,680.52			2,680.52	48.82	2,809.56	134.03
80	10" MJ 45 Bend	9,610.80	5,139.32			5,139.32	53.47	4,471.48	256.97
81	8" MJ Tee	9,796.30	3,578.18			3,578.18	36.53	6,218.12	178.91
82	8" MJ 90 Bend	733.93						733.93	
83	8" MJ 45 Bend	30,301.04	16,387.00			16,387.00	54.08	13,914.04	819.35
84	10" MJ Gate Valve W/Box	1,083.32	450.00			450.00	41.54	633.32	22.50
85	8" MJ Gate Valve W/Box	97,194.60	49,076.00			49,076.00	50.49	48,118.60	2,453.80
86	Fire Hydrant Assembly	112,522.95	51,098.00			51,098.00	45.41	61,424.95	2,554.90
87	ARV Valve/Box/Tag W/Vault	18,562.58	9,570.00			9,570.00	51.56	8,992.58	478.50
88	Single - Short Water Service	43,061.49	19,057.00			19,057.00	44.26	24,004.49	952.85
89	Single - Long Water Service	24,880.08	10,942.00			10,942.00	43.98	13,938.08	547.10
90	Double - Short Water Service	124,233.12	57,063.00			57,063.00	45.93	67,170.12	2,853.15
91	Double - Long Water Service	93,598.44	42,076.00			42,076.00	44.95	51,522.44	2,103.80
92	Irrigation Service	5,298.27	2,700.00			2,700.00	50.96	2,598.27	135.00
93	Abandon 10" Water Main Pipe	57,530.00	57,530.00			57,530.00	100.00		2,876.50
94	Poly Pig Water Main	5,668.19	1,417.05			1,417.05	25.00	4,251.14	70.85
95	Testing And Bactees	18,168.56	2,725.28			2,725.28	15.00	15,443.28	136.26
96	Site Clearing								
97	Clear Site Of All Grass	89,753.06	89,753.06			89,753.06	100.00		4,487.66
98	Site Excavation & Grading								
99	Cut Out Proposed Areas	1,137,735.89	671,264.17			671,264.17	59.00	466,471.72	33,563.21

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873368 Draw: 6 Period Ending Date: 9/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
100	Import Clean Fill	1,698,221.61	1,203,547.57			1,203,547.57	70.87	494,674.04	60,177.38
101	Import Clean Fill	-30,161.16	-30,161.16			-30,161.16	100.00		-1,508.06
102	Sod/Hydrograssing								
103	Bahia Sod - BOC	124,127.69						124,127.69	
104	Bahia Sod - Pond	173,494.10						173,494.10	
105	Seed & Mulch Lots	92,782.80						92,782.80	
106	Offsite Improvements	162078							
107	Maintenance Of Traffic	12,146.12	7,287.68	2,429.22		9,716.90	80.00	2,429.22	485.84
108	12" Stabilized Subgrade	35,801.22		35,801.22		35,801.22	100.00		1,790.06
109	8" Limerock Base	147,285.72	16,780.51	130,505.21		147,285.72	100.00		7,364.29
110	8" Stabilized Shoulder	57,440.16		57,440.16		57,440.16	100.00		2,872.01
111	1.5" SP 12.5 Asphalt Pave	99,928.98						99,928.98	
112	5' X 4" Concrete Sidewalk	40,914.90						40,914.90	
113	ADA Handicap Ramp	8,511.08						8,511.08	
114	Pave Markings & Signage	48,239.46						48,239.46	
115	Ditch Block	11,189.92						11,189.92	
116	Bahia Sod - Offsite	24,608.71						24,608.71	
117	CO 1 WOODLAND RANCH PI	1,029,661.28	421,388.68	16,892.58		438,281.26	42.57	591,380.02	21,914.06
118	CO 2 EMPIRE DPO CREDIT	-1,804,151.78	-1,804,151.78			-1,804,151.78	100.00		-90,207.59
119	CO 3 ATLANTIC DPO PO202	-46,950.76	-46,950.76			-46,950.76	100.00		-2,347.54
120	CO 4 ALTANTIC DPO PO#20	-369,323.26	-369,323.26			-369,323.26	100.00		-18,466.16
121	CO 5 ATLANTIC DPO PO# 20	-290,302.38	-290,302.38			-290,302.38	100.00		-14,515.12
122	CO 6 TOPO CHANGE								
123	CO 8 ATLANTIC DPO #1 PH								

See next pages

Totals	9,931,861.91	2,710,871.37	1,052,886.29		3,763,757.66	37.90	6,168,104.25	188,187.91

Woodland Ranch Estates, LLC

Tucker Paving, Inc.

001126

11/27/2024

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/25/2024	Bill	WRE Draw 7	1,134,646.02	1,134,646.02		1,134,646.02
					Check Amount	1,134,646.02

Release

Woodland - Bank Florida-0 Woodland Ranch Estates Pay App 7 1,134,646.02

Bill

Center State Development 2 LLC
4900 Dundee Rd
FL 33884-1183

Date	Ref. No.
10/25/2024	WRE Draw 7



Vendor
Tucker Paving, Inc. 5658 Lucerne Park Road Winter Haven, FL 33884

Bill Due	11/04/2024
Terms	
Memo	Woodland Ranch Estates Pay App 7

Expenses

Account	Memo	Amount	Customer:Job	Class
General Conditions/Mobilizatio	Mobilization/Gen Conditions	34,196.08		Woodland Ranch Estates
Storm	Storm	522,823.54		Woodland Ranch Estates
Sanitary	Sanitary	23,912.27		Woodland Ranch Estates
Lift Station/Forcemain	Forcemain/Lift Station	22,280.35		Woodland Ranch Estates
Water	Water	25,053.01		Woodland Ranch Estates
Earthwork	Earthwork	424,962.43		Woodland Ranch Estates
Offsite Paving	Sanitary PH3	126,021.58		Woodland Ranch Estates
Sanitary	Sanitary Material	-17,075.68		Woodland Ranch Estates
Storm	Storm Material	-27,527.56		Woodland Ranch Estates

Expense Total : 1,134,646.02

Bill Total : $1,134,646.02

Received 10/21/24
Cost Code: See Below

REQUEST FOR PAYMENT

From: Tucker Paving, Inc.
5658 Lucerne Park Road
Winter Haven, FL 33881

To: CENTER STATE DEVELOPMENT,LLC
4900 DUNDEE ROAD
WINTER HAVEN, FL 33884

Invoice: 873406
Draw: 7
Invoice date: 10/25/2024
Period ending date: 10/25/2024

Contract For:

Project: 24-778
CENTER:WOODLAND RANCH EST/SITE

Contract date:

Architect:

Scope:

Request for payment:

Original contract amount	$11,412,928.81	
Approved changes	-$1,528,017.66	
Revised contract amount		$9,884,911.15
Contract completed to date		$4,958,121.90
Add-ons to date	$0.00	
Taxes to date	$0.00	
Less retainage	$247,906.13	
Total completed less retainage		$4,710,215.77
Less previous requests	$3,575,569.75	
Current request for payment		$1,134,646.02
Current billing		$1,194,364.24
Current additional charges	$0.00	
Current tax	$0.00	
Less current retainage	$59,718.22	
Current amount due		$1,134,646.02
Remaining contract to bill	$5,174,695.38	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	1,029,661.28	-2,557,678.94
Total approved this Month		
TOTALS	1,029,661.28	-2,557,678.94
NET CHANGES by Change Order		-1,528,017.66

REVIEWED
By Halsey Carson at 10:41 am, Oct 22, 2024

By: MMO

Date: 10/18/24

Field Approval: _____ Name _____ Date

In House Approval: _____ 10/23/24 Name Date

: Liability Cert

: WC Cert

: W9

...nt under the terms of the ...renced project. I also certify that

...1 , 2024

SHEILA QUINONES-COATES
Notary Public - State of Florida
Commission # ... 18841
My Comm. Expires Nov 1, 2024
Bonded through National Notary Assn.

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873406 Draw: 7 Period Ending Date: 10/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	General Conditions								
2	Mobilization	95,578.26	57,347.03	14,336.74		71,683.77	75.00	23,894.49	3,584.19
3	Construct Layout & As-Builts	191,157.97	64,974.22	15,292.64		80,266.86	41.99	110,891.11	4,013.35
4	Soil Testing	57,152.38	5,715.24	2,857.62		8,572.86	15.00	48,579.52	428.64
5	Maintenance of Traffic	1,592.49	1,592.49			1,592.49	100.00		79.62
6	Erosion Control								
7	Type III Silt Fence	18,672.88	18,672.88			18,672.88	100.00		933.64
8	Temp Construct Ent	4,552.11	4,552.11			4,552.11	100.00		227.60
9	SWPPP Monitoring	13,495.68	7,692.54	1,079.65		8,772.19	65.00	4,723.49	438.62
10	Onsite Asphalt								
11	12" Stabilized Sub	160,519.59						160,519.59	
12	6" Limerock Base	489,122.88						489,122.88	
13	Pave Mark & Signage	15,869.38						15,869.38	
14	Miami Curb	395,003.70						395,003.70	
15	"3' Valley Curb	19,791.80						19,791.80	
16	Trench Curb	6,405.90						6,405.90	
17	5' X 4" Concrete Side	16,086.20						16,086.20	
18	1.25" SP 12.5 Asphalt Pav	359,404.16						359,404.16	
19	4' X 4" Concrete Side	118,612.08						118,612.08	
20	ADA Mats	33,996.38						33,996.38	
21	Mail Kiosk	11,265.10						11,265.10	
22	Bike Rack/ Bench	3,303.30						3,303.30	
23	Onsite Storm								
24	42" HP Storm Pipe	116,519.70	93,970.80	22,548.00		116,518.80	100.00	0.90	5,825.94
25	36" HP Storm Pipe	129,013.86	96,905.55	32,108.31		129,013.86	100.00		6,450.70
26	"30"" HP Storm Pipe	204,012.90	134,574.75	69,438.15		204,012.90	100.00		10,200.65
27	24" HP Storm Pipe	281,438.20	170,919.85	110,518.35		281,438.20	100.00		14,071.91
28	18" HP Storm Pipe	243,601.25	142,792.15	100,809.10		243,601.25	100.00		12,180.07
29	15" HP Storm Pipe	202,731.75	134,609.00	68,122.75		202,731.75	100.00		10,136.59
30	42" ADS Mitered End	13,804.65						13,804.65	
31	36" ADS Mitered End	2,624.53						2,624.53	
32	30" ADS Mitered End	2,849.16						2,849.16	
33	24" ADS Mitered End	2,624.53						2,624.53	

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873406 Draw: 7 Period Ending Date: 10/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
34	"18"" ADS Mitered End	2,509.01						2,509.01	
35	Type C Inlet	58,506.98	53,810.42			53,810.42	91.97	4,696.56	2,690.52
36	Type E Inlet	77,005.04	50,598.08	22,001.44		72,599.52	94.28	4,405.52	3,629.97
37	Type F Inlet	14,641.30	6,982.00	5,490.49		12,472.49	85.19	2,168.81	623.62
38	Type V Inlet	8,944.29	4,325.00			4,325.00	48.35	4,619.29	216.25
39	Type P-5 Curb Inlet	191,159.70	142,647.92	25,487.96		168,135.88	87.96	23,023.82	8,406.80
40	Type J-5 Curb Inlet	198,665.10	137,259.80	33,110.85		170,370.65	85.76	28,294.45	8,518.53
41	Type P-6 Curb Inlet	67,400.55	48,074.90	7,488.95		55,563.85	82.44	11,836.70	2,778.20
42	Type J-6 Curb Inlet	81,895.32	52,727.22	20,473.83		73,201.05	89.38	8,694.27	3,660.05
43	Type P Storm Manhole	75,424.20	46,667.70	12,570.70		59,238.40	78.54	16,185.80	2,961.93
44	Type J Storm Manhole	54,116.20	26,097.00	10,823.24		36,920.24	68.22	17,195.96	1,846.01
45	24" Headwall	4,572.53						4,572.53	
46	Weir Wall Control	37,393.78	17,085.00	9,348.45		26,433.45	70.69	10,960.33	1,321.67
47	Dewatering Storm Installation	15,708.98	15,708.98			15,708.98	100.00		785.45
48	Light Clean & Video	60,151.05						60,151.05	
49	Sanitary								
50	8" SDR 26 Pipe	442,164.47	442,164.47			442,164.47	100.00		22,108.22
51	8" MJ Plug Valve	3,587.93		3,587.93		3,587.93	100.00		179.40
52	4' Sanit Manhole 0-6'	40,912.20	38,144.75			38,144.75	93.24	2,767.45	1,907.24
53	4' Sanit Manhole 6-8'	120,928.64	109,218.24			109,218.24	90.32	11,710.40	5,460.91
54	4' Sanit Manhole 8-10'	63,562.45	59,201.05			59,201.05	93.14	4,361.40	2,960.05
55	4' Sanit Manhole 10-12'	46,831.40	42,147.56			42,147.56	90.00	4,683.84	2,107.37
56	5' Sanit Manhole 12-14'	71,139.95	64,541.98			64,541.98	90.73	6,597.97	3,227.10
57	5' Sanitary Manhole 14-16'	33,300.60	30,236.74			30,236.74	90.80	3,063.86	1,511.84
58	5' Sanitary Manhole 16-18'	37,029.10	33,420.64			33,420.64	90.26	3,608.46	1,671.03
59	6' Sanitary Manhole 18-20'	25,190.27	23,173.11			23,173.11	91.99	2,017.16	1,158.66
60	5' Sanitary Manhole 16-18'	23,107.51	20,930.00			20,930.00	90.58	2,177.51	1,046.50
61	6' Sanitary Manhole 20-22'	32,324.74	29,863.90			29,863.90	92.39	2,460.84	1,493.20
62	6' Sanitary Manhole 22-24'	32,731.96	30,186.78			30,186.78	92.22	2,545.18	1,509.34
63	Single Sanitary Service	106,631.88	100,250.00	6,381.88		106,631.88	100.00		5,331.59
64	Double Sanitary Service	253,580.00	238,379.00	15,201.00		253,580.00	100.00		12,679.00
65	Dewatering Sanitary Install	19,595.74	19,595.74			19,595.74	100.00		979.79
66	TV And Air Testing	57,174.56						57,174.56	

162086

162085

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873406 Draw: 7 Period Ending Date: 10/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
67	Forcemain & Lift Station								
68	Lift Station - 8' Diameter 162082	472,420.81	61,087.00	23,453.00		84,540.00	17.90	387,880.81	4,227.00
69	6" Core Connection	21,912.23						21,912.23	
70	6" DR18 Green Forcemain	68,032.64	35,067.00			35,067.00	51.54	32,965.64	1,753.35
71	6" MJ 45 Bend	13,529.60	7,760.00			7,760.00	57.36	5,769.60	388.00
72	ARV Valve/Box/Tag	18,562.58	9,730.00			9,730.00	52.42	8,832.58	486.50
73	Pressure Testing	2,834.10						2,834.10	
74	Bahia Sod - Offsite	1,569.15						1,569.15	
75	Potable Water								
76	10" MJ Longsleeve	2,172.64	800.00			800.00	36.82	1,372.64	40.00
77	10" DR18 Water Pipe	145,089.60	86,880.00			86,880.00	59.88	58,209.60	4,344.00
78	8" DR18 Water Pipe 162087	668,361.25	300,987.00	21,260.00		322,247.00	48.21	346,114.25	16,112.35
79	10" X 8" MJ Tee	5,490.08	2,680.52			2,680.52	48.82	2,809.56	134.03
80	10" MJ 45 Bend	9,610.80	5,139.32			5,139.32	53.47	4,471.48	256.97
81	8" MJ Tee	9,796.30	3,578.18	979.63		4,557.81	46.53	5,238.49	227.89
82	8" MJ 90 Bend	733.93						733.93	
83	8" MJ 45 Bend	30,301.04	16,387.00	4,131.96		20,518.96	67.72	9,782.08	1,025.95
84	10" MJ Gate Valve W/Box	1,083.32	450.00			450.00	41.54	633.32	22.50
85	8" MJ Gate Valve W/Box	97,194.60	49,076.00			49,076.00	50.49	48,118.60	2,453.80
86	Fire Hydrant Assembly	112,522.95	51,098.00			51,098.00	45.41	61,424.95	2,554.90
87	ARV Valve/Box/Tag W/Vault	18,562.58	9,570.00			9,570.00	51.56	8,992.58	478.50
88	Single - Short Water Service	43,061.49	19,057.00			19,057.00	44.26	24,004.49	952.85
89	Single - Long Water Service	24,880.08	10,942.00			10,942.00	43.98	13,938.08	547.10
90	Double - Short Water Service	124,233.12	57,063.00			57,063.00	45.93	67,170.12	2,853.15
91	Double - Long Water Service	93,598.44	42,076.00			42,076.00	44.95	51,522.44	2,103.80
92	Irrigation Service	5,298.27	2,700.00			2,700.00	50.96	2,598.27	135.00
93	Abandon 10" Water Main Pipe	57,530.00	57,530.00			57,530.00	100.00		2,876.50
94	Poly Pig Water Main	5,668.19	1,417.05			1,417.05	25.00	4,251.14	70.85
95	Testing And Bactees	18,168.56	2,725.28			2,725.28	15.00	15,443.28	136.26
96	Site Clearing								
97	Clear Site Of All Grass	89,753.06	89,753.06			89,753.06	100.00		4,487.66
98	Site Excavation & Grading								
99	Cut Out Proposed Areas	1,137,735.89	671,264.17	91,018.87		762,283.04	67.00	375,452.85	38,114.15

162081

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873406 Draw: 7 Period Ending Date: 10/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
100	Import Clean Fill 1620851	1,698,221.61	1,203,547.57	356,310.00		1,559,857.57	91.85	138,364.04	77,992.88
101	Import Clean Fill	-30,161.16	-30,161.16			-30,161.16	100.00		-1,508.06
102	Sod/Hydrograssing								
103	Bahia Sod - BOC	124,127.69						124,127.69	
104	Bahia Sod - Pond	173,494.10						173,494.10	
105	Seed & Mulch Lots	92,782.80						92,782.80	
106	Offsite Improvements								
107	Maintenance Of Traffic 1620848	12,146.12	9,716.90	2,429.22		12,146.12	100.00		607.30
108	12" Stabilized Subgrade	35,801.22	35,801.22			35,801.22	100.00		1,790.06
109	8" Limerock Base	147,285.72	147,285.72			147,285.72	100.00		7,364.29
110	8" Stabilized Shoulder	57,440.16	57,440.16			57,440.16	100.00		2,872.01
111	1.5" SP 12.5 Asphalt Pave 1620853	99,928.98		99,928.98		99,928.98	100.00		4,996.45
112	5' X 4" Concrete Sidewalk	40,914.90						40,914.90	
113	ADA Handicap Ramp	8,511.08						8,511.08	
114	Pave Markings & Signage	48,239.46		9,647.89		9,647.89	20.00	38,591.57	482.39
115	Ditch Block	11,189.92		11,189.92		11,189.92	100.00		559.50
116	Bahia Sod - Offsite	24,608.71		11,887.50		11,887.50	48.31	12,721.21	594.38
117	CO 1 WOODLAND RANCH PI	1,029,661.28	438,281.26			438,281.26	42.57	591,380.02	21,914.06
118	CO 2 EMPIRE DPO CREDIT	-1,804,151.78	-1,804,151.78			-1,804,151.78	100.00		-90,207.59
119	CO 3 ATLANTIC DPO PO202	-46,950.76	-46,950.76			-46,950.76	100.00		-2,347.54
120	CO 4 ALTANTIC DPO PO#202	-369,323.26	-369,323.26			-369,323.26	100.00		-18,466.16
121	CO 5 ATLANTIC DPO PO# 20	-290,302.38	-290,302.38			-290,302.38	100.00		-14,515.12
122	CO 6 TOPO CHANGE								
123	CO 8 ATLANTIC DPO #1 PH1.	-46,950.76		-46,950.76		-46,950.76	100.00		-2,347.54
124	CO 8 DPO #4 PH III								
	Totals	9,884,911.15	3,763,757.66	1,194,364.24		4,958,121.90	50.16	4,926,789.25	247,906.13

Woodland Ranch Estates, LLC

Tucker Paving, Inc.

12/27/2024

001131

Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
11/25/2024	Bill	WRE Draw 8	868,831.79	868,831.79		868,831.79
					Check Amount	868,831.79

Woodland - Bank Florida-0 Woodland Ranch Estates Pay App 8

868,831.79

Bill

Center State Development 2 LLC
4900 Dundee Rd
FL 33884-1183

Date	Ref. No.
11/25/2024	WRE Draw 8

Vendor
Tucker Paving, Inc. 5658 Lucerne Park Road Winter Haven, FL 33884

12/27

Bill Due	12/05/2024
Terms	
Memo	Woodland Ranch Estates Pay App 8

Expenses

Account	Memo	Amount	Customer:Job	Class
General Conditions/Mobilizatio	Mobilization/Gen Conditions	38,996.44		Woodland Ranch Estates
Paving	12" Stabilized Sub	12,568.50		Woodland Ranch Estates
Storm	Storm	23,191.29		Woodland Ranch Estates
Water	Water	630,723.41		Woodland Ranch Estates
Earthwork	Pond Sod	67,650.34		Woodland Ranch Estates
Offsite Paving	Offsite Paving	83,616.67		Woodland Ranch Estates
Offsite Earthwork	Offsite Sod	12,085.14		Woodland Ranch Estates

Expense Total : 868,831.79

Bill Total : $868,831.79

Received 11/25/24
Cost Code: See Below

REQUEST FOR PAYMENT

From: Tucker Paving, Inc.
5658 Lucerne Park Road
Winter Haven, FL 33881

To: CENTER STATE DEVELOPMENT,LLC
4900 DUNDEE ROAD
WINTER HAVEN, FL 33884

Invoice: 873439
Draw: 8
Invoice date: 11/25/2024
Period ending date: 11/25/2024

Contract For:

Request for payment:

Original contract amount	$11,412,928.81	
Approved changes	-$1,528,017.66	
Revised contract amount		$9,884,911.15
Contract completed to date		$5,872,681.68
Add-ons to date	$0.00	
Taxes to date	$0.00	
Less retainage	$293,634.12	
Total completed less retainage		$5,579,047.56
Less previous requests	$4,710,215.77	
Current request for payment		$868,831.79
Current billing		$914,559.78
Current additional charges	$0.00	
Current tax	$0.00	
Less current retainage	$45,727.99	
Current amount due		$868,831.79
Remaining contract to bill	$4,305,863.59	

Project: 24-778
CENTER:WOODLAND RANCH EST/SITE

Contract date:

Architect:

Scope:

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Changes approved in previous months by Owner	1,029,661.28	-2,557,678.94
Total approved this Month		
TOTALS	1,029,661.28	-2,557,678.94
NET CHANGES by Change Order		-1,528,017.66

I hereby certify that the work performed and the materials supplied to date , as shown on the a
Contract (and all authorized changes thereof) between the undersigned and the CENTER ST
the contractor has paid all amounts previously billed and paid by the owner .

CONTRACTOR: Tucker Paving, Inc.

By: MKS

Date: 11/20/24

State Of Fl

Subscribed an

Notary Public

My commissio

Field Approval: 12/6/24
Name Date

In House Approval: 12/6/24
Name Date

X : Liability Cert
X : WC Cert
X : W9

REVIEWED
By Halsey Carson at 10:39 am, Nov 26, 2024

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873439 Draw: 8 Period Ending Date: 11/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
1	General Conditions								
2	Mobilization	95,578.26	71,683.77			71,683.77	75.00	23,894.49	3,584.19
3	Construct Layout & As-Builts 162087	191,157.97	80,266.86	28,673.70		108,940.56	56.99	82,217.41	5,447.04
4	Soil Testing	57,152.38	8,572.86	11,430.48		20,003.34	35.00	37,149.04	1,000.16
5	Maintenance of Traffic	1,592.49	1,592.49			1,592.49	100.00		79.62
6	Erosion Control								
7	Type III Silt Fence	18,672.88	18,672.88			18,672.88	100.00		933.64
8	Temp Construct Ent	4,552.11	4,552.11			4,552.11	100.00		227.60
9	SWPPP Monitoring 162088	13,495.68	8,772.19	944.70		9,716.89	72.00	3,778.79	485.86
10	Onsite Asphalt								
11	12" Stabilized Sub 162083	160,519.59		13,230.00		13,230.00	8.24	147,289.59	661.50
12	6" Limerock Base	489,122.88						489,122.88	
13	Pave Mark & Signage	15,869.38						15,869.38	
14	Miami Curb	395,003.70						395,003.70	
15	"3' Valley Curb	19,791.80						19,791.80	
16	Trench Curb	6,405.90						6,405.90	
17	5' X 4" Concrete Side	16,086.20						16,086.20	
18	1.25" SP 12.5 Asphalt Pav	359,404.16						359,404.16	
19	4' X 4" Concrete Side	118,612.08						118,612.08	
20	ADA Mats	33,996.38						33,996.38	
21	Mail Kiosk	11,265.10						11,265.10	
22	Bike Rack/ Bench	3,303.30						3,303.30	
23	Onsite Storm								
24	42" HP Storm Pipe	116,519.70	116,518.80			116,518.80	100.00	0.90	5,825.94
25	36" HP Storm Pipe	129,013.86	129,013.86			129,013.86	100.00		6,450.70
26	"30"" HP Storm Pipe	204,012.90	204,012.90			204,012.90	100.00		10,200.65
27	24" HP Storm Pipe	281,438.20	281,438.20			281,438.20	100.00		14,071.91
28	18" HP Storm Pipe	243,601.25	243,601.25			243,601.25	100.00		12,180.07
29	15" HP Storm Pipe	202,731.75	202,731.75			202,731.75	100.00		10,136.59
30	42" ADS Mitered End 162086	13,804.65		13,804.65		13,804.65	100.00		690.23
31	36" ADS Mitered End	2,624.53		2,624.53		2,624.53	100.00		131.23
32	30" ADS Mitered End	2,849.16		2,849.16		2,849.16	100.00		142.46
33	24" ADS Mitered End	2,624.53		2,624.53		2,624.53	100.00		131.23

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873439 Draw: 8 Period Ending Date: 11/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
34	"18"" ADS Mitered End 16208 6	2,509.01		2,509.01		2,509.01	100.00		125.45
35	Type C Inlet	58,506.98	53,810.42			53,810.42	91.97	4,696.56	2,690.52
36	Type E Inlet	77,005.04	72,599.52			72,599.52	94.28	4,405.52	3,629.97
37	Type F Inlet	14,641.30	12,472.49			12,472.49	85.19	2,168.81	623.62
38	Type V Inlet	8,944.29	4,325.00			4,325.00	48.35	4,619.29	216.25
39	Type P-5 Curb Inlet	191,159.70	168,135.88			168,135.88	87.96	23,023.82	8,406.80
40	Type J-5 Curb Inlet	198,665.10	170,370.65			170,370.65	85.76	28,294.45	8,518.53
41	Type P-6 Curb Inlet	67,400.55	55,563.85			55,563.85	82.44	11,836.70	2,778.20
42	Type J-6 Curb Inlet	81,895.32	73,201.05			73,201.05	89.38	8,694.27	3,660.05
43	Type P Storm Manhole	75,424.20	59,238.40			59,238.40	78.54	16,185.80	2,961.93
44	Type J Storm Manhole	54,116.20	36,920.24			36,920.24	68.22	17,195.96	1,846.01
45	24" Headwall	4,572.53						4,572.53	
46	Weir Wall Control	37,393.78	26,433.45			26,433.45	70.69	10,960.33	1,321.67
47	Dewatering Storm Installation	15,708.98	15,708.98			15,708.98	100.00		785.45
48	Light Clean & Video	60,151.05						60,151.05	
49	Sanitary								
50	8" SDR 26 Pipe	442,164.47	442,164.47			442,164.47	100.00		22,108.22
51	8" MJ Plug Valve	3,587.93	3,587.93			3,587.93	100.00		179.40
52	4' Sanit Manhole 0-6'	40,912.20	38,144.75			38,144.75	93.24	2,767.45	1,907.24
53	4' Sanit Manhole 6-8'	120,928.64	109,218.24			109,218.24	90.32	11,710.40	5,460.91
54	4' Sanit Manhole 8-10'	63,562.45	59,201.05			59,201.05	93.14	4,361.40	2,960.05
55	4' Sanit Manhole 10-12'	46,831.40	42,147.56			42,147.56	90.00	4,683.84	2,107.37
56	5' Sanit Manhole 12-14'	71,139.95	64,541.98			64,541.98	90.73	6,597.97	3,227.10
57	5' Sanitary Manhole 14-16'	33,300.60	30,236.74			30,236.74	90.80	3,063.86	1,511.84
58	5' Sanitary Manhole 16-18'	37,029.10	33,420.64			33,420.64	90.26	3,608.46	1,671.03
59	6' Sanitary Manhole 18-20'	25,190.27	23,173.11			23,173.11	91.99	2,017.16	1,158.66
60	5' Sanitary Manhole 16-18'	23,107.51	20,930.00			20,930.00	90.58	2,177.51	1,046.50
61	6' Sanitary Manhole 20-22'	32,324.74	29,863.90			29,863.90	92.39	2,460.84	1,493.20
62	6' Sanitary Manhole 22-24'	32,731.96	30,186.78			30,186.78	92.22	2,545.18	1,509.34
63	Single Sanitary Service	106,631.88	106,631.88			106,631.88	100.00		5,331.59
64	Double Sanitary Service	253,580.00	253,580.00			253,580.00	100.00		12,679.00
65	Dewatering Sanitary Install	19,595.74	19,595.74			19,595.74	100.00		979.79
66	TV And Air Testing	57,174.56						57,174.56	

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873439 Draw: 8 Period Ending Date: 11/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
67	Forcemain & Lift Station								
68	Lift Station - 8' Diameter	472,420.81	84,540.00			84,540.00	17.90	387,880.81	4,227.00
69	6" Core Connection	21,912.23						21,912.23	
70	6" DR18 Green Forcemain	68,032.64	35,067.00			35,067.00	51.54	32,965.64	1,753.35
71	6" MJ 45 Bend	13,529.60	7,760.00			7,760.00	57.36	5,769.60	388.00
72	ARV Valve/Box/Tag	18,562.58	9,730.00			9,730.00	52.42	8,832.58	486.50
73	Pressure Testing	2,834.10						2,834.10	
74	Bahia Sod - Offsite	1,569.15						1,569.15	
75	Potable Water								
76	10" MJ Longsleeve 16087	2,172.64	800.00	1,086.32		1,886.32	86.82	286.32	94.32
77	10" DR18 Water Pipe	145,089.60	86,880.00	58,209.60		145,089.60	100.00		7,254.48
78	8" DR18 Water Pipe	668,361.25	322,247.00	346,114.25		668,361.25	100.00		33,418.06
79	10" X 8" MJ Tee	5,490.08	2,680.52	2,809.56		5,490.08	100.00		274.51
80	10" MJ 45 Bend	9,610.80	5,139.32	4,471.48		9,610.80	100.00		480.54
81	8" MJ Tee	9,796.30	4,557.81	5,238.49		9,796.30	100.00		489.81
82	8" MJ 90 Bend	733.93		733.93		733.93	100.00		36.70
83	8" MJ 45 Bend	30,301.04	20,518.96	9,782.08		30,301.04	100.00		1,515.05
84	10" MJ Gate Valve W/Box	1,083.32	450.00	633.32		1,083.32	100.00		54.17
85	8" MJ Gate Valve W/Box	97,194.60	49,076.00	48,118.60		97,194.60	100.00		4,859.73
86	Fire Hydrant Assembly	112,522.95	51,098.00	61,424.95		112,522.95	100.00		5,626.15
87	ARV Valve/Box/Tag W/Vault	18,562.58	9,570.00	8,992.58		18,562.58	100.00		928.13
88	Single - Short Water Service	43,061.49	19,057.00	14,020.02		33,077.02	76.81	9,984.47	1,653.85
89	Single - Long Water Service	24,880.08	10,942.00	4,146.68		15,088.68	60.65	9,791.40	754.43
90	Double - Short Water Service	124,233.12	57,063.00	51,763.80		108,826.80	87.60	15,406.32	5,441.34
91	Double - Long Water Service	93,598.44	42,076.00	35,999.40		78,075.40	83.42	15,523.04	3,903.77
92	Irrigation Service	5,298.27	2,700.00	2,598.27		5,298.27	100.00		264.91
93	Abandon 10" Water Main Pipe	57,530.00	57,530.00			57,530.00	100.00		2,876.50
94	Poly Pig Water Main	5,668.19	1,417.05	1,417.05		2,834.10	50.00	2,834.09	141.70
95	Testing And Bactees	18,168.56	2,725.28	6,359.00		9,084.28	50.00	9,084.28	454.21
96	Site Clearing								
97	Clear Site Of All Grass	89,753.06	89,753.06			89,753.06	100.00		4,487.66
98	Site Excavation & Grading								
99	Cut Out Proposed Areas	1,137,735.89	762,283.04			762,283.04	67.00	375,452.85	38,114.15

REQUEST FOR PAYMENT DETAIL

Project: 24-778 / CENTER:WOODLAND RANCH E Invoice: 873439 Draw: 8 Period Ending Date: 11/25/2024

Item ID	Description	Total Contract Amount	Previously Completed Work	Work Completed This Period	Presently Stored Materials	Completed And Stored To Date	% Comp	Balance To Finish	Retainage Balance
100	Import Clean Fill	1,698,221.61	1,559,857.57			1,559,857.57	91.85	138,364.04	77,992.88
101	Import Clean Fill	-30,161.16	-30,161.16			-30,161.16	100.00		-1,508.06
102	Sod/Hydrograssing								
103	Bahia Sod - BOC	124,127.69						124,127.69	
104	Bahia Sod - Pond 162081	173,494.10		71,210.88		71,210.88	41.05	102,283.22	3,560.54
105	Seed & Mulch Lots	92,782.80						92,782.80	
106	Offsite Improvements								
107	Maintenance Of Traffic	12,146.12	12,146.12			12,146.12	100.00		607.30
108	12" Stabilized Subgrade	35,801.22	35,801.22			35,801.22	100.00		1,790.06
109	8" Limerock Base	147,285.72	147,285.72			147,285.72	100.00		7,364.29
110	8" Stabilized Shoulder	57,440.16	57,440.16			57,440.16	100.00		2,872.01
111	1.5" SP 12.5 Asphalt Pave	99,928.98	99,928.98			99,928.98	100.00		4,996.45
112	5' X 4" Concrete Sidewalk 162071	40,914.90		40,914.90		40,914.90	100.00		2,045.75
113	ADA Handicap Ramp	8,511.08		8,511.08		8,511.08	100.00		425.55
114	Pave Markings & Signage ↓	48,239.46	9,647.89	38,591.57		48,239.46	100.00		2,411.97
115	Ditch Block	11,189.92	11,189.92			11,189.92	100.00		559.50
116	Bahia Sod - Offsite 162075	24,608.71	11,887.50	12,721.21		24,608.71	100.00		1,230.44
117	CO 1 WOODLAND RANCH PI	1,029,661.28	438,281.26			438,281.26	42.57	591,380.02	21,914.06
118	CO 2 EMPIRE DPO CREDIT	-1,804,151.78	-1,804,151.78			-1,804,151.78	100.00		-90,207.59
119	CO 3 ATLANTIC DPO PO202	-46,950.76	-46,950.76			-46,950.76	100.00		-2,347.54
120	CO 4 ALTANTIC DPO PO#20	-369,323.26	-369,323.26			-369,323.26	100.00		-18,466.16
121	CO 5 ATLANTIC DPO PO# 20	-290,302.38	-290,302.38			-290,302.38	100.00		-14,515.12
122	CO 6 TOPO CHANGE								
123	CO 8 ATLANTIC DPO #1 PH1	-46,950.76	-46,950.76			-46,950.76	100.00		-2,347.54
124	CO 8 DPO #4 PH III								

Totals	9,884,911.15	4,958,121.90	914,559.78		5,872,681.68	59.41	4,012,229.47	293,634.12

REQUISITION

WOODLAND RANCH ESTATES COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2025

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Woodland Ranch Estates Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank Trust Company, National Association, as trustee, dated as of February 1, 2025, as supplemented by that certain First Supplemental Trust Indenture dated as of February 1, 2025 (collectively, the "Series 2025 Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Series 2025 Indenture):

(A) Requisition Number: 4

(B) Identify Acquisition Agreement, if applicable;

(C) Name of payee pursuant to Acquisition Agreement: Kilinski Van Wyk PLLC

(D) Amount Payable: $553.00

(E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 15946 - Project Construction for Aug 2026

(F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund

The undersigned hereby certifies that:

1. obligations in the stated amount set forth above have been incurred by the District and have not previously been paid,

2. each disbursement set forth above is a proper charge against the:

Series 2025 Acquisition and Construction Account of the Acquisition and Construction Fund; and

3. each disbursement set forth above was incurred in connection with:

Costs of the Series 2025 Project

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to

receive payment of, any of the moneys payable to the payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

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

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

WOODLAND RANCH ESTATES
COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

Date: 9-18-24

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]

The undersigned Consulting Engineer hereby certifies that this disbursement from the Series 2025 Acquisition and Construction Account is for a Cost of the Series 2025 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Series 2025 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Series 2025 Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Series 2025 Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

_____
Consulting Engineer

Date: 9/17/24

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

INVOICE

Invoice # 15946
Date: 09/14/2026
Due On: 10/14/2026

Woodland Ranch Estates CDD
219 East Livingston Street
Orlando, FL 32801

Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(	$0.00	+	$553.00	) - (	$0.00	) =	**$553.00**

WRECDD-103

Woodland Ranch Estates CDD - Project Construction

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	08/03/2026	Analyze invoice backup for amenity center construction and advise regarding acquisition of same.	0.50	$395.00	$197.50
Service	LG	08/11/2026	Provide information to Halff regarding improvement acquisition process; review edits from Halff and incorporate same.	0.90	$395.00	$355.50
					Total	**$553.00**

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.