

NORTHLAKE

STEWARDSHIP DISTRICT

September 17, 2025

BOARD OF SUPERVISORS

CONTINUED PUBLIC

HEARING AND

REGULAR MEETING

AGENDA

NORTHLAKE

STEWARDSHIP DISTRICT

AGENDA

LETTER

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

September 10, 2025

Board of Supervisors
Northlake Stewardship District

Dear Board Members:

The Board of Supervisors of the Northlake Stewardship District will hold a Continued Public Hearing and Regular Meeting on September 17, 2025 at 5:00 p.m., at 6102 162nd Ave E., Parrish, Florida 34219. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Continued Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2025/2026, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2025-17, Providing for Funding for the Fiscal Year 2025/2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date [ANNUAL ASSESSMENT RESOLUTION]
4. Consideration of FY2026 Funding Agreement
5. Ratification of Disclosure Technology Services, LLC EMMA® Filing Assistance Software as a License Agreement
6. Acceptance of Unaudited Financial Statements as of July 31, 2025
7. Approval of August 20, 2025 Public Hearings and Regular Meeting Minutes
8. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*

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

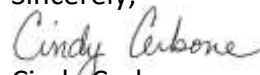
- B. District Engineer: *ZNS Engineering, L.C.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
- Property Insurance on Vertical Assets
 - Form 1 Submission and Ethics Training
 - NEXT MEETING DATE: October 15, 2025 at 5:00 PM

○ QUORUM CHECK

SEAT 1	STEPHEN J CERVEN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	A JOHN FALKNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	SCOTT FALKNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ROGER AMAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	TAYLOR FALKNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

9. Board Members' Comments/Requests
10. Public Comments.
11. Adjournment

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

Sincerely,

Cindy Cerbone
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 354 2519

NORTHLAKE

STEWARDSHIP DISTRICT

3

NORTHLAKE

STEWARDSHIP DISTRICT

3A

Serial Number
25-01294M

Business Observer

Published Weekly
Manatee, Manatee County, Florida

COUNTY OF MANATEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Manatee, Manatee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Meeting on August 20, 2025 at 5:00pm; Northlake Stewardship District

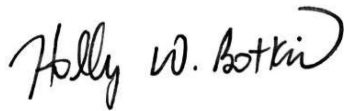
in the Court, was published in said newspaper by print in the

issues of 7/25/2025

See Attached

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

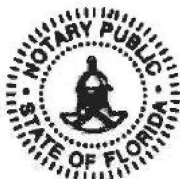
Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

NORTHLAKE STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Northlake Stewardship District FKA as Rye Ranch CDD (defined below) ("District") will hold the following public hearings and regular meeting:

DATE: August 20, 2025
TIME: 5:00 p.m.
LOCATION: 6102 162nd Avenue E.
Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 2022-248, *Laws of Florida*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapter 2022-248, *Laws of Florida*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

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

General Fund (GF)

Land Use	Total Units / Acres	ERU Factor	Proposed Annual O&M Assessment*
Rye Ranch Pod A			
37.5' Villas	46	0.77	\$451.37
SF 40'	90	0.82	\$478.37
SF 50'	259	1.00	\$586.37
SF 60'	58	1.18	\$694.37
Residential Units	0	0.08	\$46.38
Rye Ranch Pod B			
SF 40'	65	0.82	\$478.37
SF 50'	171	1.00	\$586.37
SF 60'	34	1.18	\$694.37
Residential Units	0	0.08	\$46.38
Rye Ranch Pod C			
Residential Units	0	0.08	\$46.38
Rye Ranch Undeveloped Land			
Undeveloped Land	678.64	0.26	\$152.28

*includes collection costs and early payment discounts

Special Revenue Fund (SRF) Pod A

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod A			
37.5' Villas	46	1.00	\$33.82
SF 40'	90	1.00	\$33.82
SF 50'	259	1.00	\$33.82
SF 60'	58	1.00	\$33.82

*includes collection costs and early payment discounts

Special Revenue Fund (SRF) Pod B

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod B			
SF 40'	65	1.00	\$34.85
SF 50'	171	1.00	\$34.85
SF 60'	34	1.00	\$34.85

*includes collection costs and early payment discounts

Special Revenue Fund (SRF) Pod C

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod C			
Residential Units	0	1.00	\$27.07
Undeveloped Land	120.33	4.70	\$127.33

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

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

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property, if any, and will directly collect the O&M Assessments on all benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

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

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

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

July 25, 2025

25-01294M

NORTHLAKE

STEWARDSHIP DISTRICT

3B

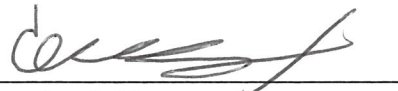
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

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

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Final Analyst for the Northlake Stewardship District ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on July 21, 2025, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District's anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 21st day of July, 2025, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who ☐ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

NOTARY PUBLIC

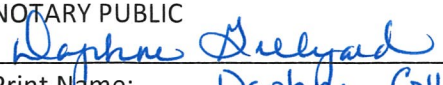

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices, including Addresses

Northlake Stewardship District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 21, 2025

VIA FIRST CLASS U.S. MAIL

AG EHC II (LEN) MULTI STATE 4 LLC
8585 E HARTFORD DR, STE 118
SCOTTSDALE, AZ 85255

PARCEL ID: *please see "Exhibit B"*

RE: Northlake Stewardship District FY 2026 Budget and O&M Assessments

Dear Property Owner:

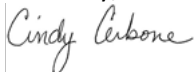
Pursuant to Florida law, the Northlake Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 20, 2025
TIME: 5:00 p.m.
LOCATION: 6102 162nd Avenue E.
Parrish, Florida 34219

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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

Sincerely,



Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2026

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$562,109.57** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Residential Unit (collectively herein, “**ERU**”) basis for platted lots.
3. **Schedule of O&M Assessments:**

General Fund (GF)

Land Use	Total Units / Acres	ERU Factor	Proposed Annual O&M Assessment*
Rye Ranch Pod A			
37.5' Villas	46	0.77	\$451.37
SF 40'	90	0.82	\$478.37
SF 50'	259	1.00	\$586.37
SF 60'	58	1.18	\$694.37
Residential Units	0	0.08	\$46.38
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Rye Ranch Pod C			
Residential Units	0	0.08	\$46.38
Rye Ranch Undeveloped Land			
Undeveloped Land	678.64	0.26	\$152.28

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod A

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
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**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod B

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
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SF 40'	65	1.00	\$34.85
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SF 60'	34	1.00	\$34.85

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod C

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod C			
Residential Units	0	1.00	\$27.07
Undeveloped Land	120.33	4.70	\$127.33

*includes collection costs and early payment discounts

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

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

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$96,085.07	\$104,338.18	\$8,253.11

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Manatee County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

[illegible]

Exhibit B

[illegible]

Exhibit B

[illegible]

Exhibit B

PARCEL ID	OWNER NAME	UNIT TYPE
513339509	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513341909	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513341959	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513342009	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513342059	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513342109	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513342159	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513342209	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513342259	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513343159	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513343209	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513343259	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513343309	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513343359	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513343409	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513343459	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513343509	AG EHC II (LEN) MULTI STATE 4 LLC	SF 50' (Pod B)
513334709	AG EHC II (LEN) MULTI STATE 4 LLC	SF 60' (Pod B)
513334759	AG EHC II (LEN) MULTI STATE 4 LLC	SF 60' (Pod B)
513334809	AG EHC II (LEN) MULTI STATE 4 LLC	SF 60' (Pod B)
513334859	AG EHC II (LEN) MULTI STATE 4 LLC	SF 60' (Pod B)
513334909	AG EHC II (LEN) MULTI STATE 4 LLC	SF 60' (Pod B)
513334959	AG EHC II (LEN) MULTI STATE 4 LLC	SF 60' (Pod B)
513335009	AG EHC II (LEN) MULTI STATE 4 LLC	SF 60' (Pod B)
513335059	AG EHC II (LEN) MULTI STATE 4 LLC	SF 60' (Pod B)
513335109	AG EHC II (LEN) MULTI STATE 4 LLC	SF 60' (Pod B)
513335159	AG EHC II (LEN) MULTI STATE 4 LLC	SF 60' (Pod B)
513342809	AG EHC II (LEN) MULTI STATE 4 LLC	SF 60' (Pod B)
513342859	AG EHC II (LEN) MULTI STATE 4 LLC	SF 60' (Pod B)
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513342959	AG EHC II (LEN) MULTI STATE 4 LLC	SF 60' (Pod B)
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513343109	AG EHC II (LEN) MULTI STATE 4 LLC	SF 60' (Pod B)

Northlake Stewardship District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 21, 2025

VIA FIRST CLASS U.S. MAIL

D R HORTON INC
5901 N HONORE AVE SUITE 250
SARASOTA, FL 34243

PARCEL ID: *please see "Exhibit B"*

RE: Northlake Stewardship District FY 2026 Budget and O&M Assessments

Dear Property Owner:

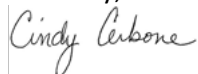
Pursuant to Florida law, the Northlake Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 20, 2025
TIME: 5:00 p.m.
LOCATION: 6102 162nd Avenue E.
Parrish, Florida 34219

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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Sincerely,



Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2026

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$562,109.57** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Residential Unit (collectively herein, “**ERU**”) basis for platted lots.
3. **Schedule of O&M Assessments:**

General Fund (GF)

Land Use	Total Units / Acres	ERU Factor	Proposed Annual O&M Assessment*
Rye Ranch Pod A			
37.5' Villas	46	0.77	\$451.37
SF 40'	90	0.82	\$478.37
SF 50'	259	1.00	\$586.37
SF 60'	58	1.18	\$694.37
Residential Units	0	0.08	\$46.38
Rye Ranch Pod B			
SF 40'	65	0.82	\$478.37
SF 50'	171	1.00	\$586.37
SF 60'	34	1.18	\$694.37
Residential Units	0	0.08	\$46.38
Rye Ranch Pod C			
Residential Units	0	0.08	\$46.38
Rye Ranch Undeveloped Land			
Undeveloped Land	678.64	0.26	\$152.28

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod A

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod A			
37.5' Villas	46	1.00	\$33.82
SF 40'	90	1.00	\$33.82
SF 50'	259	1.00	\$33.82
SF 60'	58	1.00	\$33.82

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod B

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod B			
SF 40'	65	1.00	\$34.85
SF 50'	171	1.00	\$34.85
SF 60'	34	1.00	\$34.85

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod C

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod C			
Residential Units	0	1.00	\$27.07
Undeveloped Land	120.33	4.70	\$127.33

*includes collection costs and early payment discounts

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

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

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$88,227.78	\$95,906.97	\$7,679.19

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Manatee County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

PARCEL ID	OWNER NAME	UNIT TYPE
513313009	D R HORTON INC	37.5' Villas (Pod A)
513313059	D R HORTON INC	37.5' Villas (Pod A)
513301759	DR HORTON INC	37.5' Villas (Pod A)
513301809	DR HORTON INC	37.5' Villas (Pod A)
513301859	DR HORTON INC	37.5' Villas (Pod A)
513301909	DR HORTON INC	37.5' Villas (Pod A)
513301959	DR HORTON INC	37.5' Villas (Pod A)
513302009	DR HORTON INC	37.5' Villas (Pod A)
513302059	DR HORTON INC	37.5' Villas (Pod A)
513302109	DR HORTON INC	37.5' Villas (Pod A)
513302159	DR HORTON INC	37.5' Villas (Pod A)
513302209	DR HORTON INC	37.5' Villas (Pod A)
513302259	DR HORTON INC	37.5' Villas (Pod A)
513302309	DR HORTON INC	37.5' Villas (Pod A)
513302359	DR HORTON INC	37.5' Villas (Pod A)
513302409	DR HORTON INC	37.5' Villas (Pod A)
513314359	D R HORTON INC	SF 40' (Pod A)
513314409	D R HORTON INC	SF 40' (Pod A)
513314459	D R HORTON INC	SF 40' (Pod A)
513314509	D R HORTON INC	SF 40' (Pod A)
513314559	D R HORTON INC	SF 40' (Pod A)
513314609	D R HORTON INC	SF 40' (Pod A)
513314659	D R HORTON INC	SF 40' (Pod A)
513314709	D R HORTON INC	SF 40' (Pod A)
513314759	D R HORTON INC	SF 40' (Pod A)
513314809	D R HORTON INC	SF 40' (Pod A)
513314859	D R HORTON INC	SF 40' (Pod A)
513314909	D R HORTON INC	SF 40' (Pod A)
513314959	D R HORTON INC	SF 40' (Pod A)
513315009	D R HORTON INC	SF 40' (Pod A)
513315209	D R HORTON INC	SF 40' (Pod A)
513315359	D R HORTON INC	SF 40' (Pod A)
513315409	D R HORTON INC	SF 40' (Pod A)
513315459	D R HORTON INC	SF 40' (Pod A)
513315509	D R HORTON INC	SF 40' (Pod A)
513315559	D R HORTON INC	SF 40' (Pod A)
513315609	D R HORTON INC	SF 40' (Pod A)
513315659	D R HORTON INC	SF 40' (Pod A)
513315709	D R HORTON INC	SF 40' (Pod A)
513315759	D R HORTON INC	SF 40' (Pod A)
513315809	D R HORTON INC	SF 40' (Pod A)
513315859	D R HORTON INC	SF 40' (Pod A)
513317609	D R HORTON INC	SF 40' (Pod A)
513317659	D R HORTON INC	SF 40' (Pod A)
513317709	D R HORTON INC	SF 40' (Pod A)

Exhibit B

PARCEL ID	OWNER NAME	UNIT TYPE
513317759	D R HORTON INC	SF 40' (Pod A)
513317809	D R HORTON INC	SF 40' (Pod A)
513317859	D R HORTON INC	SF 40' (Pod A)
513317909	D R HORTON INC	SF 40' (Pod A)
513317959	D R HORTON INC	SF 40' (Pod A)
513318009	D R HORTON INC	SF 40' (Pod A)
513318059	D R HORTON INC	SF 40' (Pod A)
513315909	DR HORTON INC	SF 40' (Pod A)
513315959	DR HORTON INC	SF 40' (Pod A)
513316009	DR HORTON INC	SF 40' (Pod A)
513316059	DR HORTON INC	SF 40' (Pod A)
513316109	DR HORTON INC	SF 40' (Pod A)
513316159	DR HORTON INC	SF 40' (Pod A)
513316209	DR HORTON INC	SF 40' (Pod A)
513316259	DR HORTON INC	SF 40' (Pod A)
513317009	DR HORTON INC	SF 40' (Pod A)
513317309	DR HORTON INC	SF 40' (Pod A)
513317359	DR HORTON INC	SF 40' (Pod A)
513317409	DR HORTON INC	SF 40' (Pod A)
513317459	DR HORTON INC	SF 40' (Pod A)
513317509	DR HORTON INC	SF 40' (Pod A)
513317559	DR HORTON INC	SF 40' (Pod A)
513309109	D R HORTON INC	SF 50' (Pod A)
513309159	D R HORTON INC	SF 50' (Pod A)
513309209	D R HORTON INC	SF 50' (Pod A)
513309809	D R HORTON INC	SF 50' (Pod A)
513309859	D R HORTON INC	SF 50' (Pod A)
513309909	D R HORTON INC	SF 50' (Pod A)
513309959	D R HORTON INC	SF 50' (Pod A)
513310009	D R HORTON INC	SF 50' (Pod A)
513310059	D R HORTON INC	SF 50' (Pod A)
513310209	D R HORTON INC	SF 50' (Pod A)
513310409	D R HORTON INC	SF 50' (Pod A)
513310459	D R HORTON INC	SF 50' (Pod A)
513310509	D R HORTON INC	SF 50' (Pod A)
513311609	D R HORTON INC	SF 50' (Pod A)
513311659	D R HORTON INC	SF 50' (Pod A)
513312259	D R HORTON INC	SF 50' (Pod A)
513312309	D R HORTON INC	SF 50' (Pod A)
513312409	D R HORTON INC	SF 50' (Pod A)
513312459	D R HORTON INC	SF 50' (Pod A)
513312559	D R HORTON INC	SF 50' (Pod A)
513312609	D R HORTON INC	SF 50' (Pod A)
513312809	D R HORTON INC	SF 50' (Pod A)
513312859	D R HORTON INC	SF 50' (Pod A)

Exhibit B

PARCEL ID	OWNER NAME	UNIT TYPE
513312909	D R HORTON INC	SF 50' (Pod A)
513312959	D R HORTON INC	SF 50' (Pod A)
513313109	D R HORTON INC	SF 50' (Pod A)
513313159	D R HORTON INC	SF 50' (Pod A)
513313759	D R HORTON INC	SF 50' (Pod A)
513313809	D R HORTON INC	SF 50' (Pod A)
513313859	D R HORTON INC	SF 50' (Pod A)
513313909	D R HORTON INC	SF 50' (Pod A)
513313959	D R HORTON INC	SF 50' (Pod A)
513314009	D R HORTON INC	SF 50' (Pod A)
513314059	D R HORTON INC	SF 50' (Pod A)
513314109	D R HORTON INC	SF 50' (Pod A)
513314159	D R HORTON INC	SF 50' (Pod A)
513314209	D R HORTON INC	SF 50' (Pod A)
513314259	D R HORTON INC	SF 50' (Pod A)
513305159	DR HORTON INC	SF 50' (Pod A)
513305209	DR HORTON INC	SF 50' (Pod A)
513305259	DR HORTON INC	SF 50' (Pod A)
513305309	DR HORTON INC	SF 50' (Pod A)
513305359	DR HORTON INC	SF 50' (Pod A)
513305409	DR HORTON INC	SF 50' (Pod A)
513306059	DR HORTON INC	SF 50' (Pod A)
513306109	DR HORTON INC	SF 50' (Pod A)
513306159	DR HORTON INC	SF 50' (Pod A)
513306209	DR HORTON INC	SF 50' (Pod A)
513306259	DR HORTON INC	SF 50' (Pod A)
513308609	DR HORTON INC	SF 50' (Pod A)
513308659	DR HORTON INC	SF 50' (Pod A)
513308709	DR HORTON INC	SF 50' (Pod A)
513308759	DR HORTON INC	SF 50' (Pod A)
513308809	DR HORTON INC	SF 50' (Pod A)
513308859	DR HORTON INC	SF 50' (Pod A)
513308909	DR HORTON INC	SF 50' (Pod A)
513308959	DR HORTON INC	SF 50' (Pod A)
513309009	DR HORTON INC	SF 50' (Pod A)
513309059	DR HORTON INC	SF 50' (Pod A)
513310109	DR HORTON INC	SF 50' (Pod A)
513310159	DR HORTON INC	SF 50' (Pod A)
513313259	DR HORTON INC	SF 50' (Pod A)
513313309	DR HORTON INC	SF 50' (Pod A)
513313359	DR HORTON INC	SF 50' (Pod A)
513313409	DR HORTON INC	SF 50' (Pod A)
513313459	DR HORTON INC	SF 50' (Pod A)
513313509	DR HORTON INC	SF 50' (Pod A)
513313559	DR HORTON INC	SF 50' (Pod A)

Exhibit B

PARCEL ID	OWNER NAME	UNIT TYPE
513313609	DR HORTON INC	SF 50' (Pod A)
513313659	DR HORTON INC	SF 50' (Pod A)
513313709	DR HORTON INC	SF 50' (Pod A)
513316909	DR HORTON INC	SF 50' (Pod A)
513316959	DR HORTON INC	SF 50' (Pod A)
513310659	D R HORTON INC	SF 60' (Pod A)
513310709	D R HORTON INC	SF 60' (Pod A)
513310759	D R HORTON INC	SF 60' (Pod A)
513311309	D R HORTON INC	SF 60' (Pod A)
513311359	D R HORTON INC	SF 60' (Pod A)
513311409	D R HORTON INC	SF 60' (Pod A)
513311459	D R HORTON INC	SF 60' (Pod A)
513311509	D R HORTON INC	SF 60' (Pod A)
513311559	D R HORTON INC	SF 60' (Pod A)
513312209	D R HORTON INC	SF 60' (Pod A)
513312759	D R HORTON INC	SF 60' (Pod A)
513314309	D R HORTON INC	SF 60' (Pod A)
513310809	DR HORTON INC	SF 60' (Pod A)
513310859	DR HORTON INC	SF 60' (Pod A)
513310909	DR HORTON INC	SF 60' (Pod A)
513310959	DR HORTON INC	SF 60' (Pod A)
513311009	DR HORTON INC	SF 60' (Pod A)
513311059	DR HORTON INC	SF 60' (Pod A)
513311109	DR HORTON INC	SF 60' (Pod A)
513311159	DR HORTON INC	SF 60' (Pod A)
513311209	DR HORTON INC	SF 60' (Pod A)
513311259	DR HORTON INC	SF 60' (Pod A)
513316859	DR HORTON INC	SF 60' (Pod A)

Northlake Stewardship District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 21, 2025

VIA FIRST CLASS U.S. MAIL

SILVA, JAMES and SILVA, MERIAM
3423 NIGHT STAR TER,
PARRISH FL 34219

PARCEL ID: 513334109

RE: Northlake Stewardship District FY 2026 Budget and O&M Assessments

Dear Property Owner:

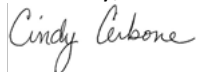
Pursuant to Florida law, the Northlake Stewardship District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

DATE: August 20, 2025
TIME: 5:00 p.m.
LOCATION: 6102 162nd Avenue E.
Parrish, Florida 34219

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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

Sincerely,



Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2026

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$562,109.57** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Residential Unit (collectively herein, “**ERU**”) basis for platted lots. Your property is classified as a SF 50’ (Pod B).
3. **Schedule of O&M Assessments:**

General Fund (GF)

Land Use	Total Units / Acres	ERU Factor	Proposed Annual O&M Assessment*
Rye Ranch Pod A			
37.5’ Villas	46	0.77	\$451.37
SF 40’	90	0.82	\$478.37
SF 50’	259	1.00	\$586.37
SF 60’	58	1.18	\$694.37
Residential Units	0	0.08	\$46.38
Rye Ranch Pod B			
SF 40’	65	0.82	\$478.37
SF 50’	171	1.00	\$586.37
SF 60’	34	1.18	\$694.37
Residential Units	0	0.08	\$46.38
Rye Ranch Pod C			
Residential Units	0	0.08	\$46.38
Rye Ranch Undeveloped Land			
Undeveloped Land	678.64	0.26	\$152.28

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod A

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod A			
37.5’ Villas	46	1.00	\$33.82
SF 40’	90	1.00	\$33.82
SF 50’	259	1.00	\$33.82
SF 60’	58	1.00	\$33.82

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod B

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod B			
SF 40’	65	1.00	\$34.85
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SF 60’	34	1.00	\$34.85

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod C

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod C			
Residential Units	0	1.00	\$27.07
Undeveloped Land	120.33	4.70	\$127.33

**includes collection costs and early payment discounts*

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

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

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$572.11	\$621.22	\$49.11

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Manatee County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Northlake Stewardship District
OFFICE OF THE DISTRICT MANAGER
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Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 21, 2025

VIA FIRST CLASS U.S. MAIL

LENNAR HOMES LLC
10481 SIX MILE CYPRESS PKWY
FORT MYERS, FL 33966

PARCEL ID: *please see "Exhibit B"*

RE: Northlake Stewardship District FY 2026 Budget and O&M Assessments

Dear Property Owner:

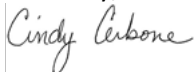
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Sincerely,



Cindy Cerbone
District Manager

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Special Revenue Fund (SRF) Pod A

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Special Revenue Fund (SRF) Pod B

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
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SF 50'	171	1.00	\$34.85
SF 60'	34	1.00	\$34.85

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod C

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
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Undeveloped Land	120.33	4.70	\$127.33

*includes collection costs and early payment discounts

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

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

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$45,650.02	\$49,590.48	\$3,940.46

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Manatee County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

PARCEL ID	OWNER NAME	UNIT TYPE
513331559	LENNAR HOMES LLC	SF 40' (Pod B)
513331809	LENNAR HOMES LLC	SF 40' (Pod B)
513331859	LENNAR HOMES LLC	SF 40' (Pod B)
513331909	LENNAR HOMES LLC	SF 40' (Pod B)
513331959	LENNAR HOMES LLC	SF 40' (Pod B)
513332009	LENNAR HOMES LLC	SF 40' (Pod B)
513332059	LENNAR HOMES LLC	SF 40' (Pod B)
513332109	LENNAR HOMES LLC	SF 40' (Pod B)
513332159	LENNAR HOMES LLC	SF 40' (Pod B)
513332209	LENNAR HOMES LLC	SF 40' (Pod B)
513332259	LENNAR HOMES LLC	SF 40' (Pod B)
513332309	LENNAR HOMES LLC	SF 40' (Pod B)
513332359	LENNAR HOMES LLC	SF 40' (Pod B)
513332509	LENNAR HOMES LLC	SF 40' (Pod B)
513332609	LENNAR HOMES LLC	SF 40' (Pod B)
513332659	LENNAR HOMES LLC	SF 40' (Pod B)
513332709	LENNAR HOMES LLC	SF 40' (Pod B)
513332759	LENNAR HOMES LLC	SF 40' (Pod B)
513332809	LENNAR HOMES LLC	SF 40' (Pod B)
513332859	LENNAR HOMES LLC	SF 40' (Pod B)
513332909	LENNAR HOMES LLC	SF 40' (Pod B)
513332959	LENNAR HOMES LLC	SF 40' (Pod B)
513333009	LENNAR HOMES LLC	SF 40' (Pod B)
513333059	LENNAR HOMES LLC	SF 40' (Pod B)
513340559	LENNAR HOMES LLC	SF 40' (Pod B)
513340609	LENNAR HOMES LLC	SF 40' (Pod B)
513340659	LENNAR HOMES LLC	SF 40' (Pod B)
513340709	LENNAR HOMES LLC	SF 40' (Pod B)
513340759	LENNAR HOMES LLC	SF 40' (Pod B)
513340809	LENNAR HOMES LLC	SF 40' (Pod B)
513340859	LENNAR HOMES LLC	SF 40' (Pod B)
513340909	LENNAR HOMES LLC	SF 40' (Pod B)
513340959	LENNAR HOMES LLC	SF 40' (Pod B)
513341009	LENNAR HOMES LLC	SF 40' (Pod B)
513341059	LENNAR HOMES LLC	SF 40' (Pod B)
513333159	LENNAR HOMES LLC	SF 50' (Pod B)
513333209	LENNAR HOMES LLC	SF 50' (Pod B)
513333409	LENNAR HOMES LLC	SF 50' (Pod B)
513333459	LENNAR HOMES LLC	SF 50' (Pod B)
513333559	LENNAR HOMES LLC	SF 50' (Pod B)
513333609	LENNAR HOMES LLC	SF 50' (Pod B)
513333659	LENNAR HOMES LLC	SF 50' (Pod B)
513333709	LENNAR HOMES LLC	SF 50' (Pod B)
513333759	LENNAR HOMES LLC	SF 50' (Pod B)
513333809	LENNAR HOMES LLC	SF 50' (Pod B)

Exhibit B

PARCEL ID	OWNER NAME	UNIT TYPE
513333859	LENNAR HOMES LLC	SF 50' (Pod B)
513333909	LENNAR HOMES LLC	SF 50' (Pod B)
513334009	LENNAR HOMES LLC	SF 50' (Pod B)
513334059	LENNAR HOMES LLC	SF 50' (Pod B)
513334209	LENNAR HOMES LLC	SF 50' (Pod B)
513334259	LENNAR HOMES LLC	SF 50' (Pod B)
513334309	LENNAR HOMES LLC	SF 50' (Pod B)
513334359	LENNAR HOMES LLC	SF 50' (Pod B)
513335209	LENNAR HOMES LLC	SF 50' (Pod B)
513335259	LENNAR HOMES LLC	SF 50' (Pod B)
513335309	LENNAR HOMES LLC	SF 50' (Pod B)
513335359	LENNAR HOMES LLC	SF 50' (Pod B)
513339309	LENNAR HOMES LLC	SF 50' (Pod B)
513339359	LENNAR HOMES LLC	SF 50' (Pod B)
513339409	LENNAR HOMES LLC	SF 50' (Pod B)
513339559	LENNAR HOMES LLC	SF 50' (Pod B)
513339609	LENNAR HOMES LLC	SF 50' (Pod B)
513339659	LENNAR HOMES LLC	SF 50' (Pod B)
513339709	LENNAR HOMES LLC	SF 50' (Pod B)
513339759	LENNAR HOMES LLC	SF 50' (Pod B)
513339809	LENNAR HOMES LLC	SF 50' (Pod B)
513339859	LENNAR HOMES LLC	SF 50' (Pod B)
513339909	LENNAR HOMES LLC	SF 50' (Pod B)
513339959	LENNAR HOMES LLC	SF 50' (Pod B)
513341709	LENNAR HOMES LLC	SF 50' (Pod B)
513341759	LENNAR HOMES LLC	SF 50' (Pod B)
513341809	LENNAR HOMES LLC	SF 50' (Pod B)
513341859	LENNAR HOMES LLC	SF 50' (Pod B)
513333109	LENNAR HOMES LLC	SF 60' (Pod B)
513334409	LENNAR HOMES LLC	SF 60' (Pod B)
513334459	LENNAR HOMES LLC	SF 60' (Pod B)
513334509	LENNAR HOMES LLC	SF 60' (Pod B)
513334559	LENNAR HOMES LLC	SF 60' (Pod B)
513334609	LENNAR HOMES LLC	SF 60' (Pod B)
513334659	LENNAR HOMES LLC	SF 60' (Pod B)
513342359	LENNAR HOMES LLC	SF 60' (Pod B)
513342409	LENNAR HOMES LLC	SF 60' (Pod B)
513342509	LENNAR HOMES LLC	SF 60' (Pod B)
513342609	LENNAR HOMES LLC	SF 60' (Pod B)

Northlake Stewardship District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 21, 2025

VIA FIRST CLASS U.S. MAIL

RYE RANCH LLC
35100 SR 64 E
MYAKKA CITY, FL 34251

PARCEL ID: *please see "Exhibit B"*

RE: Northlake Stewardship District FY 2026 Budget and O&M Assessments

Dear Property Owner:

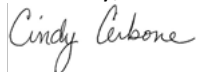
Pursuant to Florida law, the Northlake Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 20, 2025
TIME: 5:00 p.m.
LOCATION: 6102 162nd Avenue E.
Parrish, Florida 34219

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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

Sincerely,



Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2026

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$562,109.57** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Residential Unit (collectively herein, “**ERU**”) basis for platted lots.
3. **Schedule of O&M Assessments:**

General Fund (GF)

Land Use	Total Units / Acres	ERU Factor	Proposed Annual O&M Assessment*
Rye Ranch Pod A			
37.5' Villas	46	0.77	\$451.37
SF 40'	90	0.82	\$478.37
SF 50'	259	1.00	\$586.37
SF 60'	58	1.18	\$694.37
Residential Units	0	0.08	\$46.38
Rye Ranch Pod B			
SF 40'	65	0.82	\$478.37
SF 50'	171	1.00	\$586.37
SF 60'	34	1.18	\$694.37
Residential Units	0	0.08	\$46.38
Rye Ranch Pod C			
Residential Units	0	0.08	\$46.38
Rye Ranch Undeveloped Land			
Undeveloped Land	678.64	0.26	\$152.28

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod A

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod A			
37.5' Villas	46	1.00	\$33.82
SF 40'	90	1.00	\$33.82
SF 50'	259	1.00	\$33.82
SF 60'	58	1.00	\$33.82

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod B

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod B			
SF 40'	65	1.00	\$34.85
SF 50'	171	1.00	\$34.85
SF 60'	34	1.00	\$34.85

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod C

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod C			
Residential Units	0	1.00	\$27.07
Undeveloped Land	120.33	4.70	\$127.33

*includes collection costs and early payment discounts

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

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

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$40,026.13	\$63,974.24	\$23,948.11

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Manatee County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

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494900909	RYE RANCH LLC
495500119	RYE RANCH LLC
495700159	RYE RANCH LLC
513300239	RYE RANCH LLC
513324159	RYE RANCH LLC
513324359	RYE RANCH LLC
513324659	RYE RANCH LLC
513343559	RYE RANCH LLC
513343659	RYE RANCH LLC
513343859	RYE RANCH LLC
513344009	RYE RANCH LLC
513344409	RYE RANCH LLC
513510569	RYE RANCH LLC

Northlake Stewardship District
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THIS IS NOT A BILL – DO NOT PAY

July 21, 2025

VIA FIRST CLASS U.S. MAIL

SK RYE ROAD LLC
14025 RIVEREDGE DR, STE 175
TAMPA, FL 33637

PARCEL ID: *please see "Exhibit B"*

RE: Northlake Stewardship District FY 2026 Budget and O&M Assessments

Dear Property Owner:

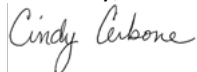
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Sincerely,



Cindy Cerbone
District Manager

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SF 50'	259	1.00	\$586.37
SF 60'	58	1.18	\$694.37
Residential Units	0	0.08	\$46.38
Rye Ranch Pod B			
SF 40'	65	0.82	\$478.37
SF 50'	171	1.00	\$586.37
SF 60'	34	1.18	\$694.37
Residential Units	0	0.08	\$46.38
Rye Ranch Pod C			
Residential Units	0	0.08	\$46.38
Rye Ranch Undeveloped Land			
Undeveloped Land	678.64	0.26	\$152.28

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod A

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod A			
37.5' Villas	46	1.00	\$33.82
SF 40'	90	1.00	\$33.82
SF 50'	259	1.00	\$33.82
SF 60'	58	1.00	\$33.82

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod B

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod B			
SF 40'	65	1.00	\$34.85
SF 50'	171	1.00	\$34.85
SF 60'	34	1.00	\$34.85

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod C

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod C			
Residential Units	0	1.00	\$27.07
Undeveloped Land	120.33	4.70	\$127.33

*includes collection costs and early payment discounts

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

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

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$112,815.33	\$122,604.57	\$9,789.24

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Manatee County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

PARCEL ID	OWNER NAME	UNIT TYPE
513300559	SK RYE ROAD LLC	37.5' Villas (Pod A)
513300609	SK RYE ROAD LLC	37.5' Villas (Pod A)
513300659	SK RYE ROAD LLC	37.5' Villas (Pod A)
513300709	SK RYE ROAD LLC	37.5' Villas (Pod A)
513300759	SK RYE ROAD LLC	37.5' Villas (Pod A)
513300809	SK RYE ROAD LLC	37.5' Villas (Pod A)
513300859	SK RYE ROAD LLC	37.5' Villas (Pod A)
513300909	SK RYE ROAD LLC	37.5' Villas (Pod A)
513300959	SK RYE ROAD LLC	37.5' Villas (Pod A)
513301009	SK RYE ROAD LLC	37.5' Villas (Pod A)
513301059	SK RYE ROAD LLC	37.5' Villas (Pod A)
513301109	SK RYE ROAD LLC	37.5' Villas (Pod A)
513301159	SK RYE ROAD LLC	37.5' Villas (Pod A)
513301209	SK RYE ROAD LLC	37.5' Villas (Pod A)
513301259	SK RYE ROAD LLC	37.5' Villas (Pod A)
513301309	SK RYE ROAD LLC	37.5' Villas (Pod A)
513301359	SK RYE ROAD LLC	37.5' Villas (Pod A)
513301409	SK RYE ROAD LLC	37.5' Villas (Pod A)
513301459	SK RYE ROAD LLC	37.5' Villas (Pod A)
513301509	SK RYE ROAD LLC	37.5' Villas (Pod A)
513301559	SK RYE ROAD LLC	37.5' Villas (Pod A)
513301609	SK RYE ROAD LLC	37.5' Villas (Pod A)
513301659	SK RYE ROAD LLC	37.5' Villas (Pod A)
513301709	SK RYE ROAD LLC	37.5' Villas (Pod A)
513302459	SK RYE ROAD LLC	37.5' Villas (Pod A)
513302509	SK RYE ROAD LLC	37.5' Villas (Pod A)
513302559	SK RYE ROAD LLC	37.5' Villas (Pod A)
513302609	SK RYE ROAD LLC	37.5' Villas (Pod A)
513307709	SK RYE ROAD LLC	37.5' Villas (Pod A)
513307759	SK RYE ROAD LLC	37.5' Villas (Pod A)
513317059	SK RYE ROAD LLC	SF 40' (Pod A)
513321659	SK RYE ROAD LLC	SF 40' (Pod A)
513321709	SK RYE ROAD LLC	SF 40' (Pod A)
513321759	SK RYE ROAD LLC	SF 40' (Pod A)
513321809	SK RYE ROAD LLC	SF 40' (Pod A)
513321859	SK RYE ROAD LLC	SF 40' (Pod A)
513321909	SK RYE ROAD LLC	SF 40' (Pod A)
513321959	SK RYE ROAD LLC	SF 40' (Pod A)
513322009	SK RYE ROAD LLC	SF 40' (Pod A)
513322059	SK RYE ROAD LLC	SF 40' (Pod A)
513322109	SK RYE ROAD LLC	SF 40' (Pod A)
513322159	SK RYE ROAD LLC	SF 40' (Pod A)
513322209	SK RYE ROAD LLC	SF 40' (Pod A)
513302659	SK RYE ROAD LLC	SF 50' (Pod A)
513302709	SK RYE ROAD LLC	SF 50' (Pod A)

Exhibit B

PARCEL ID	OWNER NAME	UNIT TYPE
513302759	SK RYE ROAD LLC	SF 50' (Pod A)
513302809	SK RYE ROAD LLC	SF 50' (Pod A)
513302859	SK RYE ROAD LLC	SF 50' (Pod A)
513302909	SK RYE ROAD LLC	SF 50' (Pod A)
513302959	SK RYE ROAD LLC	SF 50' (Pod A)
513303009	SK RYE ROAD LLC	SF 50' (Pod A)
513303059	SK RYE ROAD LLC	SF 50' (Pod A)
513303109	SK RYE ROAD LLC	SF 50' (Pod A)
513303159	SK RYE ROAD LLC	SF 50' (Pod A)
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513303259	SK RYE ROAD LLC	SF 50' (Pod A)
513303309	SK RYE ROAD LLC	SF 50' (Pod A)
513303359	SK RYE ROAD LLC	SF 50' (Pod A)
513303409	SK RYE ROAD LLC	SF 50' (Pod A)
513303459	SK RYE ROAD LLC	SF 50' (Pod A)
513303509	SK RYE ROAD LLC	SF 50' (Pod A)
513303559	SK RYE ROAD LLC	SF 50' (Pod A)
513303609	SK RYE ROAD LLC	SF 50' (Pod A)
513303659	SK RYE ROAD LLC	SF 50' (Pod A)
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513303759	SK RYE ROAD LLC	SF 50' (Pod A)
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513303859	SK RYE ROAD LLC	SF 50' (Pod A)
513303909	SK RYE ROAD LLC	SF 50' (Pod A)
513303959	SK RYE ROAD LLC	SF 50' (Pod A)
513304009	SK RYE ROAD LLC	SF 50' (Pod A)
513304059	SK RYE ROAD LLC	SF 50' (Pod A)
513304109	SK RYE ROAD LLC	SF 50' (Pod A)
513304159	SK RYE ROAD LLC	SF 50' (Pod A)
513304209	SK RYE ROAD LLC	SF 50' (Pod A)
513304259	SK RYE ROAD LLC	SF 50' (Pod A)
513304309	SK RYE ROAD LLC	SF 50' (Pod A)
513304359	SK RYE ROAD LLC	SF 50' (Pod A)
513304409	SK RYE ROAD LLC	SF 50' (Pod A)
513304459	SK RYE ROAD LLC	SF 50' (Pod A)
513304509	SK RYE ROAD LLC	SF 50' (Pod A)
513304559	SK RYE ROAD LLC	SF 50' (Pod A)
513304609	SK RYE ROAD LLC	SF 50' (Pod A)
513304659	SK RYE ROAD LLC	SF 50' (Pod A)
513304709	SK RYE ROAD LLC	SF 50' (Pod A)
513304759	SK RYE ROAD LLC	SF 50' (Pod A)
513304809	SK RYE ROAD LLC	SF 50' (Pod A)
513304859	SK RYE ROAD LLC	SF 50' (Pod A)
513304909	SK RYE ROAD LLC	SF 50' (Pod A)
513304959	SK RYE ROAD LLC	SF 50' (Pod A)

Exhibit B

PARCEL ID	OWNER NAME	UNIT TYPE
513305009	SK RYE ROAD LLC	SF 50' (Pod A)
513305059	SK RYE ROAD LLC	SF 50' (Pod A)
513305109	SK RYE ROAD LLC	SF 50' (Pod A)
513305459	SK RYE ROAD LLC	SF 50' (Pod A)
513305509	SK RYE ROAD LLC	SF 50' (Pod A)
513305559	SK RYE ROAD LLC	SF 50' (Pod A)
513305609	SK RYE ROAD LLC	SF 50' (Pod A)
513305659	SK RYE ROAD LLC	SF 50' (Pod A)
513305709	SK RYE ROAD LLC	SF 50' (Pod A)
513305759	SK RYE ROAD LLC	SF 50' (Pod A)
513305809	SK RYE ROAD LLC	SF 50' (Pod A)
513305859	SK RYE ROAD LLC	SF 50' (Pod A)
513305909	SK RYE ROAD LLC	SF 50' (Pod A)
513305959	SK RYE ROAD LLC	SF 50' (Pod A)
513306009	SK RYE ROAD LLC	SF 50' (Pod A)
513306309	SK RYE ROAD LLC	SF 50' (Pod A)
513306359	SK RYE ROAD LLC	SF 50' (Pod A)
513306409	SK RYE ROAD LLC	SF 50' (Pod A)
513306459	SK RYE ROAD LLC	SF 50' (Pod A)
513306509	SK RYE ROAD LLC	SF 50' (Pod A)
513306559	SK RYE ROAD LLC	SF 50' (Pod A)
513306609	SK RYE ROAD LLC	SF 50' (Pod A)
513306659	SK RYE ROAD LLC	SF 50' (Pod A)
513306709	SK RYE ROAD LLC	SF 50' (Pod A)
513306759	SK RYE ROAD LLC	SF 50' (Pod A)
513306809	SK RYE ROAD LLC	SF 50' (Pod A)
513306859	SK RYE ROAD LLC	SF 50' (Pod A)
513306909	SK RYE ROAD LLC	SF 50' (Pod A)
513306959	SK RYE ROAD LLC	SF 50' (Pod A)
513307009	SK RYE ROAD LLC	SF 50' (Pod A)
513307059	SK RYE ROAD LLC	SF 50' (Pod A)
513307109	SK RYE ROAD LLC	SF 50' (Pod A)
513307159	SK RYE ROAD LLC	SF 50' (Pod A)
513307209	SK RYE ROAD LLC	SF 50' (Pod A)
513307259	SK RYE ROAD LLC	SF 50' (Pod A)
513307309	SK RYE ROAD LLC	SF 50' (Pod A)
513307359	SK RYE ROAD LLC	SF 50' (Pod A)
513307409	SK RYE ROAD LLC	SF 50' (Pod A)
513307509	SK RYE ROAD LLC	SF 50' (Pod A)
513307559	SK RYE ROAD LLC	SF 50' (Pod A)
513307609	SK RYE ROAD LLC	SF 50' (Pod A)
513307659	SK RYE ROAD LLC	SF 50' (Pod A)
513307809	SK RYE ROAD LLC	SF 50' (Pod A)
513307859	SK RYE ROAD LLC	SF 50' (Pod A)
513307909	SK RYE ROAD LLC	SF 50' (Pod A)

Exhibit B

PARCEL ID	OWNER NAME	UNIT TYPE
513307959	SK RYE ROAD LLC	SF 50' (Pod A)
513308009	SK RYE ROAD LLC	SF 50' (Pod A)
513308059	SK RYE ROAD LLC	SF 50' (Pod A)
513308109	SK RYE ROAD LLC	SF 50' (Pod A)
513308159	SK RYE ROAD LLC	SF 50' (Pod A)
513308209	SK RYE ROAD LLC	SF 50' (Pod A)
513308259	SK RYE ROAD LLC	SF 50' (Pod A)
513308309	SK RYE ROAD LLC	SF 50' (Pod A)
513308359	SK RYE ROAD LLC	SF 50' (Pod A)
513308409	SK RYE ROAD LLC	SF 50' (Pod A)
513308459	SK RYE ROAD LLC	SF 50' (Pod A)
513308509	SK RYE ROAD LLC	SF 50' (Pod A)
513308559	SK RYE ROAD LLC	SF 50' (Pod A)
513309259	SK RYE ROAD LLC	SF 50' (Pod A)
513309309	SK RYE ROAD LLC	SF 50' (Pod A)
513309359	SK RYE ROAD LLC	SF 50' (Pod A)
513309409	SK RYE ROAD LLC	SF 50' (Pod A)
513309459	SK RYE ROAD LLC	SF 50' (Pod A)
513309509	SK RYE ROAD LLC	SF 50' (Pod A)
513309559	SK RYE ROAD LLC	SF 50' (Pod A)
513309609	SK RYE ROAD LLC	SF 50' (Pod A)
513309659	SK RYE ROAD LLC	SF 50' (Pod A)
513309709	SK RYE ROAD LLC	SF 50' (Pod A)
513309759	SK RYE ROAD LLC	SF 50' (Pod A)
513312659	SK RYE ROAD LLC	SF 50' (Pod A)
513312709	SK RYE ROAD LLC	SF 50' (Pod A)
513316459	SK RYE ROAD LLC	SF 50' (Pod A)
513316809	SK RYE ROAD LLC	SF 50' (Pod A)
513317109	SK RYE ROAD LLC	SF 50' (Pod A)
513317159	SK RYE ROAD LLC	SF 50' (Pod A)
513317209	SK RYE ROAD LLC	SF 50' (Pod A)
513318159	SK RYE ROAD LLC	SF 50' (Pod A)
513318209	SK RYE ROAD LLC	SF 50' (Pod A)
513318259	SK RYE ROAD LLC	SF 50' (Pod A)
513320509	SK RYE ROAD LLC	SF 50' (Pod A)
513320559	SK RYE ROAD LLC	SF 50' (Pod A)
513320609	SK RYE ROAD LLC	SF 50' (Pod A)
513320659	SK RYE ROAD LLC	SF 50' (Pod A)
513320709	SK RYE ROAD LLC	SF 50' (Pod A)
513322759	SK RYE ROAD LLC	SF 50' (Pod A)
513322809	SK RYE ROAD LLC	SF 50' (Pod A)
513322859	SK RYE ROAD LLC	SF 50' (Pod A)
513322909	SK RYE ROAD LLC	SF 50' (Pod A)
513322959	SK RYE ROAD LLC	SF 50' (Pod A)
513323009	SK RYE ROAD LLC	SF 50' (Pod A)

Exhibit B

PARCEL ID	OWNER NAME	UNIT TYPE
513323059	SK RYE ROAD LLC	SF 50' (Pod A)
513323109	SK RYE ROAD LLC	SF 50' (Pod A)
513323159	SK RYE ROAD LLC	SF 50' (Pod A)
513307459	SK RYE ROAD LLC	SF 60' (Pod A)
513316309	SK RYE ROAD LLC	SF 60' (Pod A)
513316359	SK RYE ROAD LLC	SF 60' (Pod A)
513316409	SK RYE ROAD LLC	SF 60' (Pod A)
513316509	SK RYE ROAD LLC	SF 60' (Pod A)
513316559	SK RYE ROAD LLC	SF 60' (Pod A)
513316609	SK RYE ROAD LLC	SF 60' (Pod A)
513316659	SK RYE ROAD LLC	SF 60' (Pod A)
513316709	SK RYE ROAD LLC	SF 60' (Pod A)
513316759	SK RYE ROAD LLC	SF 60' (Pod A)
513317259	SK RYE ROAD LLC	SF 60' (Pod A)
513320909	SK RYE ROAD LLC	SF 60' (Pod A)
513320959	SK RYE ROAD LLC	SF 60' (Pod A)
513321009	SK RYE ROAD LLC	SF 60' (Pod A)
513321059	SK RYE ROAD LLC	SF 60' (Pod A)
513321109	SK RYE ROAD LLC	SF 60' (Pod A)
513321159	SK RYE ROAD LLC	SF 60' (Pod A)
513321209	SK RYE ROAD LLC	SF 60' (Pod A)
513321259	SK RYE ROAD LLC	SF 60' (Pod A)
513321309	SK RYE ROAD LLC	SF 60' (Pod A)

Northlake Stewardship District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 21, 2025

VIA FIRST CLASS U.S. MAIL

SK RYE ROAD LLC
14025 RIVEREDGE DR, STE 175
TAMPA, FL 33637

PARCEL ID: *please see "Exhibit B"*
Product Type: *undeveloped land (Pod A)*

RE: Northlake Stewardship District FY 2026 Budget and O&M Assessments

Dear Property Owner:

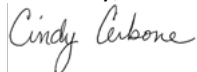
Pursuant to Florida law, the Northlake Stewardship District ("**District**") will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), and (ii) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget as follows:

DATE: August 20, 2025
TIME: 5:00 p.m.
LOCATION: 6102 162nd Avenue E.
Parrish, Florida 34219

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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

Sincerely,



Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2026

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$562,109.57** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Residential Unit (collectively herein, “**ERU**”) basis for platted lots.
3. **Schedule of O&M Assessments:**

General Fund (GF)

Land Use	Total Units / Acres	ERU Factor	Proposed Annual O&M Assessment*
Rye Ranch Pod A			
37.5' Villas	46	0.77	\$451.37
SF 40'	90	0.82	\$478.37
SF 50'	259	1.00	\$586.37
SF 60'	58	1.18	\$694.37
Residential Units	0	0.08	\$46.38
Rye Ranch Pod B			
SF 40'	65	0.82	\$478.37
SF 50'	171	1.00	\$586.37
SF 60'	34	1.18	\$694.37
Residential Units	0	0.08	\$46.38
Rye Ranch Pod C			
Residential Units	0	0.08	\$46.38
Rye Ranch Undeveloped Land			
Undeveloped Land	678.64	0.26	\$152.28

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod A

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod A			
37.5' Villas	46	1.00	\$33.82
SF 40'	90	1.00	\$33.82
SF 50'	259	1.00	\$33.82
SF 60'	58	1.00	\$33.82

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod B

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod B			
SF 40'	65	1.00	\$34.85
SF 50'	171	1.00	\$34.85
SF 60'	34	1.00	\$34.85

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod C

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod C			
Residential Units	0	1.00	\$27.07
Undeveloped Land	120.33	4.70	\$127.33

*includes collection costs and early payment discounts

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

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

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$51,205.97	\$62,473.86	\$11,267.89

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Manatee County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

PARCEL ID	OWNER NAME
513323609	SK RYE ROAD LLC
513324259	SK RYE ROAD LLC
513324309	SK RYE ROAD LLC
513324459	SK RYE ROAD LLC
513324509	SK RYE ROAD LLC
513324559	SK RYE ROAD LLC
513324609	SK RYE ROAD LLC
513324709	SK RYE ROAD LLC
513324759	SK RYE ROAD LLC
513324809	SK RYE ROAD LLC
513324859	SK RYE ROAD LLC
513324909	SK RYE ROAD LLC
513324959	SK RYE ROAD LLC
513325109	SK RYE ROAD LLC
513325159	SK RYE ROAD LLC
513325259	SK RYE ROAD LLC

Northlake Stewardship District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 21, 2025

VIA FIRST CLASS U.S. MAIL

STRADA DEVELOPMENT LLC
3400 ST JOHNS PARKWAY
SANFORD FL 32771

PARCEL ID: *please see "Exhibit B"*

RE: Northlake Stewardship District FY 2026 Budget and O&M Assessments

Dear Property Owner:

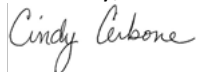
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Sincerely,



Cindy Cerbone
District Manager

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SF 50'	259	1.00	\$586.37
SF 60'	58	1.18	\$694.37
Residential Units	0	0.08	\$46.38
Rye Ranch Pod B			
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SF 50'	171	1.00	\$586.37
SF 60'	34	1.18	\$694.37
Residential Units	0	0.08	\$46.38
Rye Ranch Pod C			
Residential Units	0	0.08	\$46.38
Rye Ranch Undeveloped Land			
Undeveloped Land	678.64	0.26	\$152.28

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod A

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod A			
37.5' Villas	46	1.00	\$33.82
SF 40'	90	1.00	\$33.82
SF 50'	259	1.00	\$33.82
SF 60'	58	1.00	\$33.82

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod B

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod B			
SF 40'	65	1.00	\$34.85
SF 50'	171	1.00	\$34.85
SF 60'	34	1.00	\$34.85

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod C

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod C			
Residential Units	0	1.00	\$27.07
Undeveloped Land	120.33	4.70	\$127.33

*includes collection costs and early payment discounts

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

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

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$42,008.49	\$45,650.25	\$3,641.76

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Manatee County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Exhibit B

PARCEL ID	OWNER NAME	Unit Type
513315309	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513318109	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513318959	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513319009	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513319059	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513319709	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513319759	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513319809	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513319859	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513319909	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513319959	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513321359	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513321409	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513321459	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513321509	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513321559	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513321609	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513322259	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513322309	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513322359	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513322409	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513322459	STRADA DEVELOPMENT LLC	SF 40' (Pod A)
513311709	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513311759	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513311809	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513311859	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513311909	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513311959	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513312009	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513312059	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513312109	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513312159	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513318309	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513318359	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513318409	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513318459	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513318509	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513318559	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513318609	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513318659	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513318709	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513318759	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513318809	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513318859	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513318909	STRADA DEVELOPMENT LLC	SF 50' (Pod A)

Exhibit B

PARCEL ID	OWNER NAME	Unit Type
513319109	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513319159	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513319209	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513319259	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513319309	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513319359	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513319409	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513319459	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513319509	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513319559	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513319609	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513322509	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513322559	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513322609	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513322659	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513322709	STRADA DEVELOPMENT LLC	SF 50' (Pod A)
513319659	STRADA DEVELOPMENT LLC	SF 60' (Pod A)
513320009	STRADA DEVELOPMENT LLC	SF 60' (Pod A)
513320059	STRADA DEVELOPMENT LLC	SF 60' (Pod A)
513320109	STRADA DEVELOPMENT LLC	SF 60' (Pod A)
513320159	STRADA DEVELOPMENT LLC	SF 60' (Pod A)
513320209	STRADA DEVELOPMENT LLC	SF 60' (Pod A)
513320259	STRADA DEVELOPMENT LLC	SF 60' (Pod A)
513320309	STRADA DEVELOPMENT LLC	SF 60' (Pod A)
513320359	STRADA DEVELOPMENT LLC	SF 60' (Pod A)
513320409	STRADA DEVELOPMENT LLC	SF 60' (Pod A)
513320459	STRADA DEVELOPMENT LLC	SF 60' (Pod A)
513320759	STRADA DEVELOPMENT LLC	SF 60' (Pod A)
513320809	STRADA DEVELOPMENT LLC	SF 60' (Pod A)
513320859	STRADA DEVELOPMENT LLC	SF 60' (Pod A)

Northlake Stewardship District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
THIS IS NOT A BILL – DO NOT PAY

July 21, 2025

VIA FIRST CLASS U.S. MAIL

XXX

XXX

XXX

PARCEL ID / TYPE: _____

RE: Northlake Stewardship District FY 2026 Budget and O&M Assessments

Dear Property Owner:

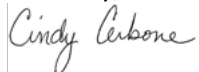
Pursuant to Florida law, the Northlake Stewardship District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), and (ii) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget as follows:

DATE: August 20, 2025
TIME: 5:00 p.m.
LOCATION: 6102 162nd Avenue E.
Parrish, Florida 34219

The proposed O&M Assessment information for your property, schedule of assessments, and total revenue to be collected to fund the Proposed Budget for FY 2026 is set forth in **Exhibit A** attached hereto. The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget, assessment roll, and the agenda for the public hearings and meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District.

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

Sincerely,



Cindy Cerbone
District Manager

EXHIBIT A
Summary of O&M Assessments – FY 2026

1. **Proposed Budget / Total Revenue.** From all O&M Assessments levied to fund the Proposed Budget, the District expects to collect no more than **\$562,109.57** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Residential Unit (collectively herein, “ERU”) basis for platted lots. Your property is classified as a [REDACTED].
3. **Schedule of O&M Assessments:**

General Fund (GF)

Land Use	Total Units / Acres	ERU Factor	Proposed Annual O&M Assessment*
Rye Ranch Pod A			
37.5' Villas	46	0.77	\$451.37
SF 40'	90	0.82	\$478.37
SF 50'	259	1.00	\$586.37
SF 60'	58	1.18	\$694.37
Residential Units	0	0.08	\$46.38
Rye Ranch Pod B			
SF 40'	65	0.82	\$478.37
SF 50'	171	1.00	\$586.37
SF 60'	34	1.18	\$694.37
Residential Units	0	0.08	\$46.38
Rye Ranch Pod C			
Residential Units	0	0.08	\$46.38
Rye Ranch Undeveloped Land			
Undeveloped Land	678.64	0.26	\$152.28

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod A

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod A			
37.5' Villas	46	1.00	\$33.82
SF 40'	90	1.00	\$33.82
SF 50'	259	1.00	\$33.82
SF 60'	58	1.00	\$33.82

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod B

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod B			
SF 40'	65	1.00	\$34.85
SF 50'	171	1.00	\$34.85
SF 60'	34	1.00	\$34.85

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod C

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod C			
Residential Units	0	1.00	\$27.07
Undeveloped Land	120.33	4.70	\$127.33

*includes collection costs and early payment discounts

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

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

Current O&M Assessment (10/1/2024 – 09/30/2025)	Proposed O&M Assessment (10/1/2025 – 09/30/2026)	Change in Annual Dollar Amount
\$	\$	\$

5. **Collection.** By operation of law, each year’s O&M Assessment constitutes a lien against the property levied on, just as do each year’s property taxes. For FY 2026, the District intends to have the Manatee County (“**County**”) Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments imposed on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. For delinquent assessments initially billed directly by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s County tax bill. **IT IS IMPORTANT TO PAY YOUR O&M ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE OR, FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

PARCEL ID	ACRES	OWNER NAME1	OWNER NAME2	MAIL LABEL1	MAIL LABEL2	MAIL LABEL3	MAIL LABEL4
513315259	0.1348	BALL, AARON JEFFREY		BALL, AARON JEFFREY	1808 COBB TRL	PARRISH FL 34219	
513315109	0.1271	CINCOTTA, KELLY MICHAEL	CINCOTTA, TAYLOR RENEA	CINCOTTA, KELLY MICHAEL	CINCOTTA, TAYLOR RENEA	1820 COBB TRL	PARRISH FL 34219
513315159	0.1293	KING, BRYHANA ANDREA		KING, BRYHANA ANDREA	1816 COBB TRL	PARRISH FL 34219	
513315059	0.1588	PIERRE, SOLETTE		PIERRE, SOLETTE	1824 COBB TRL	PARRISH FL 34219	
513331709	0.1102	3719 AMBERSWEET CROSSING LLC		3719 AMBERSWEET CROSSING LLC	36 EASTBOURNE DR	SPRING VALLEY NY 10977	
513332459	0.1102	EISDORFER, FAIGY	EISDORFER, SOLOMON	EISDORFER, FAIGY	EISDORFER, SOLOMON	1127 58TH ST	BROOKLYN NY 11219
513332559	0.1691	EISDORFER, NATHEN		EISDORFER, NATHEN	1718 48TH ST	BROOKLYN NY 11204	
513331759	0.1309	MURPHY, MICHAEL RYAN	MURPHY, MELISSA LYNN	MURPHY, MICHAEL RYAN	MURPHY, MELISSA LYNN	3723 AMBERSWEET XING	PARRISH FL 34219
513331609	0.1102	SUGAR, ALEXIS		SLUGAR, ALEXIS	3711 AMBERSWEET XING	PARRISH FL 34219	
513331659	0.1102	VIVAS, ISABEL	VIVAS, YORTAN	VIVAS, ISABEL	VIVAS, YORTAN	3715 AMBERSWEET CROSSING	PARRISH FL 34219
513332409	0.1102	WEILL, SALOMON		WEILL, SALOMON	4 EROS DR	AIRMONT NY 10952	
513310559	0.1512	ARANGO, KAREN		ARANGO, KAREN	17064 JAMES TRL	PARRISH FL 34219	
513310259	0.1521	ARIAS, JIMMY SANTIAGO LEON	ARIAS, HELEN SULY LEON	ARIAS, JIMMY SANTIAGO LEON	ARIAS, HELEN SULY LEON	117040 JAMES TRL	PARRISH FL 34219
513313209	0.1403	BURGIO, NICOLE ELIZABETH	BURGIO, ANTHONY J	BURGIO, NICOLE ELIZABETH	BURGIO, ANTHONY J	1745 COBB TRL	PARRISH FL 34219
513312509	0.1598	DOROSH, ANDRIY	SYMONI, OLHA	DOROSH, ANDRIY	SYMONI, OLHA	2142 MERCER ST	BALDWINVILLE NY 13027
513310309	0.1521	IBARRA, ARMANDO ALEJANDRO JR	RAMIREZ, EMMA AMY	IBARRA, ARMANDO ALEJANDRO JR	RAMIREZ, EMMA AMY	17044 JAMES TRL	PARRISH FL 34219
513310359	0.1383	NIXON, RICHARD ANDREW	NIXON, MARY ANTIONETTE	NIXON, RICHARD ANDREW	NIXON, MARY ANTIONETTE	17048 JAMES TRL	PARRISH FL 34219
513312359	0.1383	RODRIGUEZ, JULIANA DIAS	RODRIGUEZ, CHARLIE	RODRIGUEZ, JULIANA DIAS	RODRIGUEZ, CHARLIE	17057 JAMES TRL	PARRISH FL 34219
513334159	0.1907	GORDILLO, MIGUEL		GORDILLO, MIGUEL	3419 NIGHT STAR TER	PARRISH FL 34219	
513333959	0.1377	ODONNELL, FRANCES GRACE		ODONNELL, FRANCES GRACE	3507 NIGHT STAR TER	PARRISH FL 34219	
513333509	0.1494	PELOW, KRISTOPHER JAMES `		PELOW, KRISTOPHER JAMES		3543 NIGHT STAR TER	PARRISH FL 34219
513310609	0.1814	FOLK, DARRELL MICHAEL		FOLK, DARRELL MICHAEL	3601 2ND AVE N	SAINT PETERSBURG FL 33713	
513342659	0.1817	BAEZ, ALEJANDRO	TORRES-BAEZ, JANNETTE	BAEZ, ALEJANDRO	TORRES-BAEZ, JANNETTE	3326 NIGHT STAR TER	PARRISH FL 34219
513342559	0.1932	MACHUGA, KATHERINE MARY	FUENTES, BRANDON MICHAEL	MACHUGA, KATHERINE MARY	FUENTES, BRANDON MICHAEL	3338 NIGHT STAR TER	PARRISH FL 34219
513342459	0.1653	MAY, ROBERT WOOTEN	MAY, SHIRLEY ANN	MAY, ROBERT WOOTEN	MAY, SHIRLEY ANN	3348 NIGHT STAR TER	PARRISH FL 34219
513342709	0.1653	MILAND, LORI SUSAN	MILAND, SCOTT ALBERT	MILAND, LORI SUSAN	MILAND, SCOTT ALBERT	3322 NIGHT STAR TER	PARRISH FL 34219
513342759	0.1653	SMITH, STEVEN NICHOLAS	SMITH, ANN JESSUP	SMITH, STEVEN NICHOLAS	SMITH, ANN JESSUP	3318 NIGHT STAR TERR	PARRISH FL 34219
513342309	0.2054	WALTON, REBECCA	WALTON, HOMER	WALTON, REBECCA	WALTON, HOMER	3412 NIGHT STAR TER	PARRISH FL 34219
513334109	0.1907	SILVA, JAMES	SILVA, MERIAM			SILVA, JAMES	SILVA, MERIAM

NORTHLAKE

STEWARDSHIP DISTRICT

3C

RESOLUTION 2025-17
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHLAKE STEWARDSHIP DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Northlake Stewardship District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 2022-248, *Laws of Florida*, and the Uniform Special District Accountability Act, Chapter 189, *Florida Statutes*, as amended ("**Act**"), for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Manatee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan, Chapter 2022-248, *Laws of Florida*, and the Act; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 2022-248, *Laws of Florida*, and the Act, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTHLAKE STEWARDSHIP DISTRICT:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
 - b. **O&M Assessment Imposition.** Pursuant to Chapter 2022-248, *Laws of Florida*, and Act, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 2022-248, *Laws of Florida*, and the Act, the District is authorized to collect and enforce the Assessments as set forth below.
- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if

any) imposed on “**Direct Collect Property**” identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District’s Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on **October 1, 2025**; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: **50%** due no later than **October 1, 2025**, **25%** due no later than **February 1, 2026**, and **25%** due no later than **April 1, 2026**.
 - ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on **October 1, 2025**; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: **50%** due no later than **October 1, 2025**, **25%** due no later than **February 1, 2026**, and **25%** due no later than **April 1, 2026**.
 - iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.
- c. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not

mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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

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

PASSED AND ADOPTED this 17th day of September, 2025.

ATTEST:

NORTHLAKE STEWARDSHIP DISTRICT

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A: Budget

**NORTHLAKE
STEWARDSHIP DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**NORTHLAKE
STEWARDSHIP DISTRICT
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**NORTHLAKE
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross - Pod A	\$ -				\$ 254,816
Assessment levy: on-roll - gross - Pod B-AA1 (B1)					154,290
Allowable discounts (4%)	-				(16,364)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	392,742
Assessment levy: off-roll - Pod A	287,355	176,146	71,835	247,981	54,937
Assessment levy: off-roll - Pod B-AA1 (B1)	142,610	106,958	35,652	142,610	-
Assessment levy: off-roll - Pod B2	8,356	6,268	2,088	8,356	8,932
Assessment levy: off-roll - Pod C1	21,597	11,658	9,939	21,597	23,084
Assessment levy: off-roll - Pod C2	10,073	-	10,073	10,073	10,767
Landowner contribution - Pod B2	-	124	-	124	-
Landowner contribution - Pod C	-	436	-	436	-
Lot closing assessments	-	39,374	-	39,374	-
Total revenues	469,991	340,964	129,587	470,551	490,462
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	40,000	9,457	30,543	40,000	40,000
Engineering	10,000	1,119	8,881	10,000	10,000
Audit	6,000	-	6,000	6,000	6,000
Telephone	200	100	100	200	200
Postage	500	34	466	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	1,871	4,629	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,720	10,816	-	10,816	12,668
Contingencies/bank charges	500	555	1,200	1,755	1,750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Tax collector	-	-	-	-	12,273
Total professional & administrative	119,010	48,587	76,774	125,361	139,481

**NORTHLAKE
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Field operations					
Field operations management	4,000	-	1,000	1,000	4,000
Field operations accounting	2,500	-	500	500	2,500
Wetland & environmental monitoring, mtce	3,190	-	750	750	3,190
Landscape & irrigation maintenance	232,870	-	36,000	36,000	232,870
Streetlights	48,383	-	8,500	8,500	48,383
Utilites	9,570	-	2,000	2,000	9,570
Other maintenance	7,018	-	250	250	7,018
Property insurance	7,500	-	250	250	7,500
Other	35,950	-	750	750	35,950
Total field operations	350,981	-	50,000	50,000	350,981
Total expenditures	469,991	48,587	126,774	175,361	490,462
Net increase/(decrease) of fund balance	-	292,377	2,813	295,190	-
Fund balance - beginning (unaudited)	-	(4,001)	288,376	(4,001)	291,189
Assigned					
Working capital	-	-	-	-	137,742
Disaster recovery	-	-	-	-	100,000
Stormwater reporting	-	-	-	-	10,000
Contingency maintenance	-	-	-	-	43,447
Unassigned	-	-	-	-	-
Fund balance - ending (projected)	\$ -	\$ 288,376	\$ 291,189	\$ 291,189	\$ 291,189

Note: Professional & administrative expense assessed over all anticipated units in Rye Ranch; Field operations expense assessed over all units with debt (both platted and unplatted) as well as platted units as of July 1 with no debt

**NORTHLAKE
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	40,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	10,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	6,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	6,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	12,668
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,750
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector - Pod B1	-
Tax collector	12,273
Field operations & maintenance	
Field operations management	4,000
Field operations accounting	2,500
Wetland & environmental monitoring, mtce	3,190
Landscape & irrigation maintenance	232,870
Streetlights	48,383
Utilities	9,570
Other maintenance	7,018
Property insurance	7,500
Other	35,950
Total expenditures	<u><u>\$490,462</u></u>

**NORTHLAKE
STEWARDSHIP DISTRICT
SPECIAL REVENUE FUND BUDGET - RYE RANCH POD A
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Special assessment - on-roll	\$ -				\$ 15,323
Allowable discounts (4%)	-				(613)
Assessment levy: net	-	\$ -	\$ -	\$ -	14,710
Special assessment: off-roll	14,250	2,390	8,749	11,139	-
Lot closing assessments	-	3,111	-	3,111	-
Total revenues	14,250	5,501	8,749	14,250	14,710
EXPENDITURES					
Professional & administrative					
Debt service fund accounting	5,500	5,500	-	5,500	5,500
Arbitrage rebate calculation	750	-	750	750	750
EMMA software service	1,500	1,500	-	1,500	1,500
Dissemination agent	1,000	1,000	-	1,000	1,000
Trustee	5,500		5,500	5,500	5,500
Tax collector	-	-	-	-	460
Total expenditures	14,250	8,000	6,250	14,250	14,710
Field operations & maintenance (Pod A specific)*					
Field operation, repair & maintenance	-	-	-	-	-
Total field operations & maintenance	-	-	-	-	-
Total expenditures	14,250	8,000	6,250	14,250	14,710
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,499)	2,499	-	-
Fund balance:					
Beginning fund balance (unaudited)	-	-	(2,499)	-	-
Ending fund balance (projected)	\$ -	\$ (2,499)	\$ -	\$ -	\$ -
*Field operations & maintenance expenses specific to Pod A					

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND - RYE RANCH POD A EXPENDITURES**

EXPENDITURES

Professional & administrative

Debt service fund accounting**	\$ 5,500
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service	1,500
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Tax collector	460
Total expenditures	<u>\$ 14,710</u>

**NORTHLAKE
STEWARDSHIP DISTRICT
SPECIAL REVENUE FUND BUDGET: RYE RANCH POD B-AA1 (B1)
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Special assessment - on-roll	\$ -				\$ 9,409
Allowable discounts (4%)	-				(376)
Assessment levy: net	-	\$ -	\$ -	\$ -	9,033
Special assessment: off-roll	8,750	6,563	2,187	8,750	-
Total revenues	8,750	6,563	2,187	8,750	9,033
EXPENDITURES					
Professional & administrative					
Debt service fund accounting	-	-	-	-	-
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	1,000	-	1,000	1,000
EMMA software service	1,500	1,500	-	1,500	1,500
Trustee	5,500	-	5,500	5,500	5,500
Tax collector	-	-	-	-	282
Total professional & admin	8,750	2,500	6,250	8,750	9,032
Field operations & maintenance (Pod B1 specific)*					
Field operation, repair & maintenance	-	-	-	-	-
Total field operations & maintenance	-	-	-	-	-
Total expenditures	8,750	2,500	6,250	8,750	9,032
Excess/(deficiency) of revenues over/(under) expenditures	-	4,063	(4,063)	-	1
Fund balance:					
Beginning fund balance (unaudited)	-	-	4,063	-	-
Ending fund balance (projected)	\$ -	\$ 4,063	\$ -	\$ -	\$ 1

***Field operations & maintenance expenses specific to Pod B1**

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND: RYE RANCH POD B-AA1 (B1) EXPENDITURES**

EXPENDITURES

Professional & administrative

Arbitrage rebate calculation	\$ 750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service	1,500
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Tax collector	282
Total expenditures	<u><u>\$ 9,032</u></u>

**NORTHLAKE
STEWARDSHIP DISTRICT
SPECIAL REVENUE FUND BUDGET - RYE RANCH POD C1
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Special assessment: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 14,250
Developer contribution - POD C1	-	-	1,625	1,625	-
Total revenues	-	-	1,625	1,625	14,250
EXPENDITURES					
Professional & administrative					
Debt service fund accounting	-	-	1,375	1,375	5,500
Arbitrage rebate calculation	-	-	-	-	750
EMMA software service	-	-	-	-	1,500
Dissemination agent	-	-	250	250	1,000
Trustee	-	-	-	-	5,500
Total expenditures	-	-	1,625	1,625	14,250
Field operations & maintenance (Pod C1 specific)*					
Field operation, repair & maintenance	-	-	-	-	-
Total field operations & maintenance	-	-	-	-	-
Total expenditures	-	-	1,625	1,625	14,250
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	-
Fund balance:					
Beginning fund balance (unaudited)	-	-	-	-	-
Ending fund balance (projected)	\$ -	\$ -	\$ -	\$ -	\$ -
*Field operations & maintenance expenses specific to Pod C1					

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND - RYE RANCH POD C1 EXPENDITURES**

EXPENDITURES

Professional & administrative

Debt service fund accounting**	\$ 5,500
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service	1,500
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Total expenditures	<u><u>\$ 14,250</u></u>

**NORTHLAKE
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - RYE RANCH POD A (SERIES 2023 PROJECT AREA)
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Special assessment - on-roll	\$ -				\$ 725,051
Allowable discounts (4%)	-				(29,002)
Assessment levy: net	-	\$ -	\$ -	\$ -	696,049
Special assessment: off-roll	675,692	55,094	471,203	526,297	-
Lot closing assessments	-	149,395	-	149,395	-
Interest	-	17,150	-	17,150	-
Total revenues	675,692	221,639	471,203	692,842	696,049
EXPENDITURES					
Debt service					
Principal	100,000	-	100,000	100,000	110,000
Interest	574,526	287,263	287,263	574,526	568,826
Total debt service	674,526	287,263	387,263	674,526	678,826
Other fees & charges					
Tax collector	-	-	-	-	21,752
Total other fees & charges	-	-	-	-	21,752
Total expenditures	674,526	287,263	387,263	674,526	700,578
Excess/(deficiency) of revenues over/(under) expenditures	1,166	(65,624)	83,940	18,316	(4,529)
Fund balance:					
Beginning fund balance (unaudited)	973,377	996,734	931,110	996,734	1,015,050
Ending fund balance (projected)	\$ 974,543	\$ 931,110	\$1,015,050	\$ 1,015,050	1,010,521
Use of fund balance:					
Debt service reserve account balance (required)					(675,691)
Interest expense - November 1, 2026					(281,278)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 53,552

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
RYE RANCH POD A - SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			284,413.13	284,413.13	8,725,000.00
05/01/26	110,000.00	5.700%	284,413.13	394,413.13	8,615,000.00
11/01/26			281,278.13	281,278.13	8,615,000.00
05/01/27	115,000.00	5.700%	281,278.13	396,278.13	8,500,000.00
11/01/27			278,000.63	278,000.63	8,500,000.00
05/01/28	120,000.00	5.700%	278,000.63	398,000.63	8,380,000.00
11/01/28			274,580.63	274,580.63	8,380,000.00
05/01/29	130,000.00	5.700%	274,580.63	404,580.63	8,250,000.00
11/01/29			270,875.63	270,875.63	8,250,000.00
05/01/30	135,000.00	5.700%	270,875.63	405,875.63	8,115,000.00
11/01/30			267,028.13	267,028.13	8,115,000.00
05/01/31	145,000.00	6.500%	267,028.13	412,028.13	7,970,000.00
11/01/31			262,315.63	262,315.63	7,970,000.00
05/01/32	155,000.00	6.500%	262,315.63	417,315.63	7,815,000.00
11/01/32			257,278.13	257,278.13	7,815,000.00
05/01/33	165,000.00	6.500%	257,278.13	422,278.13	7,650,000.00
11/01/33			251,915.63	251,915.63	7,650,000.00
05/01/34	175,000.00	6.500%	251,915.63	426,915.63	7,475,000.00
11/01/34			246,228.13	246,228.13	7,475,000.00
05/01/35	185,000.00	6.500%	246,228.13	431,228.13	7,290,000.00
11/01/35			240,215.63	240,215.63	7,290,000.00
05/01/36	200,000.00	6.500%	240,215.63	440,215.63	7,090,000.00
11/01/36			233,715.63	233,715.63	7,090,000.00
05/01/37	215,000.00	6.500%	233,715.63	448,715.63	6,875,000.00
11/01/37			226,728.13	226,728.13	6,875,000.00
05/01/38	225,000.00	6.500%	226,728.13	451,728.13	6,650,000.00
11/01/38			219,415.63	219,415.63	6,650,000.00
05/01/39	240,000.00	6.500%	219,415.63	459,415.63	6,410,000.00
11/01/39			211,615.63	211,615.63	6,410,000.00
05/01/40	260,000.00	6.500%	211,615.63	471,615.63	6,150,000.00
11/01/40			203,165.63	203,165.63	6,150,000.00
05/01/41	275,000.00	6.500%	203,165.63	478,165.63	5,875,000.00
11/01/41			194,228.13	194,228.13	5,875,000.00
05/01/42	295,000.00	6.500%	194,228.13	489,228.13	5,580,000.00
11/01/42			184,640.63	184,640.63	5,580,000.00
05/01/43	315,000.00	6.500%	184,640.63	499,640.63	5,265,000.00
11/01/43			174,403.13	174,403.13	5,265,000.00
05/01/44	335,000.00	6.625%	174,403.13	509,403.13	4,930,000.00
11/01/44			163,306.25	163,306.25	4,930,000.00
05/01/45	360,000.00	6.625%	163,306.25	523,306.25	4,570,000.00
11/01/45			151,381.25	151,381.25	4,570,000.00
05/01/46	385,000.00	6.625%	151,381.25	536,381.25	4,185,000.00
11/01/46			138,628.13	138,628.13	4,185,000.00
05/01/47	410,000.00	6.625%	138,628.13	548,628.13	3,775,000.00
11/01/47			125,046.88	125,046.88	3,775,000.00
05/01/48	440,000.00	6.625%	125,046.88	565,046.88	3,335,000.00
11/01/48			110,471.88	110,471.88	3,335,000.00
05/01/49	470,000.00	6.625%	110,471.88	580,471.88	2,865,000.00

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
RYE RANCH POD A - SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			94,903.13	94,903.13	2,865,000.00
05/01/50	500,000.00	6.625%	94,903.13	594,903.13	2,365,000.00
11/01/50			78,340.63	78,340.63	2,365,000.00
05/01/51	535,000.00	6.625%	78,340.63	613,340.63	1,830,000.00
11/01/51			60,618.75	60,618.75	1,830,000.00
05/01/52	570,000.00	6.625%	60,618.75	630,618.75	1,260,000.00
11/01/52			41,737.50	41,737.50	1,260,000.00
05/01/53	610,000.00	6.625%	41,737.50	651,737.50	650,000.00
11/01/53			21,531.25	21,531.25	650,000.00
05/01/54	650,000.00	6.625%	21,531.25	671,531.25	-
Total	8,725,000.00		11,096,015.00	19,821,015.00	

**NORTHLAKE
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET: RYE RANCH POD B-AA1 (B1)
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Special assessment - on-roll	\$ -				\$ 479,463
Allowable discounts (4%)	-				(19,179)
Assessment levy: net	-	\$ -	\$ -	\$ -	460,284
Special assessment: off-roll	\$ 445,901	\$ 334,426	\$ 111,475	\$ 445,901	-
Interest	-	13,993	-	13,993	-
Total revenues	445,901	348,419	111,475	459,894	460,284
EXPENDITURES					
Debt service					
Principal	50,000	50,000	-	50,000	90,000
Interest	355,550	178,400	177,150	355,550	352,050
Total debt service	405,550	228,400	177,150	405,550	442,050
Other fees & charges					
Tax collector	-	-	-	-	14,384
Total other fees & charges	-	-	-	-	14,384
Total expenditures	405,550	228,400	177,150	405,550	456,434
Excess/(deficiency) of revenues over/(under) expenditures	40,351	120,019	(65,675)	54,344	3,850
Fund balance:					
Beginning fund balance (unaudited)	678,399	684,414	804,433	684,414	738,758
Ending fund balance (projected)	\$ 718,750	\$ 804,433	\$ 738,758	\$ 738,758	742,608
Use of fund balance:					
Debt service reserve account balance (required)					(445,900)
Principal and Interest expense - November 1, 2026					(269,900)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 26,808

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 RYE RANCH POD B-AA1 (B1) - AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	90,000.00	5.000%	177,150.00	267,150.00	6,010,000.00
05/01/26			174,900.00	174,900.00	6,010,000.00
11/01/26	95,000.00	5.000%	174,900.00	269,900.00	5,915,000.00
05/01/27			172,525.00	172,525.00	5,915,000.00
11/01/27	100,000.00	5.000%	172,525.00	272,525.00	5,815,000.00
05/01/28			170,025.00	170,025.00	5,815,000.00
11/01/28	105,000.00	5.000%	170,025.00	275,025.00	5,710,000.00
05/01/29			167,400.00	167,400.00	5,710,000.00
11/01/29	110,000.00	5.000%	167,400.00	277,400.00	5,600,000.00
05/01/30			164,650.00	164,650.00	5,600,000.00
11/01/30	115,000.00	5.000%	164,650.00	279,650.00	5,485,000.00
05/01/31			161,775.00	161,775.00	5,485,000.00
11/01/31	120,000.00	5.750%	161,775.00	281,775.00	5,365,000.00
05/01/32			158,325.00	158,325.00	5,365,000.00
11/01/32	125,000.00	5.750%	158,325.00	283,325.00	5,240,000.00
05/01/33			154,731.25	154,731.25	5,240,000.00
11/01/33	135,000.00	5.750%	154,731.25	289,731.25	5,105,000.00
05/01/34			150,850.00	150,850.00	5,105,000.00
11/01/34	140,000.00	5.750%	150,850.00	290,850.00	4,965,000.00
05/01/35			146,825.00	146,825.00	4,965,000.00
11/01/35	150,000.00	5.750%	146,825.00	296,825.00	4,815,000.00
05/01/36			142,512.50	142,512.50	4,815,000.00
11/01/36	160,000.00	5.750%	142,512.50	302,512.50	4,655,000.00
05/01/37			137,912.50	137,912.50	4,655,000.00
11/01/37	165,000.00	5.750%	137,912.50	302,912.50	4,490,000.00
05/01/38			133,168.75	133,168.75	4,490,000.00
11/01/38	175,000.00	5.750%	133,168.75	308,168.75	4,315,000.00
05/01/39			128,137.50	128,137.50	4,315,000.00
11/01/39	185,000.00	5.750%	128,137.50	313,137.50	4,130,000.00
05/01/40			122,818.75	122,818.75	4,130,000.00
11/01/40	200,000.00	5.750%	122,818.75	322,818.75	3,930,000.00
05/01/41			117,068.75	117,068.75	3,930,000.00
11/01/41	210,000.00	5.750%	117,068.75	327,068.75	3,720,000.00
05/01/42			111,031.25	111,031.25	3,720,000.00
11/01/42	220,000.00	5.750%	111,031.25	331,031.25	3,500,000.00
05/01/43			104,706.25	104,706.25	3,500,000.00
11/01/43	235,000.00	5.750%	104,706.25	339,706.25	3,265,000.00
05/01/44			97,950.00	97,950.00	3,265,000.00
11/01/44	250,000.00	6.000%	97,950.00	347,950.00	3,015,000.00
05/01/45			90,450.00	90,450.00	3,015,000.00
11/01/45	260,000.00	6.000%	90,450.00	350,450.00	2,755,000.00
05/01/46			82,650.00	82,650.00	2,755,000.00
11/01/46	280,000.00	6.000%	82,650.00	362,650.00	2,475,000.00
05/01/47			74,250.00	74,250.00	2,475,000.00
11/01/47	295,000.00	6.000%	74,250.00	369,250.00	2,180,000.00
05/01/48			65,400.00	65,400.00	2,180,000.00
11/01/48	315,000.00	6.000%	65,400.00	380,400.00	1,865,000.00
05/01/49			55,950.00	55,950.00	1,865,000.00

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 RYE RANCH POD B-AA1 (B1) - AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49	330,000.00	6.000%	55,950.00	385,950.00	1,535,000.00
05/01/50			46,050.00	46,050.00	1,535,000.00
11/01/50	350,000.00	6.000%	46,050.00	396,050.00	1,185,000.00
05/01/51			35,550.00	35,550.00	1,185,000.00
11/01/51	370,000.00	6.000%	35,550.00	405,550.00	815,000.00
05/01/52			24,450.00	24,450.00	815,000.00
11/01/52	395,000.00	6.000%	24,450.00	419,450.00	420,000.00
05/01/53			12,600.00	12,600.00	420,000.00
11/01/53	420,000.00	6.000%	12,600.00	432,600.00	-
Total	6,100,000.00		6,586,475.00	12,686,475.00	

**NORTHLAKE
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Rye Ranch Pod A - 2023 Project Area

On-Roll Assessments - Units Subject to Series 2023 Bonds								
		FY 2026						
		Professional & Administrative Assessment	FY 2026 Field Operations Assessment	FY 2026 SRF Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment	
Product/Parcel	Units	per Unit	per Unit	per Unit	per Unit	per Unit	per Unit	
37.5' Villas	46	\$ 43.85	\$ 404.99	\$ 33.82	\$ 1,249.80	\$ 1,732.47	\$ 1,607.74	
SF 40'	90	43.85	431.99	33.82	1,333.12	1,842.79	1,710.31	
SF 50'	259	43.85	539.99	33.82	1,666.40	2,284.07	2,120.57	
SF 60'	58	43.85	647.99	33.82	1,999.68	2,725.35	2,530.83	
Total	453							

Rye Ranch Pod A - Future Development

Off-Roll Assessments							
		FY 2026					FY 2025
		Professional & Administrative Assessment	FY 2026 Field Operations Assessment	FY 2026 SRF Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	Total Assessment
Product/Parcel	Units	per Unit	per Unit	per Unit	per Unit	per Unit	per Unit
Residential Unit	1,347	\$ 40.78	\$ -	\$ -	\$ -	\$ 40.78	\$ 38.16
Total	1,347						

Rye Ranch Pod POD B-AA1 (B1) - Assessment Area One

On-Roll Assessments - Units Subject to Series 2023 Bonds							
Product/Parcel	Units	FY 2026	FY 2026 Field	FY 2026 SRF	FY 2026 DS	FY 2026 Total	FY 2025
		Professional & Administrative Assessment per Unit	Operations Assessment per Unit				Total Assessment per Unit
SF 40'	65	\$ 43.85	\$ 431.99	\$ 34.85	\$ 1,454.02	\$ 1,964.71	\$ 1,824.04
SF 50'	171	43.85	539.99	34.85	1,817.53	2,436.22	2,262.41
SF 60'	34	43.85	647.99	34.85	2,181.03	2,907.72	2,700.78
Total	270						

**NORTHLAKE
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Rye Ranch Pod B2 - Future Development

Off-Roll Assessments							
Product/Parcel	Units	FY 2026 Professional & Administrative Assessment per Unit	FY 2026 Field Operations Assessment per Unit	FY 2026 SRF Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Residential Unit	219	\$ 40.78	\$ -	\$ -	\$ -	\$ 40.78	\$ 38.16
Total	219						

Rye Ranch Pod C1 - Future Development

Off-Roll Assessments							
Product/Parcel	Units	FY 2026 Professional & Administrative Assessment per Unit	FY 2026 Field Operations Assessment per Unit	FY 2026 SRF Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Residential Unit	566	\$ 40.78	\$ -	\$ 25.18	\$ -	\$ 65.96	\$ 38.16
Total	566						

Rye Ranch Pod C2 - Future Development

Off-Roll Assessments							
Product/Parcel	Units	FY 2026 Professional & Administrative Assessment per Unit	FY 2026 Field Operations Assessment per Unit	FY 2026 SRF Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Residential Unit	264	\$ 40.78	\$ -	\$ -	\$ -	\$ 40.78	\$ 38.16
Total	264						

NORTHLAKE

STEWARDSHIP DISTRICT

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**NORTHLAKE STEWARDSHIP DISTRICT
FY 2026 FUNDING AGREEMENT**

This Agreement ("**Agreement**") is made and entered into on September 17, 2025, by and among:

NORTHLAKE STEWARDSHIP DISTRICT, a local unit of special-purpose government established pursuant to Chapter 2022-248, Laws of Florida, and with an address of c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Rd Suite 410W, Boca Raton, FL 33431 ("**District**"), and

SK RYE ROAD, LLC, a Delaware limited liability company, and the landowner and developer of Pod A in the District ("**Pod A Landowner**") with a mailing address of 14025 Riveredge Drive, Suite 175, Tampa, Florida 33637; and

LENNAR HOMES, LLC, a Florida limited liability company, and the landowner and developer of Pod B1 in the District ("**Pod B1 Landowner**") with a mailing address of 5505 Waterford District Drive, Miami, Florida 33126; and

ANDIRON MULTISTATE 1 LLC, a Delaware limited liability company, and the landowner and developer of Pod B2 in the District ("**Pod B2 Landowner**") with a mailing address of 590 Madison Ave., 13th Floor, New York, New York 10022; and

CND-VP RR, LLC, a Florida limited liability company, and the landowner and developer of Pod C1-A in the District ("**Pod C1-A Landowner**") with a mailing address is 1111 North Post Oak Road, Houston, Texas 77055, together with its successors and assigns; and

CND-CARDEL RR, LLC, a Florida limited liability company, and the landowner and developer of Pod C1-B in the District ("**Pod C1-B Landowner**") with a mailing address is 1111 North Post Oak Road, Houston, Texas 77055, together with its successors and assigns; and

RYE RANCH, LLC, a Florida limited liability company, and the landowner of Pod C2 in the District ("**Pod C2 Landowner**," in each case in the context of the Pod B2, and Pod C2 land ownership, respectively) with a mailing address of 35100 SR 64 E, Myakka City, FL 34251 (the Pod A Landowner, the Pod B1 Landowner, the Pod B2 Landowner, the Pod C1-A Landowner, the Pod C1-B Landowner, and the Pod C2 Landowner each a "**Landowner**" and collectively, the "**Landowners**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 2022-248, Laws of Florida, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Landowners are the respective owners of certain lands within the District (collectively, "**Property**") as further provided in **Exhibit A** attached hereto ("**Landowner Allocation Chart**"), which Property benefits from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting and/or has adopted its operations and maintenance budget (attached hereto as **Exhibit B**) for FY 2026, which year concludes on September 30, 2026 (as may be amended from time to time, "**O&M Budget**"); and

WHEREAS, in order to fund the O&M Budget, the District is levying and/or has levied non-ad valorem operations and maintenance assessments ("**O&M Assessments**") on all land, including the Property owned by the Landowners, benefiting from the activities, operations, and services set forth in the O&M Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in the event the District incurs expenses during FY 2026 that either were not included in the O&M Budget and/or are materially in excess of the budgeted amount included in the adopted O&M Budget for such expenses (collectively, "**Unbudgeted Expenses**"), the District has the option of levying additional O&M Assessments on all land, including the Property owned by the Landowners, that will benefit from the activities, operations and services funded by such Unbudgeted Expenses, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in the event the District incurs Unbudgeted Expenses, the Landowners are willing to provide such funds as are necessary to allow the District to proceed with its operations in lieu of the District levying additional O&M Assessments on the Property; and

WHEREAS, the Landowners agree that the activities, operations, and services provide a special and peculiar benefit equal to or in excess of the costs to the Property in the District; and

WHEREAS, the Landowners have agreed to enter into this Agreement in lieu of having the District levy and collect any additional O&M Assessments for Unbudgeted Expenses during FY 2026 as authorized by law against the Property located within the District (however, the District retains the right to levy and collect non-ad valorem assessments as set forth in paragraph 1 below).

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** In the event the District incurs Unbudgeted Expense(s) during FY 2026, the Landowners agree to make available to the District the monies (“**Funding Obligation**”) necessary to fund such Unbudgeted Expense(s), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Landowners in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District’s right to levy assessments in the event of a funding deficit, a default hereunder, or for any other purpose in its sole discretion.

A. Cost Share for General Fund. The Funding Obligation for the General Fund of the FY 2026 Budget shall be shared among the Landowners based on the Allocation of Funding Obligation provided in the Landowner Allocation Chart attached hereto as **Exhibit A**.

B. Funding of Special Revenue Fund – Pod A. The Pod A Landowner shall solely be responsible for the Funding Obligation for the Special Revenue Fund – Pod A of the FY 2026 Budget, which expenses relate to those certain professional, administrative, and field operation expenses as further provided in **Exhibit B** attached hereto.

C. Funding of Special Revenue Fund – Pod B1. The Pod B1 Landowner and Pod B2 Landowner shall solely be responsible for the Funding Obligation for the Special Revenue Fund – Pod B1 of the FY 2026 Budget, which expenses relate to those certain professional, administrative, and field operation expenses as further provided in **Exhibit B** attached hereto.

D. Funding of Special Revenue Fund – Pod C1. The Pod C1-A Landowner and Pod C1-B Landowner shall solely be responsible for the Funding Obligation for the Special Revenue Fund – Pod C1 of the FY 2026 Budget, which expenses relate to those certain professional, administrative, and field operation expenses as further provided in **Exhibit B** attached hereto

The failure of a Landowner to make payment hereunder shall not mean that any other Landowner is in default of their obligation under this Agreement.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by all of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT/ASSUMPTION.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the others and any purported assignment without such consent shall be void; provided however, the obligations of the and Pod C2

Landowner hereunder may be assigned by Rye Ranch, LLC to the subsequent purchasers of the Pod C2 lands, without consent to such assignment required by any other party hereto. Notwithstanding the foregoing, the obligations of Rye Ranch, LLC hereunder shall be assumed by subsequent purchasers of the Pod C2 lands without consent required by any other party hereunder.

5. **DEFAULT.** A default by a party under this Agreement shall entitle the other parties, as applicable, to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

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

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

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

NORTHLAKE STEWARDSHIP DISTRICT

By: _____
Its: _____

SK RYE ROAD, LLC

By: _____
Its: _____

ANDIRON MULTISTATE 1 LLC

By: _____
Its: _____

CND- CARDEL RR, LLC

By: _____
Its: _____

LENNAR HOMES, LLC

By: _____
Its: _____

CND-VP RR, LLC

By: _____
Its: _____

RYE RANCH, LLC

By: _____
Its: _____

EXHIBIT A: Landowner Chart

EXHIBIT B: FY 2026 Budget

EXHIBIT A:
Landowner Chart (as of August 20, 2025)

Portion of Property	Landowner	Anticipated # of Units	Allocation of Funding Obligation
Pod A	SK Rye Road, LLC	1800	57.71%
Pod B1	Lennar Homes, LLC	270	8.66%
Pod B2	Andiron Multistate 1 LLC	219	7.02%
Pod C1-A	CND-VP RR, LLC	276	8.85%
Pod C1-B	CND-Cardel RR, LLC	290	9.30%
Pod C2	Rye Ranch, LLC	264	8.46%
	TOTAL	3,119	100%

EXHIBIT B:
FY 2026 Budget

**NORTHLAKE
STEWARDSHIP DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**NORTHLAKE
STEWARDSHIP DISTRICT
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**NORTHLAKE
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross - Pod A	\$ -				\$ 254,816
Assessment levy: on-roll - gross - Pod B-AA1 (B1)					154,290
Allowable discounts (4%)	-				(16,364)
Assessment levy: on-roll - net	-	\$ -	\$ -	\$ -	392,742
Assessment levy: off-roll - Pod A	287,355	176,146	71,835	247,981	54,937
Assessment levy: off-roll - Pod B-AA1 (B1)	142,610	106,958	35,652	142,610	-
Assessment levy: off-roll - Pod B2	8,356	6,268	2,088	8,356	8,932
Assessment levy: off-roll - Pod C1	21,597	11,658	9,939	21,597	23,084
Assessment levy: off-roll - Pod C2	10,073	-	10,073	10,073	10,767
Landowner contribution - Pod B2	-	124	-	124	-
Landowner contribution - Pod C	-	436	-	436	-
Lot closing assessments	-	39,374	-	39,374	-
Total revenues	469,991	340,964	129,587	470,551	490,462
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	40,000	9,457	30,543	40,000	40,000
Engineering	10,000	1,119	8,881	10,000	10,000
Audit	6,000	-	6,000	6,000	6,000
Telephone	200	100	100	200	200
Postage	500	34	466	500	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	1,871	4,629	6,500	6,500
Annual special district fee	175	175	-	175	175
Insurance	5,720	10,816	-	10,816	12,668
Contingencies/bank charges	500	555	1,200	1,755	1,750
Website					
Hosting & maintenance	705	-	705	705	705
ADA compliance	210	210	-	210	210
Tax collector	-	-	-	-	12,273
Total professional & administrative	119,010	48,587	76,774	125,361	139,481

**NORTHLAKE
STEWARDSHIP DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Field operations					
Field operations management	4,000	-	1,000	1,000	4,000
Field operations accounting	2,500	-	500	500	2,500
Wetland & environmental monitoring, mtce	3,190	-	750	750	3,190
Landscape & irrigation maintenance	232,870	-	36,000	36,000	232,870
Streetlights	48,383	-	8,500	8,500	48,383
Utilites	9,570	-	2,000	2,000	9,570
Other maintenance	7,018	-	250	250	7,018
Property insurance	7,500	-	250	250	7,500
Other	35,950	-	750	750	35,950
Total field operations	350,981	-	50,000	50,000	350,981
Total expenditures	469,991	48,587	126,774	175,361	490,462
Net increase/(decrease) of fund balance	-	292,377	2,813	295,190	-
Fund balance - beginning (unaudited)	-	(4,001)	288,376	(4,001)	291,189
Assigned					
Working capital	-	-	-	-	137,742
Disaster recovery	-	-	-	-	100,000
Stormwater reporting	-	-	-	-	10,000
Contingency maintenance	-	-	-	-	43,447
Unassigned	-	-	-	-	-
Fund balance - ending (projected)	\$ -	\$ 288,376	\$ 291,189	\$ 291,189	\$ 291,189

Note: Professional & administrative expense assessed over all anticipated units in Rye Ranch; Field operations expense assessed over all units with debt (both platted and unplatted) as well as platted units as of July 1 with no debt

**NORTHLAKE
STEWARDSHIP DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	40,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	10,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	6,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages, etc.</p>	
Legal advertising	6,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	12,668
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	1,750
<p>Bank charges and other miscellaneous expenses incurred during the year.</p>	
Website	
Hosting & maintenance	705
ADA compliance	210
Tax collector - Pod B1	-
Tax collector	12,273
Field operations & maintenance	
Field operations management	4,000
Field operations accounting	2,500
Wetland & environmental monitoring, mtce	3,190
Landscape & irrigation maintenance	232,870
Streetlights	48,383
Utilities	9,570
Other maintenance	7,018
Property insurance	7,500
Other	35,950
Total expenditures	<u><u>\$490,462</u></u>

**NORTHLAKE
STEWARDSHIP DISTRICT
SPECIAL REVENUE FUND BUDGET - RYE RANCH POD A
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Special assessment - on-roll	\$ -				\$ 15,323
Allowable discounts (4%)	-				(613)
Assessment levy: net	-	\$ -	\$ -	\$ -	14,710
Special assessment: off-roll	14,250	2,390	8,749	11,139	-
Lot closing assessments	-	3,111	-	3,111	-
Total revenues	14,250	5,501	8,749	14,250	14,710
EXPENDITURES					
Professional & administrative					
Debt service fund accounting	5,500	5,500	-	5,500	5,500
Arbitrage rebate calculation	750	-	750	750	750
EMMA software service	1,500	1,500	-	1,500	1,500
Dissemination agent	1,000	1,000	-	1,000	1,000
Trustee	5,500		5,500	5,500	5,500
Tax collector	-	-	-	-	460
Total expenditures	14,250	8,000	6,250	14,250	14,710
Field operations & maintenance (Pod A specific)*					
Field operation, repair & maintenance	-	-	-	-	-
Total field operations & maintenance	-	-	-	-	-
Total expenditures	14,250	8,000	6,250	14,250	14,710
Excess/(deficiency) of revenues over/(under) expenditures	-	(2,499)	2,499	-	-
Fund balance:					
Beginning fund balance (unaudited)	-	-	(2,499)	-	-
Ending fund balance (projected)	\$ -	\$ (2,499)	\$ -	\$ -	\$ -
*Field operations & maintenance expenses specific to Pod A					

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND - RYE RANCH POD A EXPENDITURES**

EXPENDITURES

Professional & administrative

Debt service fund accounting**	\$ 5,500
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service	1,500
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Tax collector	460
Total expenditures	<u><u>\$ 14,710</u></u>

**NORTHLAKE
STEWARDSHIP DISTRICT
SPECIAL REVENUE FUND BUDGET: RYE RANCH POD B-AA1 (B1)
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Special assessment - on-roll	\$ -				\$ 9,409
Allowable discounts (4%)	-				(376)
Assessment levy: net	-	\$ -	\$ -	\$ -	9,033
Special assessment: off-roll	8,750	6,563	2,187	8,750	-
Total revenues	8,750	6,563	2,187	8,750	9,033
EXPENDITURES					
Professional & administrative					
Debt service fund accounting	-	-	-	-	-
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	1,000	1,000	-	1,000	1,000
EMMA software service	1,500	1,500	-	1,500	1,500
Trustee	5,500	-	5,500	5,500	5,500
Tax collector	-	-	-	-	282
Total professional & admin	8,750	2,500	6,250	8,750	9,032
Field operations & maintenance (Pod B1 specific)*					
Field operation, repair & maintenance	-	-	-	-	-
Total field operations & maintenance	-	-	-	-	-
Total expenditures	8,750	2,500	6,250	8,750	9,032
Excess/(deficiency) of revenues over/(under) expenditures	-	4,063	(4,063)	-	1
Fund balance:					
Beginning fund balance (unaudited)	-	-	4,063	-	-
Ending fund balance (projected)	\$ -	\$ 4,063	\$ -	\$ -	\$ 1

***Field operations & maintenance expenses specific to Pod B1**

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND: RYE RANCH POD B-AA1 (B1) EXPENDITURES**

EXPENDITURES

Professional & administrative

Arbitrage rebate calculation	\$ 750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service	1,500
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Tax collector	282
Total expenditures	<u><u>\$ 9,032</u></u>

**NORTHLAKE
STEWARDSHIP DISTRICT
SPECIAL REVENUE FUND BUDGET - RYE RANCH POD C1
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Special assessment: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 14,250
Developer contribution - POD C1	-	-	1,625	1,625	-
Total revenues	-	-	1,625	1,625	14,250
EXPENDITURES					
Professional & administrative					
Debt service fund accounting	-	-	1,375	1,375	5,500
Arbitrage rebate calculation	-	-	-	-	750
EMMA software service	-	-	-	-	1,500
Dissemination agent	-	-	250	250	1,000
Trustee	-	-	-	-	5,500
Total expenditures	-	-	1,625	1,625	14,250
Field operations & maintenance (Pod C1 specific)*					
Field operation, repair & maintenance	-	-	-	-	-
Total field operations & maintenance	-	-	-	-	-
Total expenditures	-	-	1,625	1,625	14,250
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	-	-
Fund balance:					
Beginning fund balance (unaudited)	-	-	-	-	-
Ending fund balance (projected)	\$ -	\$ -	\$ -	\$ -	\$ -
*Field operations & maintenance expenses specific to Pod C1					

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF SPECIAL REVENUE FUND - RYE RANCH POD C1 EXPENDITURES**

EXPENDITURES

Professional & administrative

Debt service fund accounting**	\$ 5,500
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service	1,500
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
Total expenditures	<u>\$ 14,250</u>

**NORTHLAKE
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET - RYE RANCH POD A (SERIES 2023 PROJECT AREA)
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Special assessment - on-roll	\$ -				\$ 725,051
Allowable discounts (4%)	-				(29,002)
Assessment levy: net	-	\$ -	\$ -	\$ -	696,049
Special assessment: off-roll	675,692	55,094	471,203	526,297	-
Lot closing assessments	-	149,395	-	149,395	-
Interest	-	17,150	-	17,150	-
Total revenues	675,692	221,639	471,203	692,842	696,049
EXPENDITURES					
Debt service					
Principal	100,000	-	100,000	100,000	110,000
Interest	574,526	287,263	287,263	574,526	568,826
Total debt service	674,526	287,263	387,263	674,526	678,826
Other fees & charges					
Tax collector	-	-	-	-	21,752
Total other fees & charges	-	-	-	-	21,752
Total expenditures	674,526	287,263	387,263	674,526	700,578
Excess/(deficiency) of revenues over/(under) expenditures	1,166	(65,624)	83,940	18,316	(4,529)
Fund balance:					
Beginning fund balance (unaudited)	973,377	996,734	931,110	996,734	1,015,050
Ending fund balance (projected)	\$ 974,543	\$ 931,110	\$1,015,050	\$ 1,015,050	1,010,521
Use of fund balance:					
Debt service reserve account balance (required)					(675,691)
Interest expense - November 1, 2026					(281,278)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 53,552

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
RYE RANCH POD A - SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			284,413.13	284,413.13	8,725,000.00
05/01/26	110,000.00	5.700%	284,413.13	394,413.13	8,615,000.00
11/01/26			281,278.13	281,278.13	8,615,000.00
05/01/27	115,000.00	5.700%	281,278.13	396,278.13	8,500,000.00
11/01/27			278,000.63	278,000.63	8,500,000.00
05/01/28	120,000.00	5.700%	278,000.63	398,000.63	8,380,000.00
11/01/28			274,580.63	274,580.63	8,380,000.00
05/01/29	130,000.00	5.700%	274,580.63	404,580.63	8,250,000.00
11/01/29			270,875.63	270,875.63	8,250,000.00
05/01/30	135,000.00	5.700%	270,875.63	405,875.63	8,115,000.00
11/01/30			267,028.13	267,028.13	8,115,000.00
05/01/31	145,000.00	6.500%	267,028.13	412,028.13	7,970,000.00
11/01/31			262,315.63	262,315.63	7,970,000.00
05/01/32	155,000.00	6.500%	262,315.63	417,315.63	7,815,000.00
11/01/32			257,278.13	257,278.13	7,815,000.00
05/01/33	165,000.00	6.500%	257,278.13	422,278.13	7,650,000.00
11/01/33			251,915.63	251,915.63	7,650,000.00
05/01/34	175,000.00	6.500%	251,915.63	426,915.63	7,475,000.00
11/01/34			246,228.13	246,228.13	7,475,000.00
05/01/35	185,000.00	6.500%	246,228.13	431,228.13	7,290,000.00
11/01/35			240,215.63	240,215.63	7,290,000.00
05/01/36	200,000.00	6.500%	240,215.63	440,215.63	7,090,000.00
11/01/36			233,715.63	233,715.63	7,090,000.00
05/01/37	215,000.00	6.500%	233,715.63	448,715.63	6,875,000.00
11/01/37			226,728.13	226,728.13	6,875,000.00
05/01/38	225,000.00	6.500%	226,728.13	451,728.13	6,650,000.00
11/01/38			219,415.63	219,415.63	6,650,000.00
05/01/39	240,000.00	6.500%	219,415.63	459,415.63	6,410,000.00
11/01/39			211,615.63	211,615.63	6,410,000.00
05/01/40	260,000.00	6.500%	211,615.63	471,615.63	6,150,000.00
11/01/40			203,165.63	203,165.63	6,150,000.00
05/01/41	275,000.00	6.500%	203,165.63	478,165.63	5,875,000.00
11/01/41			194,228.13	194,228.13	5,875,000.00
05/01/42	295,000.00	6.500%	194,228.13	489,228.13	5,580,000.00
11/01/42			184,640.63	184,640.63	5,580,000.00
05/01/43	315,000.00	6.500%	184,640.63	499,640.63	5,265,000.00
11/01/43			174,403.13	174,403.13	5,265,000.00
05/01/44	335,000.00	6.625%	174,403.13	509,403.13	4,930,000.00
11/01/44			163,306.25	163,306.25	4,930,000.00
05/01/45	360,000.00	6.625%	163,306.25	523,306.25	4,570,000.00
11/01/45			151,381.25	151,381.25	4,570,000.00
05/01/46	385,000.00	6.625%	151,381.25	536,381.25	4,185,000.00
11/01/46			138,628.13	138,628.13	4,185,000.00
05/01/47	410,000.00	6.625%	138,628.13	548,628.13	3,775,000.00
11/01/47			125,046.88	125,046.88	3,775,000.00
05/01/48	440,000.00	6.625%	125,046.88	565,046.88	3,335,000.00
11/01/48			110,471.88	110,471.88	3,335,000.00
05/01/49	470,000.00	6.625%	110,471.88	580,471.88	2,865,000.00

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
RYE RANCH POD A - SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49			94,903.13	94,903.13	2,865,000.00
05/01/50	500,000.00	6.625%	94,903.13	594,903.13	2,365,000.00
11/01/50			78,340.63	78,340.63	2,365,000.00
05/01/51	535,000.00	6.625%	78,340.63	613,340.63	1,830,000.00
11/01/51			60,618.75	60,618.75	1,830,000.00
05/01/52	570,000.00	6.625%	60,618.75	630,618.75	1,260,000.00
11/01/52			41,737.50	41,737.50	1,260,000.00
05/01/53	610,000.00	6.625%	41,737.50	651,737.50	650,000.00
11/01/53			21,531.25	21,531.25	650,000.00
05/01/54	650,000.00	6.625%	21,531.25	671,531.25	-
Total	8,725,000.00		11,096,015.00	19,821,015.00	

**NORTHLAKE
STEWARDSHIP DISTRICT
DEBT SERVICE FUND BUDGET: RYE RANCH POD B-AA1 (B1)
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ -				\$ 479,463
Allowable discounts (4%)	-				(19,179)
Assessment levy: net	-	\$ -	\$ -	\$ -	460,284
Special assessment: off-roll	\$ 445,901	\$ 334,426	\$ 111,475	\$ 445,901	-
Interest	-	13,993	-	13,993	-
Total revenues	445,901	348,419	111,475	459,894	460,284
EXPENDITURES					
Debt service					
Principal	50,000	50,000	-	50,000	90,000
Interest	355,550	178,400	177,150	355,550	352,050
Total debt service	405,550	228,400	177,150	405,550	442,050
Other fees & charges					
Tax collector	-	-	-	-	14,384
Total other fees & charges	-	-	-	-	14,384
Total expenditures	405,550	228,400	177,150	405,550	456,434
Excess/(deficiency) of revenues over/(under) expenditures	40,351	120,019	(65,675)	54,344	3,850
Fund balance:					
Beginning fund balance (unaudited)	678,399	684,414	804,433	684,414	738,758
Ending fund balance (projected)	\$ 718,750	\$ 804,433	\$ 738,758	\$ 738,758	742,608
Use of fund balance:					
Debt service reserve account balance (required)					(445,900)
Principal and Interest expense - November 1, 2026					(269,900)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 26,808

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 RYE RANCH POD B-AA1 (B1) - AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25	90,000.00	5.000%	177,150.00	267,150.00	6,010,000.00
05/01/26			174,900.00	174,900.00	6,010,000.00
11/01/26	95,000.00	5.000%	174,900.00	269,900.00	5,915,000.00
05/01/27			172,525.00	172,525.00	5,915,000.00
11/01/27	100,000.00	5.000%	172,525.00	272,525.00	5,815,000.00
05/01/28			170,025.00	170,025.00	5,815,000.00
11/01/28	105,000.00	5.000%	170,025.00	275,025.00	5,710,000.00
05/01/29			167,400.00	167,400.00	5,710,000.00
11/01/29	110,000.00	5.000%	167,400.00	277,400.00	5,600,000.00
05/01/30			164,650.00	164,650.00	5,600,000.00
11/01/30	115,000.00	5.000%	164,650.00	279,650.00	5,485,000.00
05/01/31			161,775.00	161,775.00	5,485,000.00
11/01/31	120,000.00	5.750%	161,775.00	281,775.00	5,365,000.00
05/01/32			158,325.00	158,325.00	5,365,000.00
11/01/32	125,000.00	5.750%	158,325.00	283,325.00	5,240,000.00
05/01/33			154,731.25	154,731.25	5,240,000.00
11/01/33	135,000.00	5.750%	154,731.25	289,731.25	5,105,000.00
05/01/34			150,850.00	150,850.00	5,105,000.00
11/01/34	140,000.00	5.750%	150,850.00	290,850.00	4,965,000.00
05/01/35			146,825.00	146,825.00	4,965,000.00
11/01/35	150,000.00	5.750%	146,825.00	296,825.00	4,815,000.00
05/01/36			142,512.50	142,512.50	4,815,000.00
11/01/36	160,000.00	5.750%	142,512.50	302,512.50	4,655,000.00
05/01/37			137,912.50	137,912.50	4,655,000.00
11/01/37	165,000.00	5.750%	137,912.50	302,912.50	4,490,000.00
05/01/38			133,168.75	133,168.75	4,490,000.00
11/01/38	175,000.00	5.750%	133,168.75	308,168.75	4,315,000.00
05/01/39			128,137.50	128,137.50	4,315,000.00
11/01/39	185,000.00	5.750%	128,137.50	313,137.50	4,130,000.00
05/01/40			122,818.75	122,818.75	4,130,000.00
11/01/40	200,000.00	5.750%	122,818.75	322,818.75	3,930,000.00
05/01/41			117,068.75	117,068.75	3,930,000.00
11/01/41	210,000.00	5.750%	117,068.75	327,068.75	3,720,000.00
05/01/42			111,031.25	111,031.25	3,720,000.00
11/01/42	220,000.00	5.750%	111,031.25	331,031.25	3,500,000.00
05/01/43			104,706.25	104,706.25	3,500,000.00
11/01/43	235,000.00	5.750%	104,706.25	339,706.25	3,265,000.00
05/01/44			97,950.00	97,950.00	3,265,000.00
11/01/44	250,000.00	6.000%	97,950.00	347,950.00	3,015,000.00
05/01/45			90,450.00	90,450.00	3,015,000.00
11/01/45	260,000.00	6.000%	90,450.00	350,450.00	2,755,000.00
05/01/46			82,650.00	82,650.00	2,755,000.00
11/01/46	280,000.00	6.000%	82,650.00	362,650.00	2,475,000.00
05/01/47			74,250.00	74,250.00	2,475,000.00
11/01/47	295,000.00	6.000%	74,250.00	369,250.00	2,180,000.00
05/01/48			65,400.00	65,400.00	2,180,000.00
11/01/48	315,000.00	6.000%	65,400.00	380,400.00	1,865,000.00
05/01/49			55,950.00	55,950.00	1,865,000.00

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 RYE RANCH POD B-AA1 (B1) - AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/49	330,000.00	6.000%	55,950.00	385,950.00	1,535,000.00
05/01/50			46,050.00	46,050.00	1,535,000.00
11/01/50	350,000.00	6.000%	46,050.00	396,050.00	1,185,000.00
05/01/51			35,550.00	35,550.00	1,185,000.00
11/01/51	370,000.00	6.000%	35,550.00	405,550.00	815,000.00
05/01/52			24,450.00	24,450.00	815,000.00
11/01/52	395,000.00	6.000%	24,450.00	419,450.00	420,000.00
05/01/53			12,600.00	12,600.00	420,000.00
11/01/53	420,000.00	6.000%	12,600.00	432,600.00	-
Total	6,100,000.00		6,586,475.00	12,686,475.00	

**NORTHLAKE
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Rye Ranch Pod A - 2023 Project Area

On-Roll Assessments - Units Subject to Series 2023 Bonds								
		FY 2026						
		Professional & Administrative Assessment	FY 2026 Field Operations Assessment	FY 2026 SRF Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	FY 2025 Total Assessment	
Product/Parcel	Units	per Unit	per Unit	per Unit	per Unit	per Unit	per Unit	
37.5' Villas	46	\$ 43.85	\$ 404.99	\$ 33.82	\$ 1,249.80	\$ 1,732.47	\$ 1,607.74	
SF 40'	90	43.85	431.99	33.82	1,333.12	1,842.79	1,710.31	
SF 50'	259	43.85	539.99	33.82	1,666.40	2,284.07	2,120.57	
SF 60'	58	43.85	647.99	33.82	1,999.68	2,725.35	2,530.83	
Total	453							

Rye Ranch Pod A - Future Development

Off-Roll Assessments							
		FY 2026					FY 2025
		Professional & Administrative Assessment	FY 2026 Field Operations Assessment	FY 2026 SRF Assessment	FY 2026 DS Assessment	FY 2026 Total Assessment	Total Assessment
Product/Parcel	Units	per Unit	per Unit	per Unit	per Unit	per Unit	per Unit
Residential Unit	1,347	\$ 40.78	\$ -	\$ -	\$ -	\$ 40.78	\$ 38.16
Total	1,347						

Rye Ranch Pod POD B-AA1 (B1) - Assessment Area One

On-Roll Assessments - Units Subject to Series 2023 Bonds							
Product/Parcel	Units	FY 2026	FY 2026 Field	FY 2026 SRF	FY 2026 DS	FY 2026 Total	FY 2025
		Professional & Administrative Assessment per Unit	Operations Assessment per Unit				Total Assessment per Unit
SF 40'	65	\$ 43.85	\$ 431.99	\$ 34.85	\$ 1,454.02	\$ 1,964.71	\$ 1,824.04
SF 50'	171	43.85	539.99	34.85	1,817.53	2,436.22	2,262.41
SF 60'	34	43.85	647.99	34.85	2,181.03	2,907.72	2,700.78
Total	270						

**NORTHLAKE
STEWARDSHIP DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

Rye Ranch Pod B2 - Future Development

Off-Roll Assessments							
Product/Parcel	Units	FY 2026 Professional & Administrative Assessment per Unit	FY 2026 Field Operations Assessment per Unit	FY 2026 SRF Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Residential Unit	219	\$ 40.78	\$ -	\$ -	\$ -	\$ 40.78	\$ 38.16
Total	219						

Rye Ranch Pod C1 - Future Development

Off-Roll Assessments							
Product/Parcel	Units	FY 2026 Professional & Administrative Assessment per Unit	FY 2026 Field Operations Assessment per Unit	FY 2026 SRF Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Residential Unit	566	\$ 40.78	\$ -	\$ 25.18	\$ -	\$ 65.96	\$ 38.16
Total	566						

Rye Ranch Pod C2 - Future Development

Off-Roll Assessments							
Product/Parcel	Units	FY 2026 Professional & Administrative Assessment per Unit	FY 2026 Field Operations Assessment per Unit	FY 2026 SRF Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
Residential Unit	264	\$ 40.78	\$ -	\$ -	\$ -	\$ 40.78	\$ 38.16
Total	264						

NORTHLAKE

STEWARDSHIP DISTRICT

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EMMA® Filing Assistance Software as a Service License Agreement

This EMMA Filing Assistance Software as a Service License Agreement (this "**Agreement**") is entered into by and between the **Northlake Stewardship District** (the "**District**") on behalf of itself, its Dissemination Agent and all other Obligated Persons as defined in the District's outstanding Continuing Disclosure Agreements (collectively, the "**Licensee**"), and Disclosure Technology Services, LLC, a Delaware limited liability company ("**DTS**" or the "**Licensor**"). This Agreement shall be effective as of last day executed below ("**Effective Date**").

NOW, THEREFORE, for good and adequate consideration, the sufficiency of which is hereby acknowledged, the parties have agreed as follows:

The District is, or may in the future be, a party to one or more Continuing Disclosure Agreements (the "**CDAs**") in connection with the issuance of bonds or other debt obligations. Pursuant to the CDAs, the District and the other Obligated Persons named therein are, or will be, obligated to file certain Annual Reports, Quarterly Reports and Listed Event filings (as such terms are defined in the CDAs) electronically through the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("**EMMA**") system website within the time periods specified in the CDAs.

Subject to the payment of the fees provided for in "Exhibit A: Fee Schedule" attached hereto and the terms and conditions provided for in the "EMMA® Filing Assistance Software End User License Agreement" located at dtsmuni.com/about/terms, both of which are hereby incorporated by reference into this Agreement, the Licensor hereby (i) grants to Licensee a non-exclusive, non-transferable, non-sublicensable, limited license and right to access and use the DTS Portal ("**Portal**") for the purposes provided for herein. The Portal is configured to provide annual and quarterly notices of reporting deadlines prior to the applicable Annual Filing Date(s) and Quarterly Filing Date(s) set forth in the CDAs (the "**Services**").

As part of the notices provided by the Portal, links to access to the Portal will be made delivered to the District and other Obligated Persons annually and quarterly, as applicable, via email, which will allow for the District and other Obligated Persons to input the information required for the Annual Reports (excluding the Audited Financial Statements) and the Quarterly Reports under the CDAs, respectively, into a reportable format (collectively, the "**Formatted Information**"). Notwithstanding this provision or failure to provide such Formatted Information or any Services, the District, and its Dissemination Agent, if any, will remain responsible for filing the Formatted Information with EMMA on or before the deadlines provided for in the CDAs. The Portal shall not include any links for Listed Events as defined in the CDAs and all EMMA reporting obligations shall remain the sole obligations of the District and the Obligated Persons as set forth in the CDAs if and when a Listed Events report needs to be filed.

This Agreement shall commence on the Effective Date and continue through September 30 of the year in which this Agreement is executed, and thereafter, shall renew for additional one year terms (based on the District's fiscal year, which ends September 30) so long as the District is obligated under any CDAs. Either party may terminate this Agreement upon thirty days prior written notice to the other party hereto. Any fees paid prior to termination shall be considered earned and non-refundable and the Licensor may adjust the fees hereunder upon thirty days prior written notice to Licensee. Upon the termination of this Agreement, Licensee shall immediately discontinue use of the Portal. Licensee's obligations according to the provisions of this Agreement prior to termination shall survive termination of this Agreement. This Agreement is also subject to the terms set forth in **Exhibit B**.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date below written.

Northlake Stewardship District

By: 

Print: Stephen J. Cerven

Title: Chair

Date: 8/20/25

Disclosure Technology Services, LLC

By: 

Print: Michael Klurman

Title: Vice President

Date: 08-20-25

Exhibit A – Fee Schedule

Annual License Fee:

1. \$1,500 at Bond Closing to be paid from issuance cost budget.
2. Annual license fee not to exceed \$5,000 per annum for all Bonds to be issued by the District.

Exhibit B – CDD Addendum

The following terms apply notwithstanding any other provision of the Agreement (including but not limited to any of the terms incorporated therein from other documents):

PUBLIC RECORDS. DTS understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, DTS agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. DTS acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, DTS shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if DTS does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in DTS's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by DTS, DTS shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DTS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE DTS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, JP Ward & Associates, LLC; 2301 Northeast 37th Street, Ft. Lauderdale, FL 33308; Attn: Jim Ward.

LIMITATIONS ON LIABILITY. Nothing in the Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SCRUTINIZED COMPANIES. DTS certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If DTS is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-VERIFY. DTS shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, DTS shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the DTS has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the DTS represents that no public employer has terminated a contract with the DTS under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

NORTHLAKE

STEWARDSHIP DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**NORTHLAKE
STEWARDSHIP DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2025**

**NORTHLAKE
STEWARDSHIP DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2025**

	General Fund	Special Revenue Fund (POD A)	Special Revenue Fund POD B-AA1 (B1)	Debt Service Fund	Debt Service Fund 2023 POD A	Debt Service Fund 2023 POD B- AA1(B1)	Capital Projects Fund 2023 POD A	Capital Projects Fund 2023 POD B- AA1(B1)	Total Governmental Funds
ASSETS									
Cash	\$ 395,288	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 395,288
Investments									
Revenue	-	-	-	-	423,926	314,872	-	-	738,798
Reserve	-	-	-	-	677,876	447,347	-	-	1,125,223
Construction	-	-	-	-	-	-	669,429	2,530,824	3,200,253
Undeposited funds	11,084	-	-	-	-	-	-	-	11,084
Due from General fund	-	3,558	6,251	-	-	-	-	-	9,809
Due from: Rye Ranch, LLC.	-	-	-	5,261	-	-	-	198	5,459
Due from: Kolter - Pod A	13,403	1,556	-	-	-	-	-	-	14,959
Due from debt service fund - Pod A	-	-	-	-	-	111,475	-	-	111,475
Total assets	<u>\$ 419,775</u>	<u>\$ 5,114</u>	<u>\$ 6,251</u>	<u>\$ 5,261</u>	<u>\$ 1,101,802</u>	<u>\$ 873,694</u>	<u>\$ 669,429</u>	<u>\$ 2,531,022</u>	<u>\$ 5,612,348</u>
LIABILITIES AND FUND BALANCES									
Liabilities:									
Accounts payable	\$ -	\$ -	\$ -	\$ 5,261	\$ -	\$ -	\$ -	\$ 198	\$ 5,459
Contracts payable	-	-	-	-	-	-	451,096	8,032	459,128
Due to: Rye Ranch, LLC.	-	-	-	36,404	-	13,634	-	1,331	51,369
Due to: Kolter Pod A	716	-	-	-	-	-	32,132	-	32,848
Due to debt service fund - POD B1	-	-	-	-	111,475	-	-	-	111,475
Due to: SRF Pod A	3,558	-	-	-	-	-	-	-	3,558
Due to: SRF Pod B-AA1 (B1)	6,251	-	-	-	-	-	-	-	6,251
Landowner advance	12,000	-	-	-	-	-	-	-	12,000
Total liabilities	<u>22,525</u>	<u>-</u>	<u>-</u>	<u>41,665</u>	<u>111,475</u>	<u>13,634</u>	<u>483,228</u>	<u>9,561</u>	<u>682,088</u>
DEFERRED INFLOWS OF RESOURCES									
Deferred revenue	\$ 13,403	\$ 1,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,959
Total deferred inflows of resources	<u>13,403</u>	<u>1,556</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14,959</u>
Fund balances:									
Restricted									
Debt service	\$ -	\$ -	\$ -	\$ (36,404)	\$ 990,327	\$ 860,060	\$ -	\$ -	\$ 1,813,983
Capital projects	-	-	-	-	-	-	186,201	2,521,461	2,707,662
Unassigned	<u>383,847</u>	<u>3,558</u>	<u>6,251</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>393,656</u>
Total fund balances	<u>383,847</u>	<u>3,558</u>	<u>6,251</u>	<u>(36,404)</u>	<u>990,327</u>	<u>860,060</u>	<u>186,201</u>	<u>2,521,461</u>	<u>4,915,301</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 419,775</u>	<u>\$ 5,114</u>	<u>\$ 6,251</u>	<u>\$ 5,261</u>	<u>\$ 1,101,802</u>	<u>\$ 873,694</u>	<u>\$ 669,429</u>	<u>\$ 2,531,022</u>	<u>\$ 5,612,348</u>

**NORTHLAKE
STEWARDSHIP DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: off-roll - Pod A	\$ -	\$ 241,566	\$ 287,355	84%
Assessment levy: off-roll - Pod B-AA1 (B1)		142,610	142,610	100%
Assessment levy: off-roll - Pod B2	-	8,357	8,356	100%
Assessment levy: off-roll - Pod C1	-	21,599	21,597	100%
Assessment levy: off-roll - Pod C2	-	10,074	10,073	100%
Landowner contribution - Pod A	-	1,529	-	N/A
Landowner contribution - Pod B-AA1 (B1)	-	252	-	N/A
Landowner contribution - Pod B2	-	325	-	N/A
Landowner contribution - Pod C	-	1,141	-	N/A
Landowner contribution - other	-	6,420	-	N/A
Lot closing assessments	9,918	52,227	-	N/A
Total revenues	9,918	486,100	469,991	103%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	40,000	48,000	83%
Legal	2,366	18,377	40,000	46%
Engineering	3,508	14,927	10,000	149%
Audit	7,800	7,800	6,000	130%
Telephone	17	167	200	84%
Postage	12	96	500	19%
Printing & binding	42	417	500	83%
Legal advertising	-	4,321	6,500	66%
Annual special district fee	-	175	175	100%
Insurance	-	10,816	5,720	189%
Contingencies/bank charges	96	946	500	189%
Website				
Hosting & maintenance	-	-	705	0%
ADA compliance	-	210	210	100%
Total professional & administrative	17,841	98,252	119,010	83%
Field operations				
Field operations management	-	-	4,000	0%
Field operations accounting	-	-	2,500	0%
Wetland & environmental monitoring, mtce	-	-	3,190	0%
Landscape & irrigation maintenance	-	-	232,870	0%
Streetlights	-	-	48,383	0%
Utilites	-	-	9,570	0%
Other maintenance	-	-	7,018	0%
Property insurance	-	-	7,500	0%
Other	-	-	35,950	0%
Total field operations	-	-	350,981	0%
Total expenditures	17,841	98,252	469,991	21%
Excess/(deficiency) of revenues over/(under) expenditures	(7,923)	387,848	-	
Fund balances - beginning	391,770	(4,001)	-	
Fund balances - ending	\$383,847	\$ 383,847	\$ -	

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND FUND: POD A
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: off-roll	\$ -	\$ 11,137	\$ 14,250	78%
Lot closing assessments	1,167	4,667	-	N/A
Total revenues	<u>1,167</u>	<u>15,804</u>	<u>14,250</u>	111%
EXPENDITURES				
Professional & administrative				
Debt service fund accounting	-	5,500	5,500	100%
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	-	1,000	1,000	100%
EMMA software service	-	1,500	1,500	100%
Trustee		4,246	5,500	77%
Total expenditures	<u>-</u>	<u>12,246</u>	<u>14,250</u>	86%
Net increase/(decrease) of fund balance	1,167	3,558	-	
Fund balance - beginning (unaudited)	2,391	-	-	
Fund balance - ending (projected)	<u>\$ 3,558</u>	<u>\$ 3,558</u>	<u>\$ -</u>	

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
SPECIAL REVENUE FUND: POD B-AA1 (B1)
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: off-roll	\$ -	\$ 8,751	\$ 8,750	100%
Total revenues	-	8,751	8,750	100%
EXPENDITURES				
Professional & administrative				
Arbitrage rebate calculation	-	-	750	0%
Dissemination agent	-	1,000	1,000	100%
EMMA Software service	-	1,500	1,500	100%
Trustee	-	-	5,500	0%
Total expenditures	-	2,500	8,750	29%
Net increase/(decrease) of fund balance	-	6,251	-	
Fund balance - beginning (unaudited)	6,251	-	-	
Fund balance - ending (projected)	<u>\$ 6,251</u>	<u>\$ 6,251</u>	<u>\$ -</u>	

**NORTHLAKE
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date
REVENUES		
Developer contribution	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES		
Cost of issuance	<u>-</u>	<u>1,451</u>
Total expenditures	<u>-</u>	<u>1,451</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(1,451)
Fund balance - beginning	(36,404)	(34,953)
Fund balance - ending	<u>\$ (36,404)</u>	<u>\$ (36,404)</u>

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: 2023 POD A PROJECT AREA
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: off-roll	\$ -	\$ 526,296	\$ 675,692	78%
Lot closing assessments	56,877	222,932	-	N/A
Interest	3,505	30,366	-	N/A
Total revenues	<u>60,382</u>	<u>779,594</u>	<u>675,692</u>	115%
EXPENDITURES				
Principal	-	100,000	100,000	100%
Interest	-	574,526	574,526	100%
Total expenditures	<u>-</u>	<u>674,526</u>	<u>674,526</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	60,382	105,068	1,166	
OTHER FINANCING SOURCES/(USES)				
Transfers out		(111,475)	-	N/A
Total other financing sources	<u>-</u>	<u>(111,475)</u>	<u>-</u>	N/A
Net change in fund balances	60,382	(6,407)	1,166	-549%
Fund balances - beginning	929,945	996,734	973,377	
Fund balances - ending	<u>\$ 990,327</u>	<u>\$ 990,327</u>	<u>\$ 974,543</u>	

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND: 2023 POD B-AA1 (B1)
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: off-roll	\$ -	\$ 445,901	\$ 445,901	100%
Interest	2,263	23,820	-	N/A
Total revenues	2,263	469,721	445,901	105%
EXPENDITURES				
Principal	-	50,000	50,000	100%
Interest	-	355,550	355,550	100%
Total expenditures	-	405,550	405,550	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,263	64,171	40,351	
OTHER FINANCING SOURCES/(USES)				
Transfers in		111,475		N/A
Total other financing sources	-	111,475	-	N/A
Net change in fund balances	2,263	175,646	40,351	435%
Fund balances - beginning	857,797	684,414	678,399	
Fund balances - ending	\$ 860,060	\$ 860,060	\$ 718,750	

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: 2023 POD A PROJECT AREA
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2,388	\$ 39,181
Total revenues	<u>2,388</u>	<u>39,181</u>
EXPENDITURES		
Construction costs	<u>86,866</u>	<u>336,686</u>
Total expenditures	<u>86,866</u>	<u>336,686</u>
Excess/(deficiency) of revenues over/(under) expenditures	(84,478)	(297,505)
Fund balances - beginning	270,679	483,706
Fund balances - ending	<u><u>\$ 186,201</u></u>	<u><u>\$ 186,201</u></u>

**NORTHLAKE
STEWARDSHIP DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND: 2023 POD B-AA1 (B1)
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	\$ 8,098	\$ 125,420
Total revenues	<u>8,098</u>	<u>125,420</u>
EXPENDITURES		
Construction costs	-	3,198,150
Total expenditures	<u>-</u>	<u>3,198,150</u>
Net change in fund balances	8,098	(3,072,730)
Beginning fund balance	<u>2,513,363</u>	<u>5,594,191</u>
Ending fund balance	<u><u>\$ 2,521,461</u></u>	<u><u>\$ 2,521,461</u></u>

NORTHLAKE

STEWARDSHIP DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
NORTHLAKE STEWARDSHIP DISTRICT**

The Board of Supervisors of the Northlake Stewardship District held Public Hearings and a Regular Meeting on August 20, 2025 at 5:00 p.m., at 6102 162nd Ave E., Parrish, Florida 34219.

Present:

Steve Cerven	Chair
A. John Falkner	Vice Chair
Roger Aman	Assistant Secretary
Scott Falkner	Assistant Secretary

Also present:

Cindy Cerbone	District Manager
Michelle Rigoni (via telephone)	District Counsel
Candice Bain	SK Rye Road LLC (Pod A Parcel Developer)
Brad Jeffers	CCMC
Scott Miland	Resident
Anthony Melillo	Resident
Kathy Machuga	Resident
Brandon Fontes	Resident

The names of all attendees, residents and/or members of the public might not appear in the meeting minutes. If the person did not identify themselves, their name was inaudible or their name did not appear in the meeting notes or on a sign in sheet, the name was not listed.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cerbone called the meeting to order at 5:01 p.m.

Supervisors Cerven, Scott Falkner, A. John Falkner and Aman were present. Supervisor Taylor Falkner was not present.

SECOND ORDER OF BUSINESS

Public Comments

Resident Scott Miland voiced his concern about assessment increases and the Board approving a budget without anyone living in the District. He thinks the bank fees are high.

Resident Anthony Melillo wants to know if he has a say in anything and wants to be educated about how things work.

Resident Brandon Fontes is attending for educational purposes and voiced his opinion that it is interesting that the assessments are already increasing.

Another resident echoed the prior comments about the assessments increasing.

Ms. Cerbone explained the annual budget process, expenses, banking fees, insurance, and on-roll versus off-roll assessments.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2025-15, Setting Forth the Specific Terms of the Northlake Stewardship District's Special Assessment Bonds, Series 2025 (Rye Ranch Pod C1 – Assessment Area One); Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer's Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date [170.08 SUPPLEMENTAL ASSESSMENT RESOLUTION FOR NORTHLAKE SD – POD C1 2025 BONDS]

Ms. Rigoni presented Resolution 2025-15. This is the Supplemental Assessment Resolution providing for the specific terms of the Pod C1-2025 bonds. The Bonds are scheduled to close on Friday. This Resolution provides the specific terms related to the bonds. She reviewed the sections of the Resolution and explained what the Resolution accomplishes.

On MOTION by Mr. Cerven and seconded by Mr. A. John Falkner, with all in favor, Resolution 2025-15, Setting Forth the Specific Terms of the Northlake Stewardship District's Special Assessment Bonds, Series 2025 (Rye Ranch Pod C1 – Assessment Area One); Making Certain Additional Findings and Confirming and/or Adopting a Supplemental Engineer's Report and a Supplemental Assessment Report; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date [170.08 SUPPLEMENTAL ASSESSMENT RESOLUTION FOR NORTHLAKE SD – POD C1 2025 BONDS], was adopted.

FOURTH ORDER OF BUSINESS**Public Hearing on Adoption of Fiscal Year
2025/2026 Budget****A. Proof/Affidavit of Publication****B. Consideration of Resolution 2025-16 Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date [FY 2026 APPROPRIATION RESOLUTION]**

Ms. Cerbone presented Resolution 2025-16. She reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. She discussed the on-roll and off-roll assessments, "Assigned" fund balance categories, various Special Revenue Funds, upcoming bond closing, etc., and reviewed the Assessment Tables on Pages 16 and 17.

On MOTION by Mr. Cerven and seconded by Mr. Scott Falkner, with all in favor, the Public Hearing was opened.

Mr. Miland asked what will happen to the "excess" funds in the budget, such as will it be in an interest account or can it be used to pay down the bonds.

Resident Kathy Machuga referred to the Mailed Notice she received asked about the amounts. She noted that the streetlights have not been working since she moved in.

Mr. Cerven stated that some streetlights are not owned by the District; streetlights on internal roads belong to the Association and Lennar controls those.

Ms. Cerbone asked Ms. Machuga to contact her to discuss the Mailed Notice.

Regarding the reserve or “excess” funds, Ms. Cerbone stated that the funds are put in an interest account. Bonds can be refinanced after the call period, which is usually ten years.

SK Rye Road LLC Pod A Parcel Developer Representative Candice Bain objected to the Fiscal Year 2026 budget and the assessment increases. She stated that, as the majority Landowner, SK Rye Road LLC has contributed the most money in the current Fiscal Year 2025 budget. Assessments of \$241,000 were paid by SK Rye Road LLC. Currently, there is only about \$80,000 of expenses and, SK Rye Road LLC objects to most of the excess funds being distributed into the new line items for the working capital, such as “Disaster recovery” and “Contingency maintenance”. Ms. Bain alleged that, in her experience, it is not customary or normal for a District to create those line items.

Ms. Bain stated SK Rye Road LLC believes that the fund balance requested should be used to offset increases in the assessments instead of putting them into these, in essence, reserve funds for the capital “Disaster recovery” and “Contingency maintenance.” SK Rye Road LLC understands the “Stormwater reporting” of the \$10,000 but feels that can be absorbed in the “Field Operations” under “Other”, which has \$35,000.

No other affected property owners or members of the public spoke.

On MOTION by Mr. Aman and seconded by Mr. Cerven, with all in favor, the Public Hearing was closed.

On MOTION by Mr. Cerven and seconded by Mr. Scott Falkner, with all in favor, Resolution 2025-16 Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments

to Fund the Budget for Fiscal Year
2025/2026, Pursuant to Florida Law

A. Proof/Affidavit of Publication

Ms. Cerbone noted that the newspaper did not print the map; therefore, she suggests opening the Public Hearing, hear comments, and continue the Public Hearing to the September meeting. Another ad with the map will be published.

Ms. Rigoni stated that, despite the omission of the map in the published ad, District Counsel believes that noticing requirements were materially complied with; this was a technical misstep that the publishers took that is forcing the District to hold a supplemental hearing out of an abundance of caution. This is nothing to cause alarm.

B. Mailed Notice(s) to Property Owners

C. Consideration of Resolution 2025-17, Providing for Funding for the Fiscal Year 2025/2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date [ANNUAL ASSESSMENT RESOLUTION]

Ms. Cerbone presented Resolution 2025-17.

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the Public Hearing was opened.

Mr. Melillo asked which Rye Ranch Pod he lives in. Mr. Cerven stated he is in Pod A.

Ms. Bain reiterated SK Rye Road LLC's objection to the assessments for the reasons stated above.

No other affected property owners or members of the public spoke.

On MOTION by Mr. Cerven and seconded by Mr. A. John Falkner, with all in favor, the Public Hearing was continued to September 17, 2025 at 5:00 p.m., at 6102 162nd Ave E., Parrish, Florida 34219.

On MOTION by Mr. Cerven and seconded by Mr. A. John Falkner, with all in favor, Resolution 2025-17, Providing for Funding for the Fiscal Year 2025/2026 Adopted Budget(s); Providing for the Collection and Enforcement of Special Assessments, Including But Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS**Consideration of Acquisition of Landscape Improvements**

Ms. Rigoni stated that the Master Developer advised that some portions of landscape areas are ready to be turned over to the District. This was contemplated in the Master Acquisition Agreement between the Developer and the District.

On MOTION by Mr. Scott Falkner and seconded by Mr. Aman, with all in favor, authorizing Staff to work with the Chair and Master Developer to finalize the associated landscape acquisition, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

The following change was made to the Fiscal Year 2026 Performance Measures/Standards & Annual Reporting Form:

- Page 2: Delete "2. INFRASTRUCTURE AND FACILITIES MAINTENANCE" category entirely
- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

On MOTION by Mr. Aman and seconded by Mr. Cerven, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, as amended, and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

EIGHTH ORDER OF BUSINESS**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2024,
Prepared by Grau & Associates**

Ms. Cerbone presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

A. Consideration of Resolution 2025-18 Hereby Accepting the Audited Annual Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Cerven and seconded by Mr. A. John Falkner, with all in favor, the Audited Financial Report for Fiscal Year from October 1, 2023 to January 12, 2024, Prepared by Grau & Associates, was approved.

NINTH ORDER OF BUSINESS**Item(s) Related to Rye Ranch CDD****B. Presentation of Audited Financial Report for Fiscal Year from October 1, 2023 to January 12, 2024, Prepared by Grau & Associates**

Ms. Cerbone presented the Rye Ranch CDD Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

On MOTION by Mr. Cerven and seconded by Mr. Scott Falkner, with all in favor, the Rye Ranch CDD Audited Financial Report for Fiscal Year from October 1, 2023 to January 12, 2024, Prepared by Grau & Associates, was approved.

TENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of June 30, 2025**

On MOTION by Mr. Cerven and seconded by Mr. Aman, with all in favor, the Unaudited Financial Statements as of June 30, 2025, were accepted.

ELEVENTH ORDER OF BUSINESS**Approval of June 18, 2025 Regular Meeting Minutes**

On MOTION by Mr. Cerven and seconded by Mr. A. John Falkner, with all in favor, June 18, 2025 Regular Meeting Minutes, as amended, were approved.

TWELFTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

Ms. Rigoni reiterated that the Pod C1 bond closing will be on Friday.

B. District Engineer: ZNS Engineering, L.C.

There was no report.

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

- **Property Insurance on Vertical Assets**

Ms. Cerbone stated property insurance will be acquired when necessary.

- **Form 1 Submission and Ethics Training**

Ms. Cerbone reminded the Board Members to file Form 1 if they have not done so.

- **Goals & Objectives Reporting**

- **Hardcopy Agendas vs Tablets**

The Board wishes to receive hardcopy agendas.

- **NEXT MEETING DATE: September 17, 2025 at 5:00 PM**

- **QUORUM CHECK**

THIRTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

FOURTEENTH ORDER OF BUSINESS**Public Comments**

Ms. Bain stated that the Parcel A Developer will be sending a notice today notifying the Board that they will be initiating the next set of bonds for Assessment Area Two and

279 Assessment Area Three. All permits are in hand. They will work with District Management to
280 establish a timeline for bond issuance. BGE will be submitted as the Consulting Engineer.

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282 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

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284 **On MOTION by Mr. Cerven and seconded by Mr. A. John Falkner, with all in**
285 **favor, the meeting adjourned at 5:57 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

NORTHLAKE

STEWARDSHIP DISTRICT

STAFF

REPORTS

NORTHLAKE STEWARDSHIP DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
6102 162nd Avenue E, Parrish, Florida 34219		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 15, 2025	Regular Meeting	5:00 PM*
November 19, 2025	Regular Meeting	5:00 PM*
December 17, 2025	Regular Meeting	5:00 PM*
January 21, 2026	Regular Meeting	5:00 PM*
February 18, 2026	Regular Meeting	5:00 PM*
March 18, 2026	Regular Meeting	5:00 PM*
April 15, 2026	Regular Meeting	5:00 PM*
May 20, 2026	Regular Meeting	5:00 PM*
June 17, 2026	Regular Meeting	5:00 PM*
July 15, 2026	Regular Meeting	5:00 PM*
August 19, 2026	Regular Meeting	5:00 PM*
September 16, 2026	Regular Meeting	5:00 PM*
<i>*Meetings will occur at 5:00 PM, or immediately following the adjournment of Aviairy at Rutland Ranch Community Development District meetings</i>		