

CALDERA

**COMMUNITY DEVELOPMENT
DISTRICT**

July 17, 2025

BOARD OF SUPERVISORS

**PUBLIC HEARINGS
AND REGULAR
MEETING AGENDA**

CALDERA

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

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

July 10, 2025

Board of Supervisors
Caldera Community Development District

Dear Board Members:

The Board of Supervisors of the Caldera Community Development District will hold Public Hearings and a Regular Meeting on July 17, 2025 at 10:30 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Administration of Oath of Office to Appointed Supervisor, Blake Glass (*the following to be provided under separate cover*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-03, Electing and Removing Officers of the District and Providing for an Effective Date
5. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-08, 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

ATTENDEES:

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

6. 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 2025-09, 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
7. Consideration of Fiscal Year 2025/2026 Deficit Funding Agreement
8. Consideration of Agreements Regarding the Direct Collection of Special Assessments for Fiscal Year 2025-2026
 - A. Homes By West Bay, LLC
 - B. Pulte Home Company, LLC
9. Consideration of Resolution 2025-10, Recognizing Satisfaction of Contributions for the 2024 Assessments; Providing Additional Authorization; Providing for Severability, Conflicts, and an Effective Date
10. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
11. Ratification of Pine Lake Services LLC Addendum Number 1 for Additional Services
12. Acceptance of Unaudited Financial Statements as of May 31, 2025
13. Approval of Minutes
 - A. April 10, 2025 Special Public Meeting
 - B. May 15, 2025 Regular Meeting
14. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Coastal Engineering Associates, Inc.*

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

- 0 Registered Voters in District as of April 15, 2025
- UPCOMING MEETINGS
 - August 21, 2025 at 10:30 AM
 - September 18, 2025 at 10:30 AM
- QUORUM CHECK

SEAT 1	BRADY LEFERE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	RAY APONTE	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	MELISA SGRO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	ALLISON MARTIN	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	BLAKE GLASS	☐ IN PERSON	☐ PHONE	☐ NO

15. Board Members' Comments/Requests

16. Public Comments

17. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802.

Sincerely,



Kristen Suit
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 943 865 3730

CALDERA

COMMUNITY DEVELOPMENT DISTRICT

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**CALDERA COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF CALDERA COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 202__, by _____, who personally appeared before me, and is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Caldera Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

CALDERA

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CALDERA
COMMUNITY DEVELOPMENT DISTRICT ELECTING AND
REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE.**

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF CALDERA COMMUNITY DEVELOPMENT
DISTRICT THAT:**

SECTION 1. The following is/are elected as Officer(s) of the District effective July 17, 2025:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

Jordan Lansford is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of July 17, 2025:

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

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

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

ATTEST:

**CALDERA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

CALDERA

COMMUNITY DEVELOPMENT DISTRICT

5A

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus County, Florida that the attached copy of advertisement being a Legal Notice in the matter Notice of FY2026 Budget & O&M Assessment was published in said newspaper by print in the issues of 06/22/25, 06/29/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



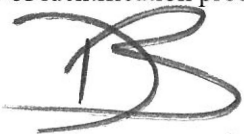
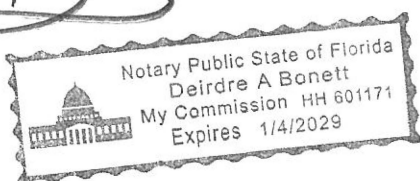
Signature of Affiant _____

Sworn to and subscribed before me this **06/29/2025**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

CALDERA COMMUNITY DEVELOPMENT 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 Caldera Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: July 17, 2025
 TIME: 10:30 A.M.
 LOCATION: Greater Hernando County Chamber of Commerce
 15588 Aviation Loop Drive
 Brooksville, Florida 34604

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for 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 benefitted 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 benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Number of Units/Acres	EAU/ERU Factor	Proposed Annual O&M Assessment
Residential Units	603	1.0	\$695.39*
Undeveloped Land	79.1	Per Acre	\$400.67

*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 Hernando County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the noticed amount above shall serve as the not to exceed "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 above the noticed amount or another criterion within Section 197.3632(4), Florida Statutes, is met. The purpose of setting a not to exceed maximum rate for notice purposes is to reduce costs to all landowners associated with providing mailed notice in future years. To the extent your property classification changes between the above listed land uses, the above noticed maximum amounts would apply to your property. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining 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.

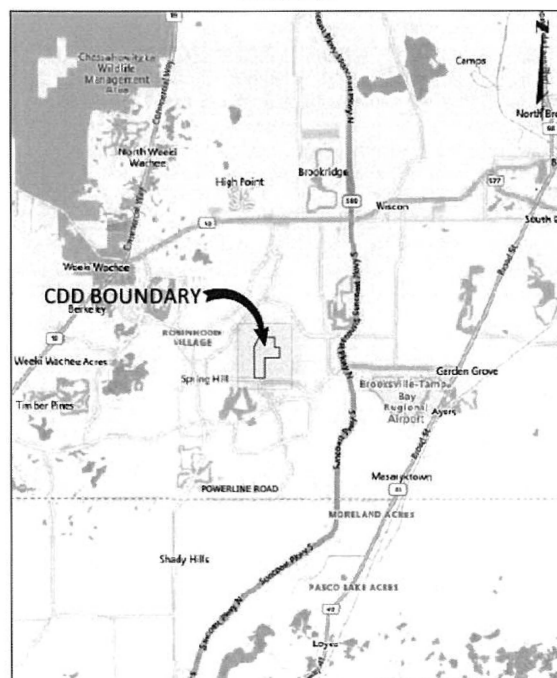
Additional Provisions

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 and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://calderacdd.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.

District Manager



CALDERA

COMMUNITY DEVELOPMENT DISTRICT

5B

RESOLUTION 2025-08
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE CALDERA COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") 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.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"), the District Manager prepared and submitted to the Board of Supervisors ("Board") of the Caldera Community Development District ("District") prior to June 15, 2025, proposed budget(s) ("Proposed Budget") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

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

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Caldera Community Development District for the Fiscal Year Ending September 30, 2026."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

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

ATTEST:

**CALDERA COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A

FY 2026 Budget

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026
PROPOSED BUDGET**

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
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**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
PROPOSED BUDGET**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 09/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 301,342				\$ 419,321
Allowable discounts (4%)	(12,054)				(16,773)
Assessment levy: on-roll - net	289,288	\$ 250,074	\$ 39,214	\$ 289,288	402,548
Assessment levy: off-roll	97,340	73,005	24,335	97,340	31,693
Landowner contribution	186,791	253,444	205,573	459,017	103,297
Total revenues	573,419	576,523	269,122	845,645	537,538
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	20,000	1,136	18,864	20,000	20,000
Engineering	2,000	705	1,295	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	417	583	1,000	1,000
EMMA software services	-	-	-	-	2,500
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	83	117	200	200
Postage	500	73	427	500	500
Printing & binding	500	208	292	500	500
Legal advertising	1,750	-	1,750	1,750	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,700	5,200	500	5,700	5,900
Contingencies/bank charges	750	900	-	900	1,200
Meeting room rental	2,000	-	2,000	2,000	2,000
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	210	-	210	210
Tax collector	12,054	5,002	-	5,002	16,773
Property appraiser	-	16,357	-	16,357	-
Total professional & administrative	107,044	51,171	65,328	116,499	114,663

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
PROPOSED BUDGET**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 09/30/2025	Total Actual & Projected	
Field operations					
Field operations management	6,000	-	6,000	6,000	12,000
Landscape maintenance	240,000	40,768	199,232	240,000	227,000
Mulch	40,000	-	40,000	40,000	50,000
Irrigation repairs	5,000	1,445	3,555	5,000	7,500
Landscape replacement	6,000	-	6,000	6,000	10,000
Pressure cleaning	2,500	-	2,500	2,500	5,000
Holiday decorations	2,500	-	2,500	2,500	5,000
General repairs/supplies	10,000	-	10,000	10,000	10,000
Property insurance	15,000	6,324	8,676	15,000	12,000
Total field operations	<u>327,000</u>	<u>48,537</u>	<u>278,463</u>	<u>327,000</u>	<u>338,500</u>
Utilities					
Electric - common area	5,000	-	5,000	5,000	5,000
Streetlights	55,000	3,272	51,728	55,000	55,000
Total utilities	<u>60,000</u>	<u>3,272</u>	<u>56,728</u>	<u>60,000</u>	<u>60,000</u>
Total field operations	<u>387,000</u>	<u>51,809</u>	<u>335,191</u>	<u>387,000</u>	<u>398,500</u>
Total expenditures	<u>494,044</u>	<u>102,980</u>	<u>400,519</u>	<u>503,499</u>	<u>513,163</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 79,375	 473,543	 (131,397)	 342,146	 24,375
 Fund balance - beginning (unaudited)	 <u>-</u>	 <u>(22,376)</u>	 <u>451,167</u>	 <u>(22,376)</u>	 <u>319,770</u>
Fund balance - ending (projected)					
Assigned					
Reserve items	24,375	24,375	24,375	24,375	48,750
Utility deposits	-	-	295,395	295,395	295,395
Unassigned	55,000	426,792	-	-	-
Fund balance - ending	<u>\$ 79,375</u>	<u>\$ 451,167</u>	<u>\$ 319,770</u>	<u>\$ 319,770</u>	<u>\$ 344,145</u>

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
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.	
Legal	20,000
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.	
Engineering	2,000
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.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
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.	
Trustee	5,500
Annual fee for the service provided by trustee, paying agent and registrar.	
EMMA software services	2,500
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,500
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	5,900
The District will obtain public officials and general liability insurance.	
Contingencies/bank charges	1,200
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Meeting room rental	2,000
Website hosting & maintenance	705
Website ADA compliance	210
Tax collector	16,773

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)

Field operations

Field operations management	12,000
Landscape maintenance	227,000
Mulch	50,000
Irrigation repairs	7,500
Landscape replacement	10,000
Pressure cleaning	5,000
Holiday decorations	5,000
General repairs/supplies	10,000
Property insurance	12,000
Total utilities	60,000
Total expenditures	<u><u>\$ 513,163</u></u>

Reserve Items	Estimated Life Expectancy	Estimated Remaining Life	Cost to Replace	Annual Funding
Entry Features	20	20	\$207,000.00	\$10,350.00
Wall	40	40	\$411,000.00	\$10,275.00
Emergency Gate	20	20	\$15,000.00	\$750.00
Fencing	20	20	\$60,000.00	\$3,000.00
Total			\$693,000.00	\$24,375.00

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
PROPOSED BUDGET**

	Fiscal Year 2025				Proposed Budget
	Adopted Budget FY 2025	Actual through 03/31/2025	Projected through 09/30/2025	Total Actual & Projected	FY 2026
REVENUES					
Special assessment - on-roll	\$ 86,568				\$ 632,989
Allowable discounts (4%)	(3,463)				(25,320)
Assessment levy: net	83,105	\$ 428,553	\$ -	\$ 428,553	607,669
Special assessment: off-roll	502,708	80,370	422,338	502,708	-
Interest	-	10,172	-	10,172	-
Total revenues	585,813	519,095	422,338	931,261	607,669
EXPENDITURES					
Debt service					
Principal	135,000	-	135,000	135,000	140,000
Interest	309,151	85,668	223,483	309,151	441,160
Total debt service	444,151	85,668	358,483	444,151	581,160
Other fees & charges					
Tax collector	3,463	8,573	-	8,573	25,320
Total other fees & charges	3,463	8,573	-	8,573	25,320
Total expenditures	447,614	94,241	358,483	452,724	606,480
Excess/(deficiency) of revenues over/(under) expenditures	138,199	424,854	63,855	478,537	1,189
Fund balance:					
Net increase/(decrease) in fund balance	138,199	424,854	63,855	478,537	1,189
Beginning fund balance (unaudited)	376,843	360,978	785,832	360,978	839,515
Ending fund balance (projected)	\$ 515,042	\$ 785,832	\$ 849,687	\$ 839,515	840,704
Use of fund balance:					
Debt service reserve account balance (required)					(291,175)
Principal and Interest expense - November 1, 2026					(217,570)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 331,959

Note: Series 2024 Bonds had their interest capitalized until 11/1/2024

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			220,580.00	220,580.00	11,835,000.00
05/01/26	140,000.00	4.300%	220,580.00	360,580.00	11,695,000.00
11/01/26			217,570.00	217,570.00	11,695,000.00
05/01/27	150,000.00	4.300%	217,570.00	367,570.00	11,545,000.00
11/01/27			214,345.00	214,345.00	11,545,000.00
05/01/28	155,000.00	4.300%	214,345.00	369,345.00	11,390,000.00
11/01/28			211,012.50	211,012.50	11,390,000.00
05/01/29	160,000.00	4.300%	211,012.50	371,012.50	11,230,000.00
11/01/29			207,572.50	207,572.50	11,230,000.00
05/01/30	170,000.00	4.300%	207,572.50	377,572.50	11,060,000.00
11/01/30			203,917.50	203,917.50	11,060,000.00
05/01/31	175,000.00	4.300%	203,917.50	378,917.50	10,885,000.00
11/01/31			200,155.00	200,155.00	10,885,000.00
05/01/32	185,000.00	5.000%	200,155.00	385,155.00	10,700,000.00
11/01/32			195,530.00	195,530.00	10,700,000.00
05/01/33	195,000.00	5.000%	195,530.00	390,530.00	10,505,000.00
11/01/33			190,655.00	190,655.00	10,505,000.00
05/01/34	205,000.00	5.000%	190,655.00	395,655.00	10,300,000.00
11/01/34			185,530.00	185,530.00	10,300,000.00
05/01/35	215,000.00	5.000%	185,530.00	400,530.00	10,085,000.00
11/01/35			180,155.00	180,155.00	10,085,000.00
05/01/36	225,000.00	5.000%	180,155.00	405,155.00	9,860,000.00
11/01/36			174,530.00	174,530.00	9,860,000.00
05/01/37	235,000.00	5.000%	174,530.00	409,530.00	9,625,000.00
11/01/37			168,655.00	168,655.00	9,625,000.00
05/01/38	250,000.00	5.000%	168,655.00	418,655.00	9,375,000.00
11/01/38			162,405.00	162,405.00	9,375,000.00
05/01/39	260,000.00	5.000%	162,405.00	422,405.00	9,115,000.00
11/01/39			155,905.00	155,905.00	9,115,000.00
05/01/40	275,000.00	5.000%	155,905.00	430,905.00	8,840,000.00
11/01/40			149,030.00	149,030.00	8,840,000.00
05/01/41	290,000.00	5.000%	149,030.00	439,030.00	8,550,000.00
11/01/41			141,780.00	141,780.00	8,550,000.00
05/01/42	305,000.00	5.000%	141,780.00	446,780.00	8,245,000.00
11/01/42			134,155.00	134,155.00	8,245,000.00
05/01/43	320,000.00	5.000%	134,155.00	454,155.00	7,925,000.00
11/01/43			126,155.00	126,155.00	7,925,000.00
05/01/44	335,000.00	5.000%	126,155.00	461,155.00	7,590,000.00
11/01/44			117,780.00	117,780.00	7,590,000.00
05/01/45	355,000.00	5.200%	117,780.00	472,780.00	7,235,000.00
11/01/45			108,550.00	108,550.00	7,235,000.00
05/01/46	375,000.00	5.200%	108,550.00	483,550.00	6,860,000.00
11/01/46			98,800.00	98,800.00	6,860,000.00
05/01/47	395,000.00	5.200%	98,800.00	493,800.00	6,465,000.00
11/01/47			88,530.00	88,530.00	6,465,000.00
05/01/48	415,000.00	5.200%	88,530.00	503,530.00	6,050,000.00
11/01/48			77,740.00	77,740.00	6,050,000.00

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	435,000.00	5.200%	77,740.00	512,740.00	5,615,000.00
11/01/49			66,430.00	66,430.00	5,615,000.00
05/01/50	460,000.00	5.200%	66,430.00	526,430.00	5,155,000.00
11/01/50			54,470.00	54,470.00	5,155,000.00
05/01/51	485,000.00	5.200%	54,470.00	539,470.00	4,670,000.00
11/01/51			41,860.00	41,860.00	4,670,000.00
05/01/52	510,000.00	5.200%	41,860.00	551,860.00	4,160,000.00
11/01/52			28,600.00	28,600.00	4,160,000.00
05/01/53	535,000.00	5.200%	28,600.00	563,600.00	3,625,000.00
11/01/53			14,690.00	14,690.00	3,625,000.00
05/01/54	565,000.00	5.200%	14,690.00	579,690.00	3,060,000.00
Total	8,775,000.00		8,274,175.00	17,049,175.00	

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

Assessment Area One

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
SF 40'	161	\$ 695.39	\$ 1,054.10	\$ 1,749.49	\$ 1,803.71
SF 50'	167	695.39	1,317.63	2,013.02	2,067.24
SF 60'	142	695.39	1,712.92	2,408.31	2,462.53
Total	470				

On-Roll Assessments

Assessment Area Two

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
SF 40'	37	\$ 695.39	\$ -	\$ 695.39	\$ 146.64
SF 50'	68	695.39	-	695.39	146.64
SF 60'	28	695.39	-	695.39	146.64
Total	133				

Off-Roll Assessments

Assessment Area Two

<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2026 O&M Assessment per Unit</u>	<u>FY 2026 DS Assessment per Unit</u>	<u>FY 2026 Total Assessment per Unit</u>	<u>FY 2025 Total Assessment per Unit</u>
SF 40'	22	\$ 150.20	\$ -	\$ 150.20	\$ 146.64
SF 50'	111	150.20	-	150.20	146.64
SF 60'	78	150.20	-	150.20	146.64
Total	211				

CALDERA

COMMUNITY DEVELOPMENT DISTRICT

6A

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus County, Florida that the attached copy of advertisement being a Legal Notice in the matter Notice of FY2026 Budget & O&M Assessment was published in said newspaper by print in the issues of 06/22/25, 06/29/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



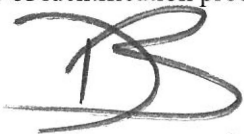
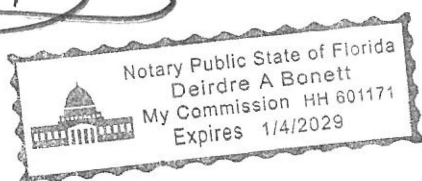
Signature of Affiant _____

Sworn to and subscribed before me this **06/29/2025**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

CALDERA COMMUNITY DEVELOPMENT 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 Caldera Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: July 17, 2025
 TIME: 10:30 A.M.
 LOCATION: Greater Hernando County Chamber of Commerce
 15588 Aviation Loop Drive
 Brooksville, Florida 34604

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for 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 benefitted 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 benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Number of Units/Acres	EAU/ERU Factor	Proposed Annual O&M Assessment
Residential Units	603	1.0	\$695.39*
Undeveloped Land	79.1	Per Acre	\$400.67

*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 Hernando County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the noticed amount above shall serve as the not to exceed "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 above the noticed amount or another criterion within Section 197.3632(4), Florida Statutes, is met. The purpose of setting a not to exceed maximum rate for notice purposes is to reduce costs to all landowners associated with providing mailed notice in future years. To the extent your property classification changes between the above listed land uses, the above noticed maximum amounts would apply to your property. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining 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.

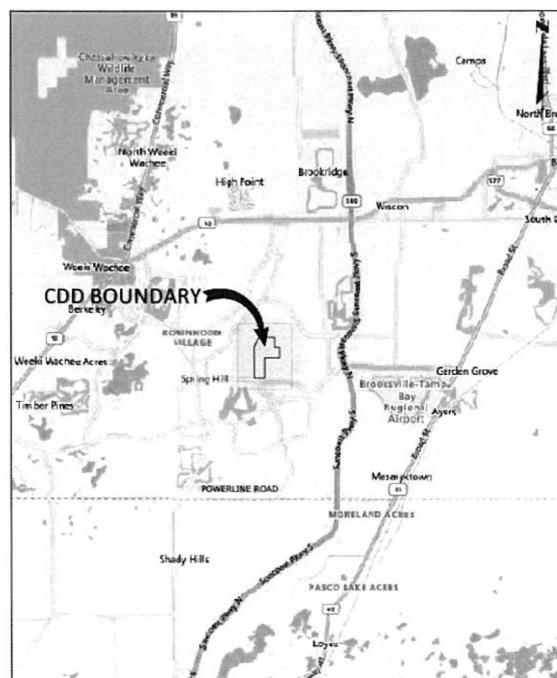
Additional Provisions

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 and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://calderacdd.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.

District Manager



CALDERA

COMMUNITY DEVELOPMENT DISTRICT

6B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

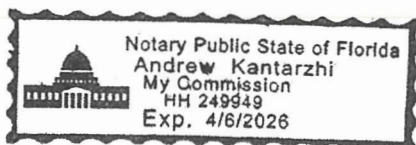
BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

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 & Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the Caldera Community Development District ("**District**"). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on June 18, 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 18th day of June, 2025, by Curtis Marcoux, for Wrathell, Hunt & Associates, LLC, who ☒ is personally known to me or ☐ has provided _____ as identification, and who ☐ did or ☒ did not take an oath.



NOTARY PUBLIC

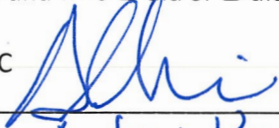

Print Name: Andrew Kantarzhi
Notary Public, State of Florida
Commission No.: HH 249949
My Commission Expires: 04/06/2026

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

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

June 18, 2025

VIA FIRST CLASS U.S. MAIL

HOMES BY WEST BAY LLC
4065 CRESCENT PARK DR
RIVERVIEW FL 33578-3605

PARCEL ID: R16 423 18 0000 0043 0000 and R16 423 18 0000 0042 0000

RE: Caldera Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

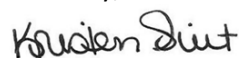
Pursuant to Florida law, the Caldera Community Development District (“**District**”) will be holding a meeting and public hearing(s) for the purposes of (i) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY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

DATE: July 17, 2025
TIME: 10:30 A.M.
LOCATION: Greater Hernando County Chamber of Commerce
15588 Aviation Loop Drive
Brooksville, Florida 34604

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 and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (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,



Kristen Suit
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 **\$451,014** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots. Your property is classified as 13.1 acres of undeveloped land.

3. **Schedule of O&M Assessments:**

Land Use	Number of Units/Acres	EAU/ERU Factor	Proposed Annual O&M Assessment
Residential Units	603	1.0	\$695.39*
Undeveloped Land	79.1	Per Acre	\$400.67

**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 noticed amount shall serve as the not to exceed “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 above the noticed amount or another criterion within Section 197.3632(4) is met. The purpose of setting a not to exceed maximum rate for notice purposes is to reduce costs to all landowners associated with providing mailed notice in future years. To the extent your property classification changes between the above listed land uses, the applicable above noticed maximum amounts would apply to your property.

4. **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 Hernando 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 no later than November of this year. 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.

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

June 18, 2025

VIA FIRST CLASS U.S. MAIL

PULTE HOME COMPANY LLC
2662 S FALKENBURG RD
RIVERVIEW FL 33578-2553

PARCEL ID: R16 423 18 0072 00F0 0010

RE: Caldera Community Development District FY 2026 Budget and O&M Assessments

Dear Property Owner:

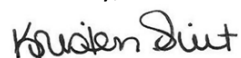
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TIME: 10:30 A.M.
LOCATION: Greater Hernando County Chamber of Commerce
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Brooksville, Florida 34604

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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,



Kristen Suit
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 **\$451,014** in gross revenue.
2. **Unit of Measurement.** O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit or Equivalent Residential Unit (collectively herein, “**EAU/ERU**”) basis for platted lots. Your property is classified as 66 acres of undeveloped land.

3. **Schedule of O&M Assessments:**

Land Use	Number of Units/Acres	EAU/ERU Factor	Proposed Annual O&M Assessment
Residential Units	603	1.0	\$695.39*
Undeveloped Land	79.1	Per Acre	\$400.67

**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 noticed amount shall serve as the not to exceed “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 above the noticed amount or another criterion within Section 197.3632(4) is met. The purpose of setting a not to exceed maximum rate for notice purposes is to reduce costs to all landowners associated with providing mailed notice in future years. To the extent your property classification changes between the above listed land uses, the applicable above noticed maximum amounts would apply to your property.

4. **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 Hernando 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 no later than November of this year. 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.

CALDERA

COMMUNITY DEVELOPMENT DISTRICT

6C

RESOLUTION 2025-09
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CALDERA COMMUNITY DEVELOPMENT 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 Caldera Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Hernando County, Florida ("**County**"); and

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

WHEREAS, 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 190, *Florida Statutes*, 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 CALDERA COMMUNITY DEVELOPMENT 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 190, *Florida Statutes*, 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.
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 190, *Florida Statutes*, 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 **December 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 December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.**
- ii. **Due Date (Debt Assessments).** Debt Assessments directly collected by the District shall be due and payable in full on **December 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 December 1, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 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.

[CONTINUED ON NEXT PAGE]

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

ATTEST:

CALDERA COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

CALDERA

COMMUNITY DEVELOPMENT DISTRICT

7

**CALDERA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 DEFICIT FUNDING AGREEMENT**

This Agreement ("**Agreement**") is made and entered into this 17th day of July, 2025, by and between:

Caldera Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**"), and

Pulte Home Company, LLC, a Michigan limited liability company, and the developer of the lands in the District ("**Developer**") with a mailing address of 2662 South Falkenburg Road, Riverview, Florida 33578.

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 190, Florida Statutes, 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, Developer presently is developing the majority of all real property ("**Property**") within the District, which Property will benefit 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 its general fund budget for Fiscal Year 2025/2026, which year begins on October 1, 2025, and concludes on September 30, 2026; and

WHEREAS, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2025/2026 budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying additional assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect additional non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

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.** The Developer agrees to make available to the District the monies (“**Funding Obligation**”) necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer’s consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the Funding Obligation that the Developer fund the actual expenses of the District, and the Developer is not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A**. The funds shall be placed in the District’s general checking account. These payments are made by the Developer in lieu of taxes, fees, or additional 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 additional assessments in the event of a funding deficit.

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 both 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.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by either party under this Agreement shall entitle the other 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. **CONTROLLING LAW; VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue shall be in Hernando County, 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 as of October 1, 2025.

[SIGNATURES ON NEXT PAGE]

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

**CALDERA COMMUNITY DEVELOPMENT
DISTRICT**

Chair/Vice Chair, Board of Supervisors

PULTE HOME COMPANY, LLC

By: _____
Its: _____

Exhibit A: Fiscal Year 2025/2026 General Fund Budget

CALDERA

COMMUNITY DEVELOPMENT DISTRICT

8A

**AGREEMENT BY AND BETWEEN THE CALDERA COMMUNITY DEVELOPMENT DISTRICT AND
HOMES BY WEST BAY, LLC REGARDING THE DIRECT COLLECTION OF SPECIAL ASSESSMENTS
FOR FISCAL YEAR 2025-2026**

This **AGREEMENT** is made and entered into as of this 17th day of July, 2025, by and between:

CALDERA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Hernando County, Florida (hereinafter "**District**"), and

HOMES BY WEST BAY, LLC, a Florida limited liability company and the owner of a portion of the property located within the boundaries of the District (hereinafter, the "**Property Owner**"). For purposes of this agreement, Property Owner's property is more particularly described in **Exhibit "A"** attached hereto (the "**Property**").

RECITALS

WHEREAS, the District was established by an ordinance adopted by the Board of County Commissioners of Hernando County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, 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 Property will benefit 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 Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, pursuant to sections 190.021 and 190.022, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District ("**O&M Assessments**"), and, regardless of imposition method, and pursuant to sections 190.021, 190.022, and 190.026, and Chapters 170 and 197, *Florida Statutes*, the District may collect such O&M Assessments by direct bill or on the tax roll; and

WHEREAS, Property Owner agrees that the O&M Assessments, which were imposed on the lands within the District, including the Property, have been validly imposed and constitute valid, legal and binding liens upon the lands within the District; and

WHEREAS, pursuant to section 197.3632, *Florida Statutes*, the District intends to utilize the uniform method of levying, collecting and enforcing the O&M Assessments, and previously levied debt services assessments, if any (together, the “**Special Assessments**”), against the Property once platted and collect such Special Assessments on the Hernando County tax roll for platted lots; and

WHEREAS, the District and Property Owner desire to arrange for the direct collection of the District’s Special Assessments prior to platting of the Property; and

WHEREAS, Property Owner desires to provide for the direct payment of Special Assessments.

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

2. **VALIDITY OF SPECIAL ASSESSMENTS.** Property Owner agrees that the Special Assessments have been validly imposed and constitute valid, legal and binding liens upon the lands within the District. Property Owner hereby waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such Series Assessments.

3. **COVENANT TO PAY.** Property Owner agrees to pay the O&M Assessments and its previously levied debt service assessments attributable to the Property, regardless of whether Property Owner owns the Property at the time of such payment. Nothing herein shall prohibit Property Owner from prorating or otherwise collecting these Special Assessments from subsequent purchasers of the Property. The District shall send a bill to Property Owner on or about November 1, 2025, indicating the exact amount of the O&M Assessments and its previously levied debt service being certified for collection in Fiscal Year 2025/2026. If Property Owner does not pay such invoice in full prior to December 1, 2025, then to the extent permitted by law, Property Owner may pay the Special Assessments in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026, and 25% due no later than May 1, 2026. The District’s decision to collect Special Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Special Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

4. **ENFORCEMENT.** This Agreement shall serve as an alternative method for collection of the Special Assessments. This Agreement shall not affect the District's ability to collect and enforce its Special Assessments by any other method authorized by Florida law. Property Owner acknowledges that the failure to pay the Special Assessments may result in the initiation of a foreclosure action, or, at the District's sole discretion, delinquent assessments may be certified for collection on a future Hernando County tax bill. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, as well as any future installments of special assessments securing debt service – 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 applicable rate of any bonds or other debt instruments secured by the Special Assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. 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 legal proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

5. **NOTICE.** All notices, payments and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

If to Property Owner: Homes By West Bay, LLC
4065 Crescent Park Drive
Riverview, Florida 33578
Attn: Ben Viola

If to the District: Caldera Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

6. **AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between 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 both of the parties hereto.

7. **AUTHORITY.** 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 the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

9. **DEFAULT.** A default by either party under this Agreement shall entitle the other 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 and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Property Owner.

10. **ATTORNEYS' FEES.** In the event that either 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.

11. **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.

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

13. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between 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.

14. **EFFECTIVE DATE.** The Agreement shall take effect as of October 1, 2025.

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

Attest:

CALDERA COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: _____
Its: _____

HOMES BY WEST BAY, LLC
a Florida limited liability company

Witness

By: _____
Name: _____
Title: _____

EXHIBIT A: Description of the Property

EXHIBIT A
Description of the Property

That certain real property located in phases 5 and 6 as identified below:

Phase 5

Lots 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, and 403, as identified on the plat known as Caldera Phase 5, recorded at Plat Book 48, Pages 3 through 8, inclusive, of the Official Records of Hernando County, Florida.

Phase 6

Parcel Number R16 423 18 0000 0042 0000 and
Parcel Number R16 423 18 0000 0043 0000,

both of which are located within the attached legal description:

Parcels of land lying in Section 16, Township 23 South, Range 18 East, Hernando County, Florida, and being more particularly described as follows:

COMMENCING at the center of said Section 16; run thence along the South boundary of the Northwest 1/4 of said Section 16, also being the North boundary of Plantation Palms, a subdivision recorded in Official Records Plat Book 39, Page 21 of Hernando County, Florida, N.89°50'44"W., a distance of 1324.16 feet; run thence along the West boundary of said Plantation Palms, S.00°01'17"W., a distance of 327.17 feet; thence N.89°58'43"W., a distance of 50.00 feet to the **POINT OF BEGINNING**; thence S.00°01'17"W, a distance of 422.88 feet; thence S.89°46'47"W, a distance of 293.76 feet; thence S.47°31'36"W, a distance of 325.05 feet; thence Westerly, 185.61 feet along the arc of a tangent curve to the right having a radius of 250.00 feet and a central angle of 42°32'20" (chord bearing S.68°47'45"W, 181.38 feet); thence N.89°56'05"W, a distance of 109.37 feet; thence Westerly, 58.15 feet along the arc of a tangent curve to the right having a radius of 265.01 feet and a central angle of 12°34'18" (chord bearing N.83°38'56"W, 58.03 feet); thence N.77°21'47"W, a distance of 172.84 feet; thence N.00°00'00"E, a distance of 83.42 feet; thence Northerly, 364.20 feet along the arc of a non-tangent curve to the right having a radius of 265.00 feet and a central angle of 78°44'38" (chord bearing N.08°09'17"E, 336.21 feet); thence N.47°31'36"E, a distance of 565.04 feet;• thence Northeasterly, 246.62 feet along the arc of a tangent curve to the right having a radius of 450.00 feet and a central angle of 31°24'03" (chord bearing N.63°13'37"E, 243.55 feet); thence Southerly, 7.71 feet along the arc of a non-tangent curve to the right having a radius of 80.00 feet and a central angle of 05°31'23" (chord bearing S.12°49'18"E, 7.71 feet); thence S.10°03'37"E, a distance of 102.98 feet; thence Southwesterly, 22.57 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 86°11'32" (chord bearing S.33°02'09"W, 20.50 feet); thence Southwesterly, 162.26 feet along the arc of a reverse curve to the left having a radius of 325.00 feet and a central angle of

28°36'19" (chord bearing S.61°49'45"W, 160.58 feet); thence. S.47°31'36"W, a distance of 565.04 feet; thence Southerly, 335.88 feet along the arc of a tangent curve to the left having a radius of 140.00 feet and a central angle of 137°27'41" (chord bearing S.21°12'15"E, 260.93 feet); thence S.89°56'05"E, a distance of 109.38 feet; thence Easterly, 92.81 feet along the arc of a tangent curve to the left having a radius of 125.00 feet and a central angle of 42°32'19" (chord bearing N.68°47'45"E, 90.69 feet); thence N.47°31'36"E, a distance of 317.95 feet; thence Easterly, 129.06 feet along the arc of a tangent curve to the right having a radius of 175.00 feet and a central angle of 42°15'12" (chord bearing N.68°39'11"E, 126.15 feet); thence N.89°46'47"E, a distance of 66.27 feet; thence Northeasterly, 117.49 feet along the arc of a tangent curve to the left having a radius of 75.00 feet and a central angle of 89°45'30" (chord bearing N.44°54'02"E, 105.84 feet); thence N.00°01'17"E, a distance of 215.51 feet; thence Northwesterly, 183.78 feet along the arc of a tangent curve to the left having a radius of 125.00 feet and a central angle of 84°14'21" (chord bearing N.42°05'54"W, 167.67 feet); thence Westerly, 34.71 feet along the arc of a compound curve to the left having a radius of 324.99 feet and a central angle of 06°07'10" (chord bearing N.87°16'40"W, 34.69 feet); thence Northwesterly, 21.02 feet along the arc of a reverse curve to the right having a radius of 15.00 feet and a central angle of 80°16'38" (chord bearing N.50°11'55"W, 19.34 feet); thence N.10°03'37"W, a distance of 107.11 feet; thence Northerly, 5.75 feet along the arc of a tangent curve to the right having a radius of 80.00 feet and a central angle of 04°07'10" (chord bearing N.08°00'02"W, 5.75 feet); thence Easterly, 81.73 feet along the arc of a non-tangent curve to the right having a radius of 450.00 feet and a central angle of 10°24'23" (chord bearing S.89°25'17"E, 81.62 feet); thence Southeasterly, 367.56 feet along the arc of a compound curve to the right having a radius of 250.00 feet and a central angle of 84°14'22" (chord bearing S.42°05'54"E, 335.34 feet) to the **POINT OF BEGINNING**. Containing 8.230 acres, more or less.

TOGETHER WITH:

COMMENCING at the center of said Section 16; run thence along the South boundary of the Northwest 1/4 of said Section 16, also being the North boundary of Plantation Palms, a subdivision recorded in Official Records Plat Book 39, Page 21 of Hernando County, Florida N.89°50'44" W., a distance of 1324.16 feet; run thence along the West boundary of said Plantation Palms, S.00°01'17"W., a distance of 327.17 feet; thence N.89°58'43"W., a distance of 225.00 feet to the **POINT OF BEGINNING** thence S.00°01'17" W, a distance of 215.51 feet; thence Southwesterly, 39.16 feet along the arc of a tangent curve to the right having a radius of 25.00 feet and a central angle of 89°45'31" (chord bearing S.44°54'02"W, 35.28 feet); thence S.89°46'47"W, a distance of 66.27 feet; thence Westerly, 165.93 feet along the arc of a tangent curve to the left having a radius of 225.00 feet and a central angle of 42°15'12" (chord bearing S.68°39'11"W, 162.19 feet); thence S.47°31'36"W, a distance of 317.95 feet; thence Westerly, 55.68 feet along the arc of a tangent curve to the right having a radius of 75.00 feet and a central angle of 42°32'19" (chord bearing S.68°47'45"W, 54.41 feet); thence N.89°56'05"W, a distance of 109.38 feet; thence Northerly, 215.92 feet along the arc of a tangent curve to the right having a radius of 90.00 feet and a central angle of 137°27'41" (chord bearing N.21°12'15"W, 167.74 feet); thence N.47°31'36" E, a distance of 565.04 feet; thence Easterly, 231.61 feet along the arc of a tangent curve to the right having a radius of 275.00 feet and a central angle of 48°15'19" (chord bearing N.71°39'15"E, 224.82 feet); thence

Southeasterly, 110.27 feet along the arc of a compound curve to the right having a radius of 75.00 feet and a central angle of $84^{\circ}14'22''$ (chord bearing $S.42^{\circ}05'54''E$, 100.60 feet) to the **POINT OF BEGINNING**. Containing 4.919 acres, more or less

CALDERA

COMMUNITY DEVELOPMENT DISTRICT

8B

**AGREEMENT BY AND BETWEEN THE CALDERA COMMUNITY DEVELOPMENT DISTRICT AND
PULTE HOME COMPANY, LLC REGARDING THE DIRECT COLLECTION OF SPECIAL ASSESSMENTS
FOR FISCAL YEAR 2025-2026**

This **AGREEMENT** is made and entered into as of this 17th day of July, 2025, by and between:

CALDERA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Hernando County, Florida (hereinafter "**District**"), and

PULTE HOME COMPANY, LLC, a Michigan limited liability company and the owner of a portion of the property located within the boundaries of the District (hereinafter, the "**Property Owner**"). For purposes of this agreement, Property Owner's property is more particularly described in **Exhibit "A"** attached hereto (the "**Property**").

RECITALS

WHEREAS, the District was established by an ordinance adopted by the Board of County Commissioners of Hernando County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, 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 Property will benefit 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 Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, pursuant to sections 190.021 and 190.022, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District ("**O&M Assessments**"), and, regardless of imposition method, and pursuant to sections 190.021, 190.022, and 190.026, and Chapters 170 and 197, *Florida Statutes*, the District may collect such O&M Assessments by direct bill or on the tax roll; and

WHEREAS, Property Owner agrees that the O&M Assessments, which were imposed on the lands within the District, including the Property, have been validly imposed and constitute valid, legal and binding liens upon the lands within the District; and

WHEREAS, pursuant to section 197.3632, *Florida Statutes*, the District intends to utilize the uniform method of levying, collecting and enforcing the O&M Assessments, and previously levied debt services assessments, if any (together, the “**Special Assessments**”), against the Property once platted and collect such Special Assessments on the Hernando County tax roll for platted lots; and

WHEREAS, the District and Property Owner desire to arrange for the direct collection of the District’s Special Assessments prior to platting of the Property; and

WHEREAS, Property Owner desires to provide for the direct payment of Special Assessments.

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

2. **VALIDITY OF SPECIAL ASSESSMENTS.** Property Owner agrees that the Special Assessments have been validly imposed and constitute valid, legal and binding liens upon the lands within the District. Property Owner hereby waives and relinquishes any rights it may have to challenge, object to or otherwise fail to pay such Series Assessments.

3. **COVENANT TO PAY.** Property Owner agrees to pay the O&M Assessments and its previously levied debt service assessments attributable to the Property, regardless of whether Property Owner owns the Property at the time of such payment. Nothing herein shall prohibit Property Owner from prorating or otherwise collecting these Special Assessments from subsequent purchasers of the Property. The District shall send a bill to Property Owner on or about November 1, 2025, indicating the exact amount of the O&M Assessments and its previously levied debt service being certified for collection in Fiscal Year 2025/2026. If Property Owner does not pay such invoice in full prior to December 1, 2025, then to the extent permitted by law, Property Owner may pay the Special Assessments in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2025, 25% due no later than February 1, 2026, and 25% due no later than May 1, 2026. The District’s decision to collect Special Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Special Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

4. **ENFORCEMENT.** This Agreement shall serve as an alternative method for collection of the Special Assessments. This Agreement shall not affect the District's ability to collect and enforce its Special Assessments by any other method authorized by Florida law. Property Owner acknowledges that the failure to pay the Special Assessments may result in the initiation of a foreclosure action, or, at the District's sole discretion, delinquent assessments may be certified for collection on a future Hernando County tax bill. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, as well as any future installments of special assessments securing debt service – 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 applicable rate of any bonds or other debt instruments secured by the Special Assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. 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 legal proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

5. **NOTICE.** All notices, payments and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or telecopied to the parties, as follows:

If to Property Owner: Pulte Home Company, LLC
2662 Falkenburg Road
Riverview, Florida 33578
Attn: _____

If to the District: Caldera Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

6. **AMENDMENT.** This instrument shall constitute the final and complete expression of the agreement between 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 both of the parties hereto.

7. **AUTHORITY.** 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 the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either party except upon the written consent of the other. Any purported assignment without such consent shall be void.

9. **DEFAULT.** A default by either party under this Agreement shall entitle the other 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 and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Property Owner.

10. **ATTORNEYS' FEES.** In the event that either 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.

11. **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.

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

13. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between 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.

14. **EFFECTIVE DATE.** The Agreement shall take effect as of October 1, 2025.

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

Attest:

CALDERA COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By: _____
Its: _____

PULTE HOME COMPANY, LLC
a Michigan limited liability company

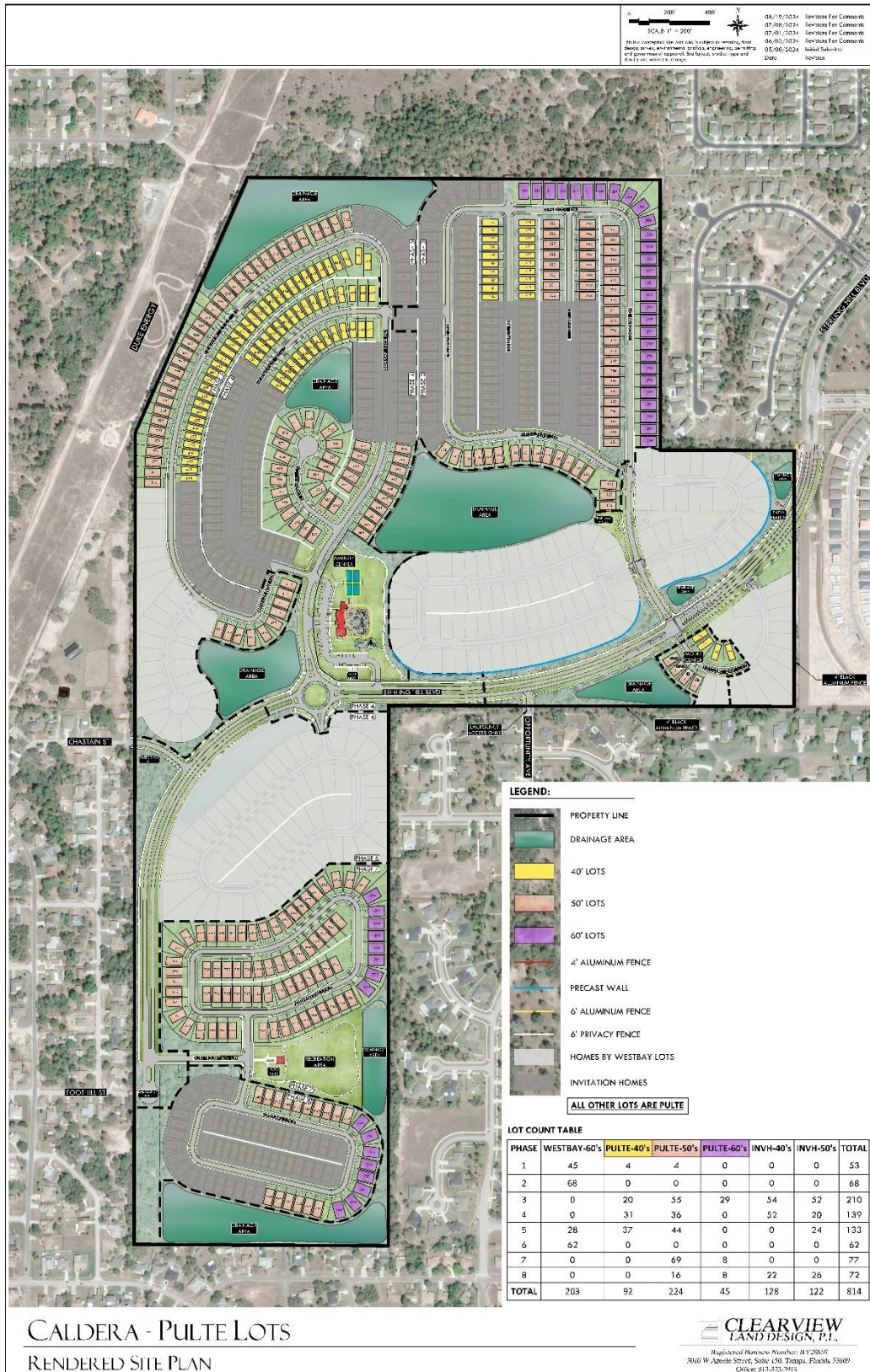
Witness

By: _____
Name: _____
Title: _____

EXHIBIT A: Description of the Property

EXHIBIT A
Description of the Property

The real property located in phases 5, 7 and 8 generally identified in the attached site plan less and except lots 376-403 in phase 5, all of which is located within the attached legal description.



LEGAL DESCRIPTION

DESCRIPTION (TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER: 21120598, DATED JUNE 30, 2021)

THE LAND IS DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER (NW 1/4) LESS FLORIDA POWER CORPORATION RIGHT-OF-WAY, AND THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), AND THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), ALL IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, SAID LANDS BEING IN HERNANDO COUNTY, FLORIDA.

DESCRIPTION (OVERALL PARCEL AS SURVEYED)

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 16, RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 16, N.00°04'55"E., A DISTANCE OF 2645.92 FEET; THENCE N.00°05'28"E., A DISTANCE OF 1378.68 FEET; THENCE LEAVING SAID WEST BOUNDARY OF SECTION 16, N.23°44'23"E., A DISTANCE OF 1395.29 FEET TO A POINT ON THE NORTH BOUNDARY OF SAID SECTION 16; RUN THENCE ALONG SAID NORTH BOUNDARY LINE OF SECTION 16, S.89°38'56"E., A DISTANCE OF 2083.07 FEET; THENCE LEAVING SAID NORTH BOUNDARY LINE OF SECTION 16, S.00°01'12"E., A DISTANCE OF 1324.75 FEET; THENCE S.89°45'47"E., A DISTANCE OF 661.42 FEET; THENCE S.00°00'45"E., A DISTANCE OF 1324.50 FEET; THENCE N.89°51'01"W., A DISTANCE OF 660.89 FEET TO A POINT BEING THE CENTER OF SAID SECTION 16; THENCE N.89°50'44"W., A DISTANCE OF 1324.16 FEET; THENCE S.00°01'17"W., A DISTANCE OF 2649.82 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 16; RUN THENCE ALONG SAID SOUTH BOUNDARY OF SECTION 16, N.89°40'43"W., A DISTANCE OF 1326.88 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 253.679 ACRES, MORE OR LESS.

Coastal Engineering
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Construction Management
engineering@coastalinc.com
966 Candlelight Boulevard • Brooksville • Florida 34601
(352) 799-0623 • Fax (352) 799-8559
888-200-5182

METES AND BOUND DESCRIPTION

CALDERA CDD
PULTE HOME COMPANY, LLC

DATE
10/31/22
21094
EX-2.1

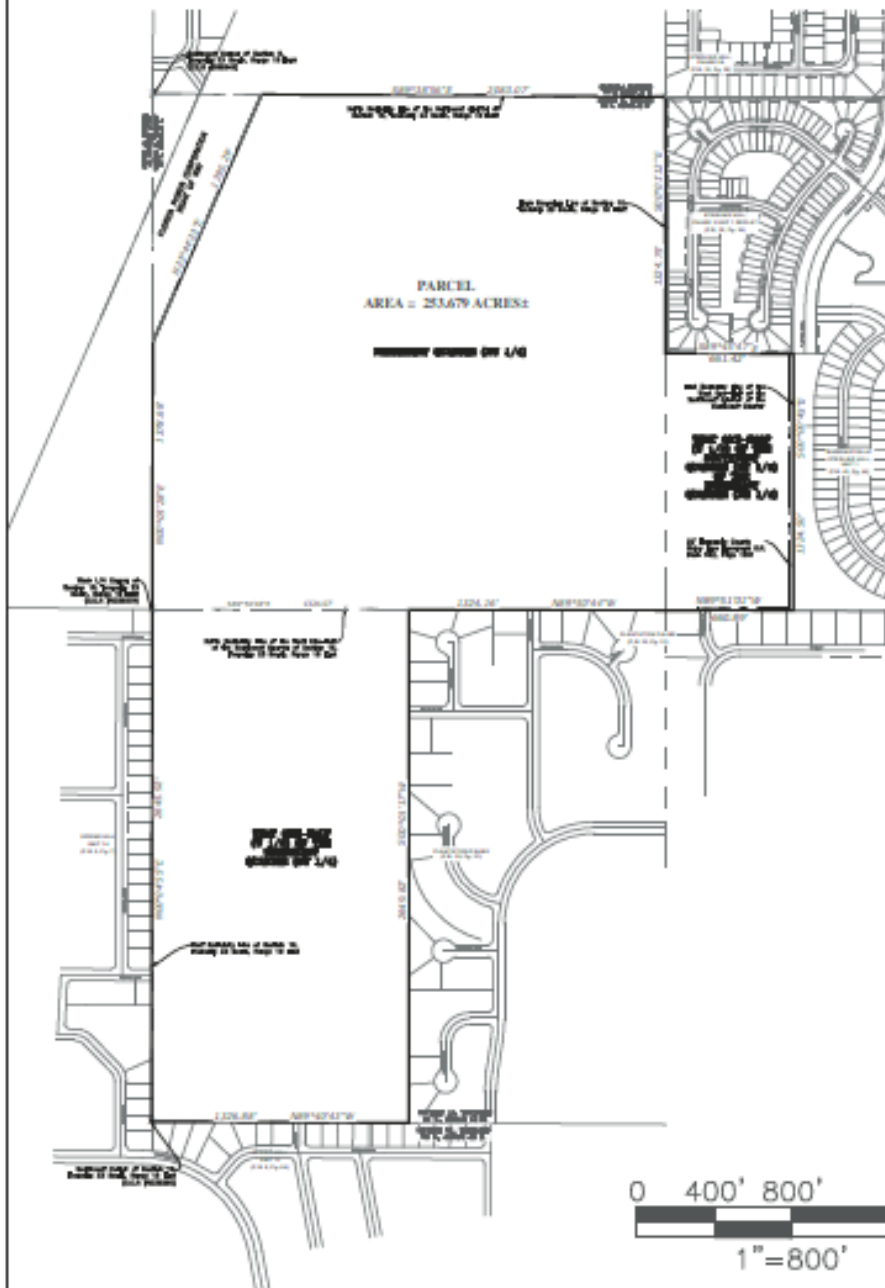
PRINTED: 11/09/2022 - 9:13am PRINTED BY: WA PATH: L:\21094\Pulte-Memill Sterling Hill\dwg\ENG\Current\CDD EXHIBITS\21094 CDD EXHIBITS.dwg

SECTION 16, TOWNSHIP 23 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

LEGEND AND ABBREVIATIONS

- CI = SEE CURVE TABLE
- LI = SEE LINE TABLE
- CC = CALCULATED
- PS = PLAT ON MAP
- FM = FIELD MEASURED
- PO = RECORD BY DEED
- OR = OFFICIAL RECORD
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- SEC. = SECTION
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- ▲ = OBSERVATION POINT
- *** = BASIS BY BENCHMARK

- SURVEYOR'S NOTES:**
1. CORRECTIONS, RIGHTS-OF-WAY, SET BACK LINES, REDEVELOPMENT, ADJUSTMENTS AND OTHER SIMILAR MATTERS FALLS FROM ANDERSON LAND TITLE ASSOCIATION'S RESPONSIBILITY FOR TITLE INSURANCE, PLUS BENCHMARK, BEGINNING WITH AN EFFECTIVE DATE OF NOVEMBER 10, 2020, AND ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
 2. THIS SURVEY IS LIMITED TO AGENCIES, GRASS, NESTLE IMPROVEMENTS ALONG AND NEAR THE HIGHWAY LINE, EXCEPT AS SHOWN HEREON, AND THAT NOTHING SHALL BE DONE OR LOCATED WITHIN THE BOUNDARY OF THE ROAD, BUT NOT LIMITED TO, FURNISHING, FURNISHING, UTILITIES, ETC.
 3. BENCHMARKS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 200, HAVING A GRID BEARING OF N00°00'00"W AND GRID BEARING OF N00°00'00"W AS SHOWN HEREON. THE GRID BEARING AS SHOWN HEREON IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
 4. THIS SURVEY IS DESIGNED TO BE DISPLAYED AT 1" = 800' OR SMALLER.
 5. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE SURVEY DIMENSIONS.
 6. ANYTHING OR NOTHING TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SURVEY PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SURVEY PARTY OR PARTIES.
 7. THE SURVEYED PARCEL LIES IN PLAT ZONE "4C" AND "4D", ACCORDING TO PLAT BOOKS AND MAPS, MAP NO. 1200000000 FOR BERNARD COUNTY, COMMUNITY NO. 12010, HERNANDO COUNTY, FLORIDA, DATED NOVEMBER 27, 2013 AND ISSUED BY THE FEDERAL HIGHWAY ADMINISTRATION. THESE BENCHMARKS HAVE BEEN RECENTLY REVEALED FROM OFFICE DATABASE INFORMATION SUPPLIED BY THE FWA MAP SERVICE CENTER (HTT://WWW.FWA.GOV).
 8. USE OF THIS SURVEY FOR PURPOSES OTHER THAN PROVIDED, WITHOUT WRITTEN AUTHORIZATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSIDERED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CONTAINED TO.
 9. TITLE TO THE AREA SHOWN HEREON WAS TRANSFERRED TO BERNARD COUNTY, FLORIDA BY INSTRUMENT RECORDED, BK. 4038, PG. 988, DATED APRIL 10, 2020. THIS DOCUMENT DOES NOT STATE THE PURPOSES FOR WHICH THE COUNTY ACQUIRED THE LAND, THOUGH THE COUNTY OR SHOWS IT TO BE THE DIVISION OF STANDING HILL BLVD., A 100' WIDE PUBLIC RIGHT OF WAY. THE SURVEYED PARCEL IS CONTIGUOUS WITH THE LAND DESCRIBED IN BK. 4038, PG. 988, WITH THE COMMON BOUNDARY LINE BEING EXACTLY ONE, THREE, OR FIFTY FEET.



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888-555-5522

METES AND BOUND DESCRIPTION

CALDERA CDD
PULTE HOME COMPANY, LLC

DATE
10/31/22
21094
EX-2

CALDERA

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CALDERA COMMUNITY DEVELOPMENT DISTRICT RECOGNIZING SATISFACTION OF CONTRIBUTIONS FOR THE 2024 ASSESSMENTS; PROVIDING ADDITIONAL AUTHORIZATION; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including water and sewer, roadways, water management and utilities; and

WHEREAS, the District previously issued its \$8,910,000 Special Assessment Bonds, Series 2024 (Assessment Area One) ("**2024 Bonds**"), in order to finance the District's "**2024 Project**" as defined in the trust indenture related to the 2024 Bonds; and

WHEREAS, also in connection with the issuance of the 2024 Bonds, and pursuant to Resolutions 2023-25, 2024-02, 2024-03, and 2024-17 (together, "**Assessment Resolutions**"), the District levied non-ad valorem special assessments to secure the repayment of the 2024 Bonds ("**2024 Assessments**"); and

WHEREAS, the *Supplemental Special Assessment Methodology* dated August 7, 2024, which was adopted as part of the Assessment Resolutions, recognizes a contribution obligation of \$417,959.98¹ for the 2024 Assessments ("**2024 Contribution Obligation**") from the project developer, Pulte Home Company, LLC ("**Developer**"); and

WHEREAS, the Developer has constructed and funded certain public infrastructure for the 2024 Project in the amount of \$14,964,601.47 (not including retainage and balance to finish portions as of June 2024), as identified in the requisition dated August 19, 2024, attached hereto as Exhibit A ("Requisition 1") for which Developer has previously been compensated by the District in the amount of \$8,188,627.60 pursuant to Requisition 1 and the requisition dated October 23, 2024 on file with the Trustee, leaving a balance of \$6,775,973.87 which is greater than the 2024 Contribution Obligation,² and, accordingly, Developer has requested that the District recognize the satisfaction of the 2024 Contribution Obligation.

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

1. CONTRIBUTION. The District acknowledges and declares that the Developer has contributed infrastructure and/or monies in order to satisfy the 2024 Contribution Obligation.

2. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and

¹ Supplemental table to the Methodology Report not included in transcript, but available upon request.

² The balance of improvement value, after recognizing the 2024 Contribution Obligation, equals \$6,358,013.89 and remains eligible to be funded with future bond proceeds, if available.

things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

3. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed. This Resolution is intended to supplement the Assessment Resolutions levying the 2024 Assessments which remain in full force and effect. This Resolution and the Assessment Resolutions levying the 2024 Assessments shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

5. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

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

ATTEST:

**BOARD OF SUPERVISORS OF THE
CALDERA COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Its: _____

Exhibit A: Requisition #1 dated August 19, 2024

Exhibit A

Requisition #1 dated August 19, 2024

**CALDERA COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2024
(2024 PROJECT)**

(Acquisition and Construction)

The undersigned, a Responsible Officer of the Caldera Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and Regions Bank, as trustee (the “Trustee”), dated as of August 1, 2024, as supplemented by that certain First Supplemental Trust Indenture dated as of August 1, 2024 (collectively, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 1
- (B) Identify Acquisition Agreement, if applicable: *Acquisition Agreement, by and between Caldera Community Development District and Pulte Home Company, LLC*, dated February 15, 2024.
- (C) Name of Payee: Pulte Home Company, LLC
- (D) Amount Payable: **\$8,145,556.86¹**
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): ***Acquisition of Phases 1, 2, 3 and 4 Improvements***
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Series 2024 Acquisition and Construction Account of the Acquisition and Construction Fund.

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account;
- 3. each disbursement set forth above was incurred in connection with the Cost of the 2024 Project; and

¹ Note that the amount of this requisition is equal to the balance of the Series 2024 Acquisition and Construction Account. That said, the Phases 1, 2, 3 and 4 Improvements are in the greater amount of \$19,534,139.50. To the extent that additional monies are released into the Series 2024 Acquisition and Construction Account, the Trustee is directed to make payment of any remaining amounts owed by the District for the Phases 1, 2, 3, and 4 Improvements up to the full amount of \$19,534,139.50.

4. each disbursement represents a Cost of 2024 Project which has not previously been paid.

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

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

Originals or copies of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested are on file with the District.

[signatures contained on following page]

CALDERA COMMUNITY
DEVELOPMENT DISTRICT

By: 
Brady Lefere
Responsible Officer

Date: 8/19, 2024

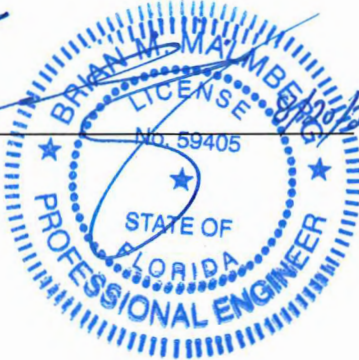
[continued next page]

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

The undersigned Consulting Engineer hereby certifies that this disbursement is for the Cost of the 2024 Project and is consistent with: (i) the Acquisition Agreement; and (ii) the report of the Consulting Engineer, as such report shall have been amended or modified.



Brian Malmberg, P.E.
Consulting Engineer



WARRANTY AND RELEASE OF RESTRICTIONS ON THE CALDERA COMMUNITY DEVELOPMENT DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS CREATED OR UNDERTAKEN IN CONNECTION WITH THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS

THIS WARRANTY AND RELEASE is made the 3 day of September, 2024, by Coastal Engineering Associates, Inc., whose address is 966 Candlelight Boulevard, Brooksville, Florida 34601 ("Professional"), in favor of the **Caldera Community Development District** ("District"), which is a local unit of special-purpose government situated in Hernando County, Florida, and having offices located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

SECTION 1. DESCRIPTION OF SCOPE OF SERVICES. Professional has provided work product in connection with the construction/installation of certain infrastructure improvements for Pulte Home Company, LLC, a landowner within the District ("Landowner"). An outline of the scope of services provided by Professional is attached as **Exhibit A** ("Work Product").

SECTION 2. USE OF WORK PRODUCT. Professional acknowledges that the Landowner has conveyed or may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product.

SECTION 3. WARRANTY. Professional hereby expressly guarantees that the Work Product identified in **Exhibit A** is fit for purposes for which it is intended. This expressed warranty shall not serve to eliminate any responsibility of Professional for the Work Product under Florida Statutes or case law, or to exclude any implied warranties and responsibilities.

SECTION 4. RELEASES. Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. Professional hereby affirmatively agrees that the Work Product identified in **Exhibit A** is free of all claims, security agreement, encumbrances or liens.

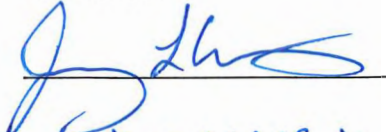
SECTION 5. CERTIFICATE OF PAYMENT. Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that no outstanding requests for payment exist related to the Work Product identified in **Exhibit A** and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Landowner and/or the District for the Work Product identified in **Exhibit A**.

EXHIBIT A

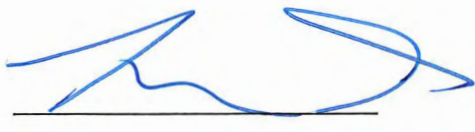
The work product associated with this Release & Warranty is described as the engineering construction drawings titled: **CALDERA SUBDIVISION POD A** (includes Phase 1 & 2) and **CALDERA SUBDIVISION PODS B AND C** (includes Phases 3 & 4). A set of drawings associated with all infrastructure improvements conveyed from Pulte Home Company LLC to the Caldera Community Development District via that certain *Bill of Sale [Phase 1 Utility Improvements]*, dated April 8, 2024, that certain *Bill of Sale [Phase 1 Roadway and Offsite Improvements]*, dated April 8, 2024, and that certain *Bill of Sale and Limited Assignment [Phases 1, 2, 3, and 4 Improvements]*, dated August 19, 2024, constructed in and for the development of Caldera Phase 1&2, and Caldera Phase 3&4 and infrastructure that benefits the future phases of the Caldera development. Work product is further described as the plans – Caldera Subdivision Pod A (Phases 1&2), Sheets C-01 through C-53, E0.1, E1.0, and E2.0, limited to those plans related to the Caldera Community Development District, and Caldera Subdivision Pods B and C (Phases 3&4), Sheets C-01 through C-94, E0.1, E1.0, and E2.0, limited to those plans related to the Caldera Community Development District

SECTION 6. EFFECTIVE DATE. This Warranty and Release shall take effect upon execution.

WITNESSES

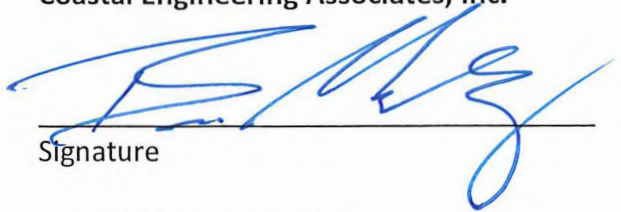


Jerry L. Wolfe Jr.
[print name]



FORD MANUEL
[print name]

Coastal Engineering Associates, Inc.



Signature

Brian Malmberg, PE

Print Name

Its: _____

August 19, 2024

Caldera Community Development District
c/o Kristen Suit, District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Re: Letter Agreement for Acquisition of Phases 1, 2, 3 and 4 Improvements

Dear Kristen,

Pursuant to the *Acquisition Agreement*, dated February 15, 2024 ("**Acquisition Agreement**"), by and between the Caldera Community Development District ("**District**") and Pulte Home Company, LLC ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

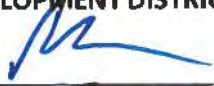
- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds, the amount identified in **Exhibit A** attached hereto which represents the actual cost of constructing and/or creating the Improvements.¹ Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage), and Developer agrees to ensure that all punch lists and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the Contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, the District may process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to post any bonds or other forms of security necessary to transfer the utilities and offsite Improvements to the County. The Developer further agrees to ensure real property conveyances of real property, including stormwater tracts, drainage, and open space, within the proposed Phase 2 plat to District will follow as soon as possible after final plat approval by Hernando County and shall ensure any additional easements are in place as needed.

If the District is in agreement with the terms stated herein, please execute this letter agreement in the space below and proceed with the necessary steps to effect the Sale.

¹ The amounts identified in **Exhibit A** include the actual cost of constructing and/or creating roadway and utility improvements previously conveyed to the District by the Developer pursuant to the Acquisition Agreement via that certain *Bill of Sale [Phase 1 Roadway and Offsite Improvements]* dated April 8, 2024, and that certain *Bill of Sale [Phase 1 Utility Improvements]* dated April 8, 2024. Pursuant to the terms of the Acquisition Agreement, the Developer now wishes to include the actual cost of constructing and/or creating the previously conveyed improvements as part of the total actual cost of constructing and/or creating the Improvements. The additional infrastructure is being conveyed to the District via bill of sale, which bill of sale is included in this package.

Agreed to by:

CALDERA COMMUNITY
DEVELOPMENT DISTRICT


Name: Brady Lefler
Title: Chair

Sincerely,

PULTE HOME COMPANY, LLC


Name: Trent Adams
Title: Director at Land Development

EXHIBIT A

Description of Phase 1 Improvements

Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water structures, and pipes, located within Tracts B-1, B-2, and B-3 (Buffers), Tracts D-1, D-2, D-3, D-4, and D-5 (Drainage), Tracts S-1, S-2, S-3, S-4, and S-5 (Open Space) and the “Drainage and Access Easements,” as identified in the plat known as Caldera Phase 1, recorded at Plat Book 46, Pages 30 through 35, of the Official Records of Hernando County, Florida.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits curb cut and right-of-way permits, utility permits, drainage rights, bonds and similar to or in any way connected with the development, construction and ownership of the public improvements for this project as described in the *Engineer’s Report*, dated June 2023 as amended by the *Supplemental Engineer’s Report*, dated February 21, 2024.

Total for all the foregoing¹:

Improvement	Total Amount	Amount Paid to Date	Balance to Finish	Retainage to Date
Earthwork	\$ 734,047.50	\$ 655,487.10	\$ 5,728.50	\$ 72,831.90
Roadways	\$ 1,647,925.50	\$ 1,483,132.93	\$ -	\$ 164,792.57
Potable Water	\$ 652,849.50	\$ 587,564.51	\$ -	\$ 65,284.99
Wastewater	\$ 1,343,549.75	\$ 1,209,194.76	\$ -	\$ 134,354.99
Surface Water Management	\$ 726,317.50	\$ 653,685.74	\$ -	\$ 72,631.76
TOTAL:	\$ 5,104,689.75	\$ 4,589,065.04	\$ 5,728.50	\$ 509,896.21

***Construction contract numbers based on June 2024 pay application.**

¹ The amounts identified in the table above include the actual cost of constructing and/or creating roadways, potable, and wastewater improvements previously conveyed to the District by the Developer via that certain *Bill of Sale [Phase 1 Roadway and Offsite Improvements]* dated April 8, 2024, and that certain *Bill of Sale [Phase 1 Utility Improvements]* dated April 8, 2024. Pursuant to the terms of the Acquisition Agreement, the Developer now wishes to include the actual cost of constructing and/or creating the previously conveyed improvements as part of the total actual cost of constructing and/or creating the Phases 1, 2, 3, and 4 Improvements

Description of Phase 2 Improvements

Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon the rights-of-ways designated as Tract A (Public Roadways) and all "Public Utility Easements," each as identified in the plat known as Caldera Phase 2. The Caldera Phase 2 plat is anticipated to be approved by Hernando County in October of 2024, and is attached hereto as Exhibit B.

Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water structures, and pipes, located within Tract A (Public Roadways, Tracts D-6 & D-7 (Drainage Tracts) and the "Drainage and Access Easements," as identified in the plat known as Caldera Phase 2. The Caldera Phase 2 plat is anticipated to be approved by Hernando County in October of 2024, and is attached hereto as Exhibit B.

Roadways – All subdivision roadways including the surface asphalt, base, subgrade, roadway curb and gutter, striping and signage, and sidewalks abutting non-lot lands, located within the rights-of-ways designated as Tract A (Public Roadways) and named Genovesa Loop and Dunite Boulevard as identified in the plat known as Caldera Phase 2. The Caldera Phase 2 plat is anticipated to be approved by Hernando County in October of 2024, and is attached hereto as Exhibit B.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits curb cut and right-of-way permits, utility permits, drainage rights, bonds and similar to or in any way connected with the development, construction and ownership of the public improvements for this project as described in the *Engineer's Report*, dated June, 2023 as amended by the *Supplemental Engineer's Report*, dated February 21, 2024.

Total for all the foregoing:

Improvement	Total Amount	Amount Paid to Date	Balance to Finish	Retainage to Date
Earthwork	\$ 591,750.00	\$ 527,419.35	\$ 5,728.50	\$ 58,602.15
Roadways	\$ 430,894.75	\$ 338,046.52	\$ 55,287.50	\$ 37,560.73
Potable Water	\$ 231,683.00	\$ 207,799.20	\$ 795.00	\$ 23,088.80
Wastewater	\$ 264,064.00	\$ 233,810.10	\$ 4,275.00	\$ 25,978.90
Surface Water Management	\$ 326,670.75	\$ 291,911.17	\$ 2,325.00	\$ 32,434.58
TOTAL:	\$ 1,845,062.50	\$ 1,598,986.34	\$ 68,411.00	\$ 177,665.16

***Construction contract numbers based on June 2024 pay application.**

Description of Phase 3 & 4 Improvements

Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon the rights-of-ways designated as Tract A (Public Roadways), Tract "L" (Lift Station) and all "Public Utility Easements," each as identified in the plat known as Caldera Phases 3&4, recorded at Plat Book 47, Pages 1 through 7 of the Official Records of Hernando County, Florida.

Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water structures, and pipes, located within Tracts B-1, and B-2 (Buffers), Tracts D-1, D-2, D-3, D-4, D-5 and D-6 (Drainage), Tracts S-1, S-2, and S-3 (Open Space) and the "Drainage and Access Easements," as identified in the plat known as Caldera Phases 3&4, recorded at Plat Book 47, Pages 1 through 7 of the Official Records of Hernando County, Florida.

Roadways – All subdivision roadways including the surface asphalt, base, subgrade, roadway curb and gutter, striping and signage, and sidewalks abutting non-lot lands, located within the rights-of-ways designated as Tract A (Public Roadways) and named Sterling Hill Boulevard, Obsidian Drive, Feldspar Lane, and Goldfoil Road, Benham Rise Road, Tambora Court, Hornbeam Road as identified in the plat known as Caldera Phases 3&4, recorded at Plat Book 47, Pages 1 through 7 of the Official Records of Hernando County, Florida.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits curb cut and right-of-way permits, utility permits, drainage rights, bonds and similar to or in any way connected with the development, construction and ownership of the public improvements for this project as described in the *Engineer's Report*, dated June 2023 as amended by the *Supplemental Engineer's Report*, dated February 21, 2024.

Total for all the foregoing:

Improvement	Total Amount	Amount Paid to Date	Balance to Finish	Retainage to Date
Earthwork	\$ 4,284,921.50	\$ 3,660,604.45	\$ 217,583.20	\$ 406,733.85
Roadways	\$ 2,892,656.00	\$ 1,016,231.77	\$ 1,763,509.57	\$ 112,914.66
Potable Water	\$ 1,329,831.00	\$ 1,089,647.93	\$ 119,111.05	\$ 121,072.02
Wastewater	\$ 2,322,841.00	\$ 1,503,953.30	\$ 651,781.75	\$ 167,105.95
Surface Water Management	\$ 1,754,138.50	\$ 1,506,112.64	\$ 80,680.00	\$ 167,345.86
TOTAL:	\$ 12,584,388.00	\$ 8,776,550.09	\$ 2,832,665.57	\$ 975,172.34

***Construction contract numbers based on June 2024 pay application.**

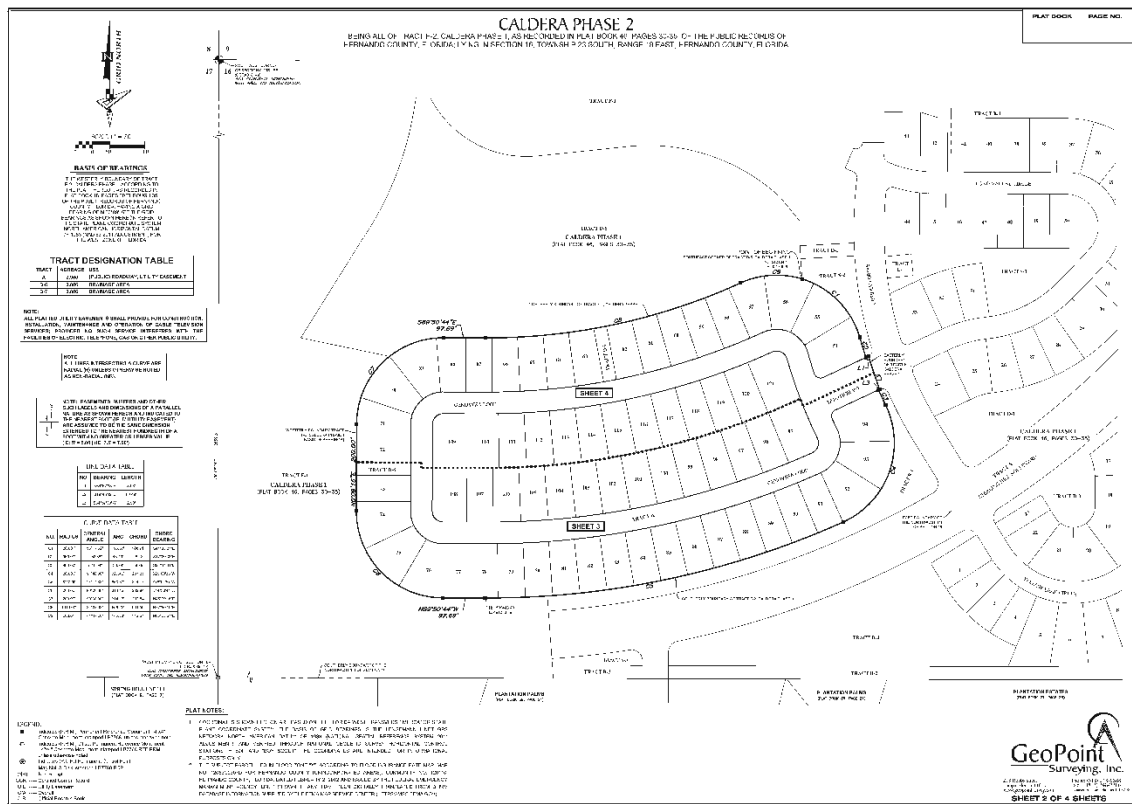
Caldera Phase 2 Plat

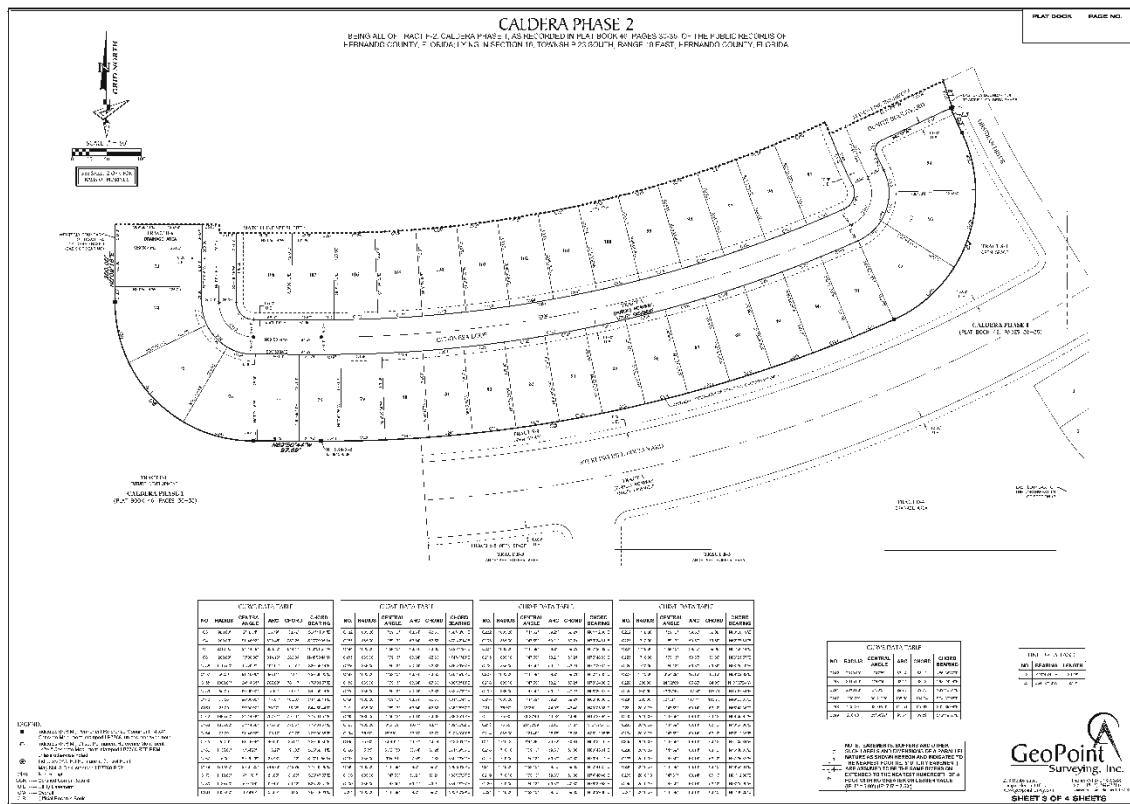
GeoPoint
Surveying, Inc.

2500 Main St.
Waco, TX 76706
www.geopoint-surveying.com

Phone: 817-766-6666
Fax: 817-766-6666
Email: info@geopoint-surveying.com

SHEET 1 OF 4 SHEETS





ID	DRUG DATA				RANK	SCORE	P-VALUE
	NAME	CLASS	DOSE	UNIT			
01	AMPH	AMPH	100	MG	1	0.000000	0.000000
02	AMPH	AMPH	100	MG	2	0.000000	0.000000
03	AMPH	AMPH	100	MG	3	0.000000	0.000000
04	AMPH	AMPH	100	MG	4	0.000000	0.000000
05	AMPH	AMPH	100	MG	5	0.000000	0.000000
06	AMPH	AMPH	100	MG	6	0.000000	0.000000
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21	AMPH	AMPH	100	MG	21	0.000000	0.000000
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28	AMPH	AMPH	100	MG	28	0.000000	0.000000
29	AMPH	AMPH	100	MG	29	0.000000	0.000000
30	AMPH	AMPH	100	MG	30	0.000000	0.000000
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49	AMPH	AMPH	100	MG	49	0.000000	0.000000
50	AMPH	AMPH	100	MG	50	0.000000	0.000000
51	AMPH	AMPH	100	MG	51	0.000000	0.000000
52	AMPH	AMPH	100	MG	52	0.000000	0.000000
53	AMPH	AMPH	100	MG	53	0.000000	0.000000
54	AMPH	AMPH	100	MG	54	0.000000	0.000000
55	AMPH	AMPH	100	MG	55	0.0	

Table 1: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 2: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 3: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 4: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 5: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 6: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 7: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 8: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 9: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 10: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 11: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 12: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 13: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 14: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 15: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 16: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 17: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 18: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 19: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 20: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 21: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 22: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 23: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 24: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 25: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

Table 26: Drug data for the 55 patients. The table shows the drug name, class, dose, and unit for each patient. The rank and score are also provided for each patient. The p-value is provided for each patient.

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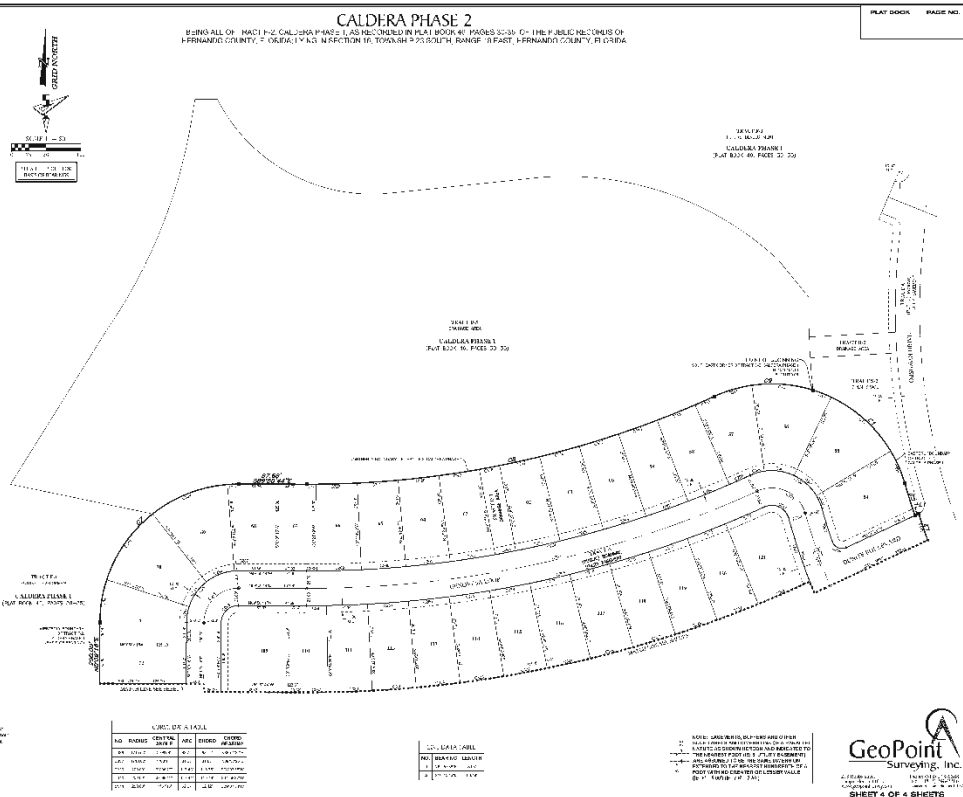
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Table 152: Drug data



**CORPORATE DECLARATION AND AGREEMENT
[PHASES 1, 2, 3 AND 4 IMPROVEMENTS]**

I, Ray Aponte, as Director of Land Development of Pulte Home Company, LLC, a Michigan limited liability company ("**Developer**"), do hereby state as follows:

1. I have personal knowledge of the matters set forth in this Declaration.
2. My name is Ray Aponte, and I am the Director of Land Development of the Developer. I have authority to make this Declaration on behalf of Developer.
3. Developer is the developer of certain lands within the Caldera Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* ("**District**").
4. The District's *Engineer's Report*, dated June 2023, as supplemented by the Supplemental Engineer's Report dated February 21, 2024, (**together "Engineer's Report"**), describes certain public infrastructure improvements and work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
5. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
6. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON NEXT PAGE]

Executed this 19 day of August, 2024.

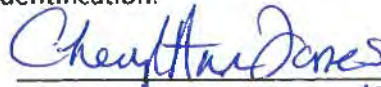
PULTE HOME COMPANY, LLC


Name: Ray Aponte

Title: Director of Land Development

STATE OF Florida
COUNTY OF HELBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of AUGUST, 2024, by Ray Aponte as Director of Land Development of Pulte Home Company LLC, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: CHERYL ANN JONES
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

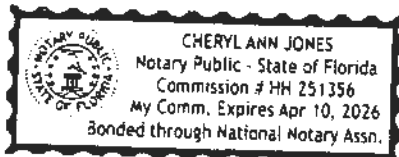


EXHIBIT A

Description of Phase 1 Improvements

Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water structures, and pipes, located within Tracts B-1, B-2, and B-3 (Buffers), Tracts D-1, D-2, D-3, D-4, and D-5 (Drainage), Tracts S-1, S-2, S-3, S-4, and S-5 (Open Space) and the “Drainage and Access Easements,” as identified in the plat known as Caldera Phase 1, recorded at Plat Book 46, Pages 30 through 35, of the Official Records of Hernando County, Florida.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits curb cut and right-of-way permits, utility permits, drainage rights, bonds and similar to or in any way connected with the development, construction and ownership of the public improvements for this project as described in the *Engineer’s Report*, dated June 2023 as amended by the *Supplemental Engineer’s Report*, dated February 21, 2024.

Total for all the foregoing¹:

Improvement	Total Amount	Amount Paid to Date	Balance to Finish	Retainage to Date
Earthwork	\$ 734,047.50	\$ 655,487.10	\$ 5,728.50	\$ 72,831.90
Roadways	\$ 1,647,925.50	\$ 1,483,132.93	\$ -	\$ 164,792.57
Potable Water	\$ 652,849.50	\$ 587,564.51	\$ -	\$ 65,284.99
Wastewater	\$ 1,343,549.75	\$ 1,209,194.76	\$ -	\$ 134,354.99
Surface Water Management	\$ 726,317.50	\$ 653,685.74	\$ -	\$ 72,631.76
TOTAL:	\$ 5,104,689.75	\$ 4,589,065.04	\$ 5,728.50	\$ 509,896.21

***Construction contract numbers based on June 2024 pay application.**

¹ The amounts identified in the table above include the actual cost of constructing and/or creating roadways, potable, and wastewater improvements previously conveyed to the District by the Developer via that certain *Bill of Sale [Phase 1 Roadway and Offsite Improvements]* dated April 8, 2024, and that certain *Bill of Sale [Phase 1 Utility Improvements]* dated April 8, 2024. Pursuant to the terms of the Acquisition Agreement, the Developer now wishes to include the actual cost of constructing and/or creating the previously conveyed improvements as part of the total actual cost of constructing and/or creating the Phases 1, 2, 3, and 4 Improvements

Description of Phase 2 Improvements

Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon the rights-of-ways designated as Tract A (Public Roadways) and all "Public Utility Easements," each as identified in the plat known as Caldera Phase 2. The Caldera Phase 2 plat is anticipated to be approved by Hernando County in October of 2024, and is attached hereto as Exhibit B.

Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water structures, and pipes, located within Tract A (Public Roadways, Tracts D-6 & D-7 (Drainage Tracts) and the "Drainage and Access Easements," as identified in the plat known as Caldera Phase 2. The Caldera Phase 2 plat is anticipated to be approved by Hernando County in October of 2024, and is attached hereto as Exhibit B.

Roadways – All subdivision roadways including the surface asphalt, base, subgrade, roadway curb and gutter, striping and signage, and sidewalks abutting non-lot lands, located within the rights-of-ways designated as Tract A (Public Roadways) and named Genovesa Loop and Dunite Boulevard as identified in the plat known as Caldera Phase 2. The Caldera Phase 2 plat is anticipated to be approved by Hernando County in October of 2024, and is attached hereto as Exhibit B.

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Roadways	\$ 430,894.75	\$ 338,046.52	\$ 55,287.50	\$ 37,560.73
Potable Water	\$ 231,683.00	\$ 207,799.20	\$ 795.00	\$ 23,088.80
Wastewater	\$ 264,064.00	\$ 233,810.10	\$ 4,275.00	\$ 25,978.90
Surface Water Management	\$ 326,670.75	\$ 291,911.17	\$ 2,325.00	\$ 32,434.58
TOTAL:	\$ 1,845,062.50	\$ 1,598,986.34	\$ 68,411.00	\$ 177,665.16

***Construction contract numbers based on June 2024 pay application.**

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Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon the rights-of-ways designated as Tract A (Public Roadways), Tract "L" (Lift Station) and all "Public Utility Easements," each as identified in the plat known as Caldera Phases 3&4, recorded at Plat Book 47, Pages 1 through 7 of the Official Records of Hernando County, Florida.

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TOTAL:	\$ 12,584,388.00	\$ 8,776,550.09	\$ 2,832,665.57	\$ 975,172.34

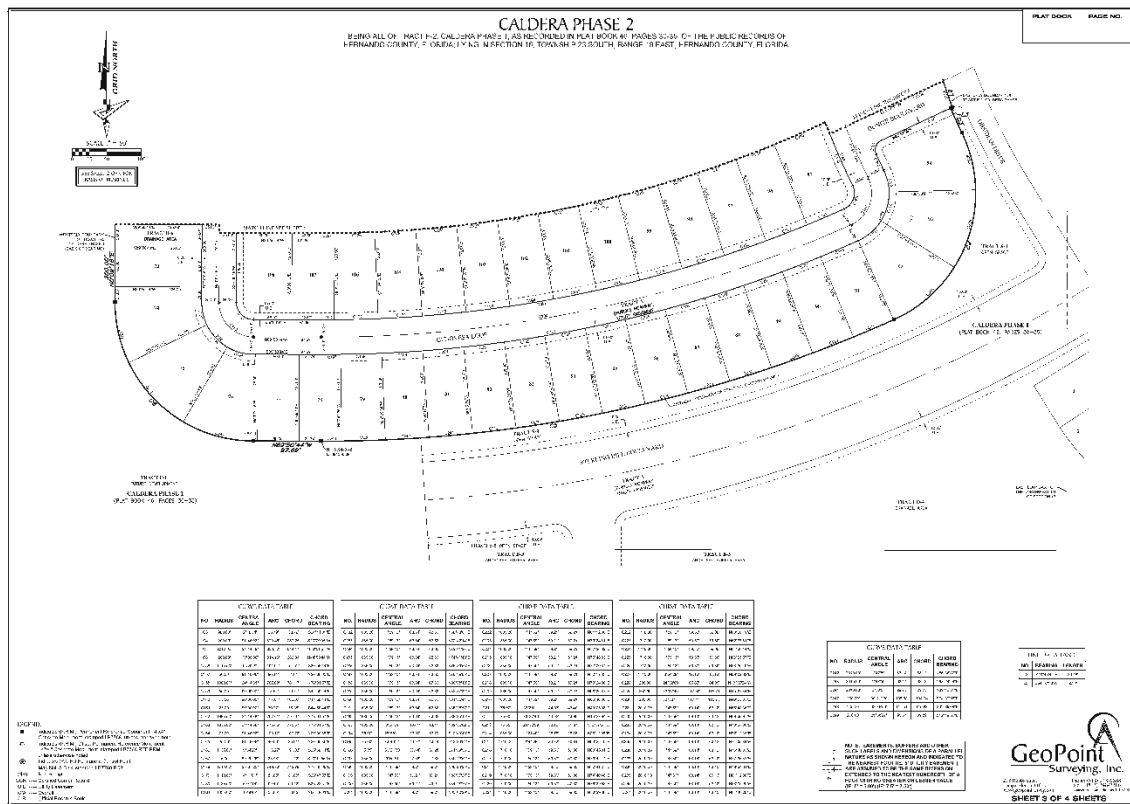
***Construction contract numbers based on June 2024 pay application.**

Caldera Phase 2 Plat

GeoPoint
Surveying, Inc.

25000-122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935,





BILL OF SALE AND LIMITED ASSIGNMENT
[PHASES 1, 2, 3 AND 4 IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the 19 day of August, 2024, by and between **Pulte Home Company, LLC**, a Michigan limited liability company, with an address of 2662 Falkenburg Road, Riverview, Florida 33578 ("**Grantor**"), and for good and valuable consideration, to it paid by the **Caldera Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

BACKGROUND STATEMENT

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the following property (together, "**Property**") as described below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. This conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

PULTE HOME COMPANY, LLC

By: [Signature]
Name: Brady Letin

Name: RAY APONTE
Title: Director of Land Development

By: [Signature]
Name: JAMES TAYLOR

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of AUGUST, 2024, by Ray Aponte, as Director of Land Development of Pulte Home Company LLC, a Michigan limited liability company, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: CHERYL ANN JONES
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

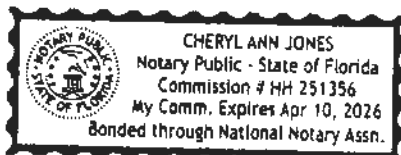


EXHIBIT A

Description of Phase 1 Improvements

Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water structures, and pipes, located within Tracts B-1, B-2, and B-3 (Buffers), Tracts D-1, D-2, D-3, D-4, and D-5 (Drainage), Tracts S-1, S-2, S-3, S-4, and S-5 (Open Space) and the “Drainage and Access Easements,” as identified in the plat known as Caldera Phase 1, recorded at Plat Book 46, Pages 30 through 35, of the Official Records of Hernando County, Florida.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits curb cut and right-of-way permits, utility permits, drainage rights, bonds and similar to or in any way connected with the development, construction and ownership of the public improvements for this project as described in the *Engineer’s Report*, dated June 2023 as amended by the *Supplemental Engineer’s Report*, dated February 21, 2024.

Total for all the foregoing¹:

Improvement	Total Amount	Amount Paid to Date	Balance to Finish	Retainage to Date
Earthwork	\$ 734,047.50	\$ 655,487.10	\$ 5,728.50	\$ 72,831.90
Roadways	\$ 1,647,925.50	\$ 1,483,132.93	\$ -	\$ 164,792.57
Potable Water	\$ 652,849.50	\$ 587,564.51	\$ -	\$ 65,284.99
Wastewater	\$ 1,343,549.75	\$ 1,209,194.76	\$ -	\$ 134,354.99
Surface Water Management	\$ 726,317.50	\$ 653,685.74	\$ -	\$ 72,631.76
TOTAL:	\$ 5,104,689.75	\$ 4,589,065.04	\$ 5,728.50	\$ 509,896.21

***Construction contract numbers based on June 2024 pay application.**

¹ The amounts identified in the table above include the actual cost of constructing and/or creating roadways, potable, and wastewater improvements previously conveyed to the District by the Developer via that certain *Bill of Sale [Phase 1 Roadway and Offsite Improvements]* dated April 8, 2024, and that certain *Bill of Sale [Phase 1 Utility Improvements]* dated April 8, 2024. Pursuant to the terms of the Acquisition Agreement, the Developer now wishes to include the actual cost of constructing and/or creating the previously conveyed improvements as part of the total actual cost of constructing and/or creating the Phases 1, 2, 3, and 4 Improvements

Description of Phase 2 Improvements

Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon the rights-of-ways designated as Tract A (Public Roadways) and all "Public Utility Easements," each as identified in the plat known as Caldera Phase 2. The Caldera Phase 2 plat is anticipated to be approved by Hernando County in October of 2024, and is attached hereto as Exhibit B.

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***Construction contract numbers based on June 2024 pay application.**

Caldera Phase 2 Plat

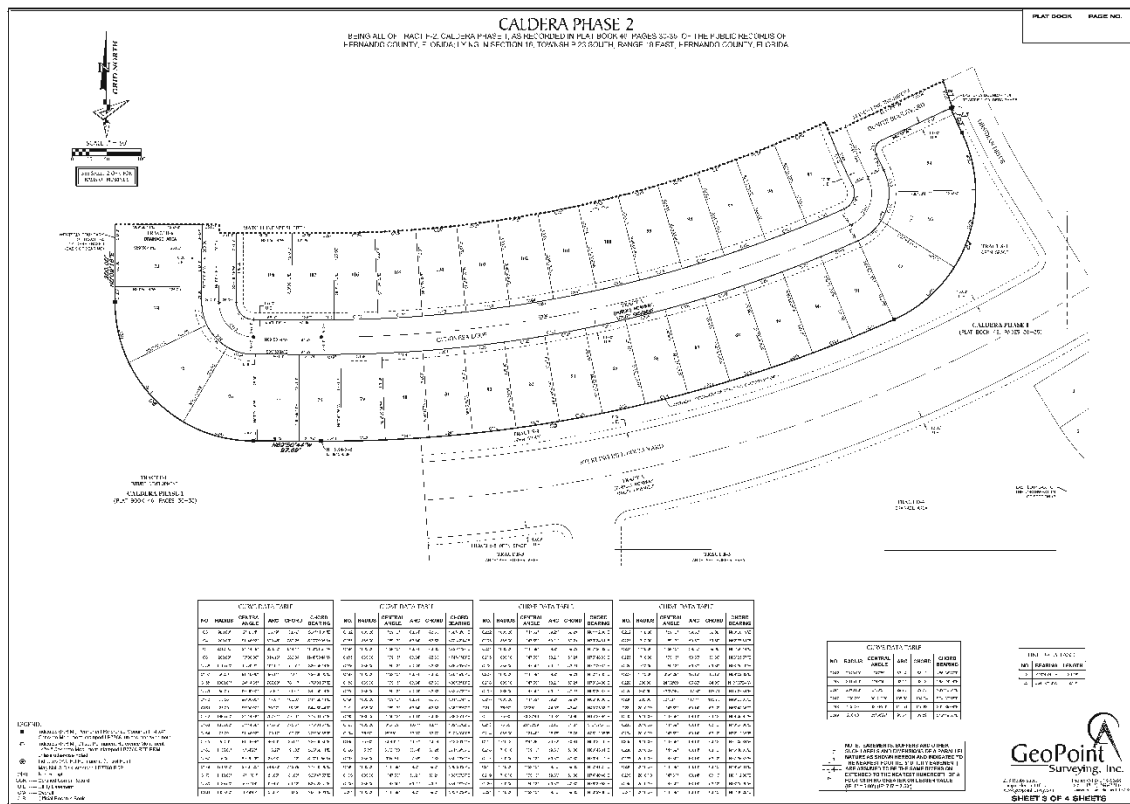
GeoPoint
Surveying, Inc.

2500 Main St.
Waco, TX 76798
www.geopoint-surveying.com

Phone: 817-766-6666
Fax: 817-766-6666
Cell: 817-766-6666

SHEET 1 OF 4 SHEETS





BILL OF SALE
[PHASES 3 AND 4 ROADWAY IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, that **CALDERA COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter referred to as SELLER or DISTRICT), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **HERNANDO COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is Board of County Commissioners, 15470 Flight Path Drive, Brooksville, Florida 34604 (hereinafter referred to as COUNTY) has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following described property, assets and rights, to-wit:

The following improvements, located on portions of the real property as shown on the plat known as Caldera Phases 3&4, recorded at Plat Book 47, Page(s) 1-7 of the Official Records of Hernando County, Florida:

All subdivision roadways including the surface asphalt, base, subgrade, roadway curb and gutter, striping and signage, and sidewalks abutting non-lot lands, located within the rights-of-ways designated as Tract A (Public Roadways) and named Sterling Hill Boulevard, Obsidian Drive, Feldspar Lane, and Goldfoil Road, Benham Rise Road, Tambora Court, Hornbeam Road as identified in the plat known as Caldera Phases 3&4, recorded at Plat Book 47, Pages 1 through 7 of the Official Records of Hernando County, Florida.

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

[continued next page]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 19 day of August, 2024.

WITNESSES:

Signature: [Signature]
Print Name: JAMES TAYLOR

Signature: [Signature]
Print Name: TAYLOR

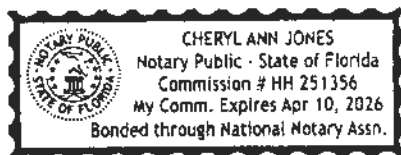
**CALDERA COMMUNITY DEVELOPMENT
DISTRICT**

By: [Signature]
Its: Brady Lefere
Chair

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of AUGUST, 2024, by BRADY LEFERE as CHAIR of Caldera Community Development District, who is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: CHERYLE ANN JONES
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

BILL OF SALE
[PHASES 3 AND 4 UTILITY IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, that **CALDERA COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (hereinafter referred to as SELLER or DISTRICT), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **HERNANDO COUNTY WATER AND SEWER DISTRICT**, whose address is 15365 Cortez Boulevard, Brooksville, Florida 34613 (hereinafter referred to as COUNTY UTILITY) has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY UTILITY, its executors, administrators, successors and assigns forever, the following described property, assets and rights, to-wit:

All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon the rights-of-ways designated as Tract A (Public Roadways), Tract "L" (Lift Station) and all "Public Utility Easements," each as identified in the plat known as Caldera Phases 3&4, recorded at Plat Book 47, Pages 1 through 7 of the Official Records of Hernando County, Florida.

TO HAVE AND TO HOLD the same unto the COUNTY UTILITY, its executors, administrators, successors and assigns forever. The COUNTY UTILITY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the COUNTY UTILITY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

[continued next page]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 19 day of August, 2024.

WITNESSES:

Signature: [Signature]
Print Name: JAMES TAYLOR

Signature: [Signature]
Print Name: TAMM ADRIAN

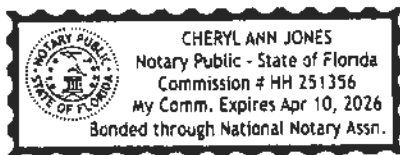
**CALDERA COMMUNITY DEVELOPMENT
DISTRICT**

By: [Signature]
Its: Brady Lefere
Chair

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or online notarization, this 19th day of AUGUST, 2024, by BRADY LEFERE as CHAIR of Caldera Community Development District, who is personally known to me or has produced _____ as identification.

(NOTARY SEAL)



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: CHERYL ANN JONES
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

WHEREFORE, the County Utility and Seller have executed this Bill of Sale as of this _____ day of _____, 2024.

WITNESSES:

**HERNANDO COUNTY WATER AND SEWER
DISTRICT
BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA, AS THE
GOVERNING BOARD OF THE HERNANDO
COUNTY WATER AND SEWER DISTRICT**

Signature: _____
Print Name: _____

By: _____
Its: _____

Signature: _____
Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2024, by _____ for and on behalf of the Hernando County Utilities Department, who is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

Alyssa Willson, Esquire
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of the 19 day of August, 2024, by and between **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, with an address of 2662 Falkenburg Road, Riverview, Florida 33578 ("**Grantor**"), and **CALDERA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hernando County, Florida, and whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**Grantee**").

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH

THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in the County of Hernando, State of Florida, and described more particularly below ("**Property**"):

Tracts B-1, B-2, and B-3 (Buffers), Tracts D-1, D-2, D-3, D-4, and D-5 (Drainage), and Tracts S-1, S-2, S-3, S-4, and S-5 (Open Space) as identified in the plat known as Caldera Phase 1, recorded at Plat Book 46, Pages 30 through 35, of the Official Records of Hernando County, Florida.

Tracts B-1, and B-2 (Buffers), Tracts D-1, D-2, D-3, D-4, D-5 and D-6 (Drainage), and Tracts S-1, S-2, and S-3 (Open Space) as identified in the plat known as Caldera Phases 3&4, recorded at Plat Book 47, Pages 1 through 7 of the Official Records of Hernando County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to reimpose the same.

TO HAVE AND TO HOLD the same in fee simple forever, subject to ad valorem real property taxes and non-ad valorem assessment for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under Grantor.

GRANTOR represents that Grantor has complied with the requirements of Section 196.29S, Florida Statutes.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to construct, install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all amenity, landscaping, hardscaping, irrigation, lighting, conservation and related improvements, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES

PULTE HOME COMPANY, LLC

By: [Signature]
Name: Bradley Lefer
Address: 2662 S Falkenburg Road
Riverview, FL 33578

By: [Signature]
Name: Ray Aponte
Title: Director of Land Development

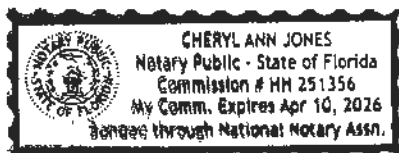
By: [Signature]
Name: JAMES TAYLOR
Address: 2662 S Falkenburg Road
Riverview, FL 33578

STATE OF FLORIDA
COUNTY OF HERSHELL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of AUGUST, 2024, by Ray Aponte, as Director of Land Development of Pulte Home Company, LLC, a Michigan limited liability company, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)



Name: CHERYL ANN JONES
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by:

Alyssa Willson, Esquire
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made as of the 19 day of August, 2024, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, with an address of 2662 Falkenburg Road, Riverview, Florida 33578 ("**Grantor**"), and **CALDERA COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hernando County, Florida, and whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("**District**" or "**Grantee**").

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH:

WHEREAS, the District is responsible for the drainage system serving the community; and

WHEREAS, for the benefit of Grantee and its landowners and residents, and consistent with the Plats, Grantor desires to memorialize the prior grant by plat to Grantee of easement rights to access and maintain the master drainage and other improvements ("**Improvements**"), located within certain easement areas identified herein; and

WHEREAS, Grantor acknowledges and agrees that the grant of easements hereunder shall not be interpreted as a grant of the Improvements, which may be done by separate bill of sale.

NOW THEREFORE, Grantor, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains and conveys to Grantee forever, the following non-exclusive, perpetual easement rights as more particularly described below:

1. Recitals. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Agreement.

2. Grant of Non-Exclusive Easement. Grantor hereby grants to the District, its successors, and assigns, the following "**Easements**" on the areas ("**Easement Areas**") identified below:

a) A perpetual, non-exclusive drainage easement for access, ingress, egress, installation, construction, operation, maintenance, repair and replacement of stormwater improvements located within those certain "Drainage and Access Easements," identified in the plat known as Caldera Phase 1, recorded at Plat Book 46, Pages 30-35, of the Official Records of Hernando County, Florida.

b) A perpetual, non-exclusive drainage easement for access, ingress, egress, installation, construction, operation, maintenance, repair and replacement of stormwater improvements located within those certain "Drainage and Access Easements," identified in the plat known as Caldera Phases 3&4, recorded at Plat Book 47, Pages 1-7, of the Official Records of Hernando County, Florida.

3. Inconsistent Use. Grantor agrees and covenants that it shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to Grantee.

4. Beneficiaries of Easement Rights. This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. Binding Effect. This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and shall run with the Easement Areas, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Areas.

6. Default. A default by any Party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. Enforcement of Agreement. In the event that either Grantee or Grantor seeks to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. Notices. Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service

or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving notice would otherwise expire on a non-business day, the notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Grantor and counsel(s) for Grantee may deliver Notice on behalf of the Grantor and Grantee, respectively.

9. Assignment. Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the Improvements to a third party without the consent of the Grantor.

10. Controlling Law; Venue. This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in Hernando County, Florida.

11. Public Records. Grantor understands and agrees that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. Severability. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. Binding Effect. This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. Amendments. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both parties hereto.

16. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor and Grantee have caused these presents to be executed on the day and year first above written.

WITNESSES

PULTE HOME COMPANY, LLC

By: [Signature]
Name: Brady Lefr
Address: 2662 S Falkenburg Road
Riverview, FL 33578

By: [Signature]
Name: Ray Aponte
Title: Director of Land Development

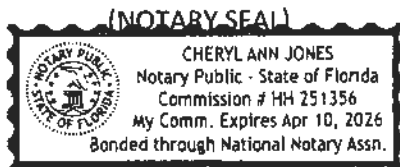
By: [Signature]
Name: JAMES TAYLOR
Address: 2662 S Falkenburg Road
Riverview, FL 33578

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of AUGUST, 2024, by Ray Aponte, as Director of Land Development of Pulte Home Company, a Michigan limited liability company, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: CHERYL ANN JONES
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



[Signatures continue on following page]

WITNESSES

**CALDERA COMMUNITY DEVELOPMENT
DISTRICT**

By: [Signature]
Name: JAMES TAYLOR
Address: 2662 S Falkenburg Road
Riverview, FL 33578

By: [Signature]
Name: Brady Lefere
Title: Chair

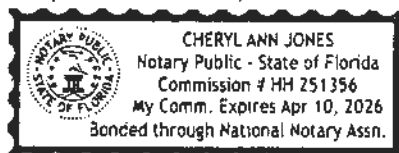
By: [Signature]
Name: Terry A. Paine
Address: 2662 S Falkenburg Road
Riverview, FL 33578

STATE OF FLORIDA
COUNTY OF HELLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of AUGUST, 2024, by BRADY LEFERE as CHAIR of the Caldera Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)



Name: CHERYL ANN JONES
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

**DISTRICT ENGINEER'S CERTIFICATE
[PHASES 1, 2, 3 AND 4 IMPROVEMENTS]**

August 20, 2024

Board of Supervisors
Caldera Community Development District

Re: Acquisition of Improvements

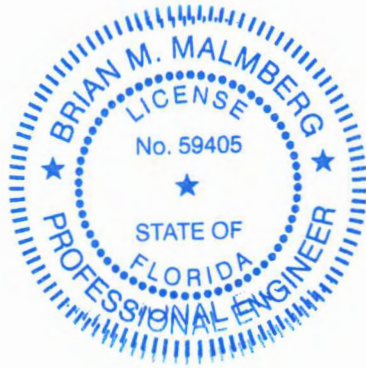
Ladies and Gentlemen:

The undersigned is a representative of Coastal Engineering Associates, Inc. ("**District Engineer**"), as District Engineer for the Caldera Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Pulte Home Company, LLC ("**Developer**") as to certain public infrastructure improvements ("**Improvements**") as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

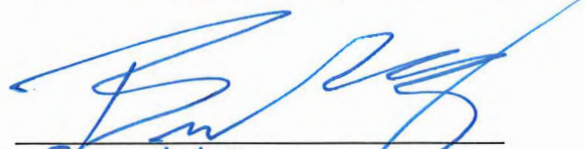
1. I have reviewed the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Engineer's Report*, dated June 2023, as supplemented by the Supplemental Engineer's Report dated February 21, 2024, (**together "Engineer's Report"**), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications, and, subject to the design specifications, are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements.
4. The total costs associated with the Improvements are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements, and (ii) the reasonable fair market value of the Improvements.
5. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities.

6. With this document, I hereby certify that it is appropriate at this time for the District to acquire the Improvements.

[signature next page]



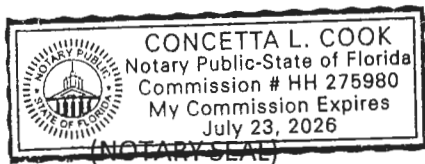
COASTAL ENGINEERING ASSOCIATES, INC.

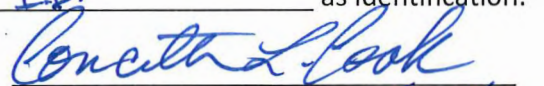


Brian Malmberg, P.E.
Florida Registration No. 59405
District Engineer

STATE OF Florida
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20th day of August, 2024, by Brian Malmberg as Director of Engineering of Coastal Engineering Associates, Inc., a Florida corporation, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced I.D. as identification.





NOTARY PUBLIC, STATE OF Florida
Name: Concetta L. Cook
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A

Description of Phase 1 Improvements

Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water structures, and pipes, located within Tracts B-1, B-2, and B-3 (Buffers), Tracts D-1, D-2, D-3, D-4, and D-5 (Drainage), Tracts S-1, S-2, S-3, S-4, and S-5 (Open Space) and the “Drainage and Access Easements,” as identified in the plat known as Caldera Phase 1, recorded at Plat Book 46, Pages 30 through 35, of the Official Records of Hernando County, Florida.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits curb cut and right-of-way permits, utility permits, drainage rights, bonds and similar to or in any way connected with the development, construction and ownership of the public improvements for this project as described in the *Engineer’s Report*, dated June 2023 as amended by the *Supplemental Engineer’s Report*, dated February 21, 2024.

Total for all the foregoing¹:

Improvement	Total Amount	Amount Paid to Date	Balance to Finish	Retainage to Date
Earthwork	\$ 734,047.50	\$ 655,487.10	\$ 5,728.50	\$ 72,831.90
Roadways	\$ 1,647,925.50	\$ 1,483,132.93	\$ -	\$ 164,792.57
Potable Water	\$ 652,849.50	\$ 587,564.51	\$ -	\$ 65,284.99
Wastewater	\$ 1,343,549.75	\$ 1,209,194.76	\$ -	\$ 134,354.99
Surface Water Management	\$ 726,317.50	\$ 653,685.74	\$ -	\$ 72,631.76
TOTAL:	\$ 5,104,689.75	\$ 4,589,065.04	\$ 5,728.50	\$ 509,896.21

***Construction contract numbers based on June 2024 pay application.**

¹ The amounts identified in the table above include the actual cost of constructing and/or creating roadways, potable, and wastewater improvements previously conveyed to the District by the Developer via that certain *Bill of Sale [Phase 1 Roadway and Offsite Improvements]* dated April 8, 2024, and that certain *Bill of Sale [Phase 1 Utility Improvements]* dated April 8, 2024. Pursuant to the terms of the Acquisition Agreement, the Developer now wishes to include the actual cost of constructing and/or creating the previously conveyed improvements as part of the total actual cost of constructing and/or creating the Phases 1, 2, 3, and 4 Improvements

Description of Phase 2 Improvements

Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon the rights-of-ways designated as Tract A (Public Roadways) and all "Public Utility Easements," each as identified in the plat known as Caldera Phase 2. The Caldera Phase 2 plat is anticipated to be approved by Hernando County in October of 2024, and is attached hereto as Exhibit B.

Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water structures, and pipes, located within Tract A (Public Roadways, Tracts D-6 & D-7 (Drainage Tracts) and the "Drainage and Access Easements," as identified in the plat known as Caldera Phase 2. The Caldera Phase 2 plat is anticipated to be approved by Hernando County in October of 2024, and is attached hereto as Exhibit B.

Roadways – All subdivision roadways including the surface asphalt, base, subgrade, roadway curb and gutter, striping and signage, and sidewalks abutting non-lot lands, located within the rights-of-ways designated as Tract A (Public Roadways) and named Genovesa Loop and Dunite Boulevard as identified in the plat known as Caldera Phase 2. The Caldera Phase 2 plat is anticipated to be approved by Hernando County in October of 2024, and is attached hereto as Exhibit B.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits curb cut and right-of-way permits, utility permits, drainage rights, bonds and similar to or in any way connected with the development, construction and ownership of the public improvements for this project as described in the *Engineer's Report*, dated June, 2023 as amended by the *Supplemental Engineer's Report*, dated February 21, 2024.

Total for all the foregoing:

Improvement	Total Amount	Amount Paid to Date	Balance to Finish	Retainage to Date
Earthwork	\$ 591,750.00	\$ 527,419.35	\$ 5,728.50	\$ 58,602.15
Roadways	\$ 430,894.75	\$ 338,046.52	\$ 55,287.50	\$ 37,560.73
Potable Water	\$ 231,683.00	\$ 207,799.20	\$ 795.00	\$ 23,088.80
Wastewater	\$ 264,064.00	\$ 233,810.10	\$ 4,275.00	\$ 25,978.90
Surface Water Management	\$ 326,670.75	\$ 291,911.17	\$ 2,325.00	\$ 32,434.58
TOTAL:	\$ 1,845,062.50	\$ 1,598,986.34	\$ 68,411.00	\$ 177,665.16

**Construction contract numbers based on June 2024 pay application.*

Description of Phase 3 & 4 Improvements

Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon the rights-of-ways designated as Tract A (Public Roadways), Tract "L" (Lift Station) and all "Public Utility Easements," each as identified in the plat known as Caldera Phases 3&4, recorded at Plat Book 47, Pages 1 through 7 of the Official Records of Hernando County, Florida.

Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water structures, and pipes, located within Tracts B-1, and B-2 (Buffers), Tracts D-1, D-2, D-3, D-4, D-5 and D-6 (Drainage), Tracts S-1, S-2, and S-3 (Open Space) and the "Drainage and Access Easements," as identified in the plat known as Caldera Phases 3&4, recorded at Plat Book 47, Pages 1 through 7 of the Official Records of Hernando County, Florida.

Roadways – All subdivision roadways including the surface asphalt, base, subgrade, roadway curb and gutter, striping and signage, and sidewalks abutting non-lot lands, located within the rights-of-ways designated as Tract A (Public Roadways) and named Sterling Hill Boulevard, Obsidian Drive, Feldspar Lane, and Goldfoil Road, Benham Rise Road, Tambora Court, Hornbeam Road as identified in the plat known as Caldera Phases 3&4, recorded at Plat Book 47, Pages 1 through 7 of the Official Records of Hernando County, Florida.

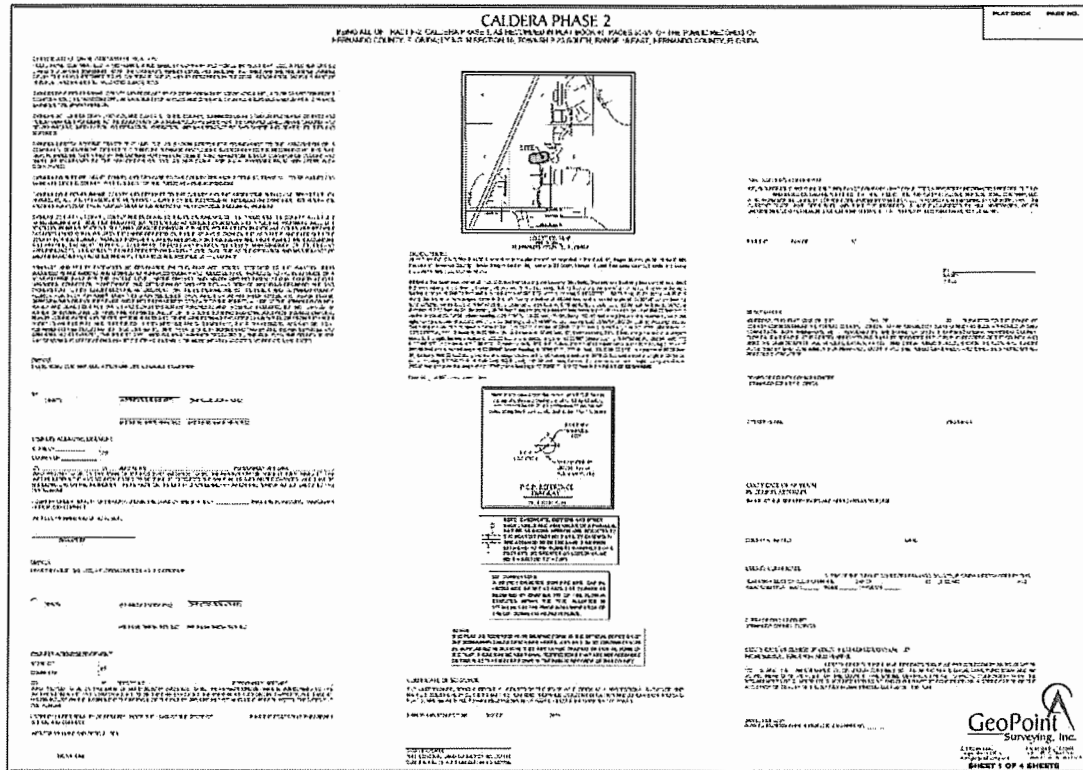
Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits curb cut and right-of-way permits, utility permits, drainage rights, bonds and similar to or in any way connected with the development, construction and ownership of the public improvements for this project as described in the *Engineer's Report*, dated June 2023 as amended by the *Supplemental Engineer's Report*, dated February 21, 2024.

Total for all the foregoing:

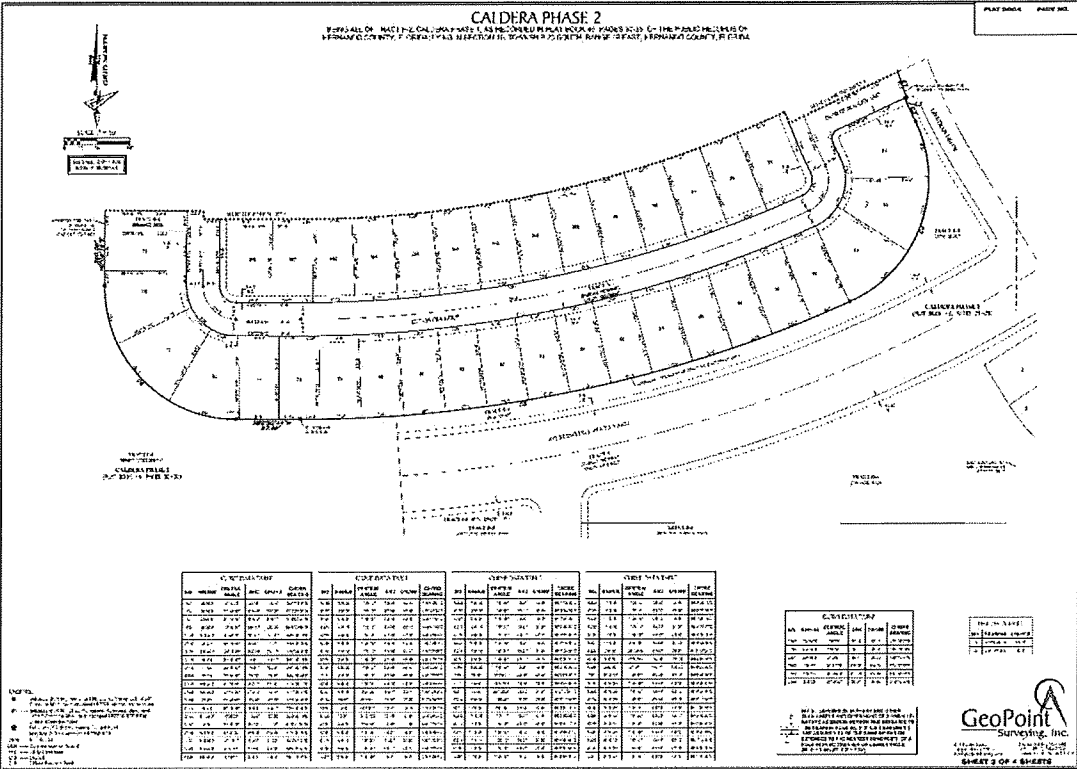
Improvement	Total Amount	Amount Paid to Date	Balance to Finish	Retainage to Date
Earthwork	\$ 4,284,921.50	\$ 3,660,604.45	\$ 217,583.20	\$ 406,733.85
Roadways	\$ 2,892,656.00	\$ 1,016,231.77	\$ 1,763,509.57	\$ 112,914.66
Potable Water	\$ 1,329,831.00	\$ 1,089,647.93	\$ 119,111.05	\$ 121,072.02
Wastewater	\$ 2,322,841.00	\$ 1,503,953.30	\$ 651,781.75	\$ 167,105.95
Surface Water Management	\$ 1,754,138.50	\$ 1,506,112.64	\$ 80,680.00	\$ 167,345.86
TOTAL:	\$ 12,584,388.00	\$ 8,776,550.09	\$ 2,832,665.57	\$ 975,172.34

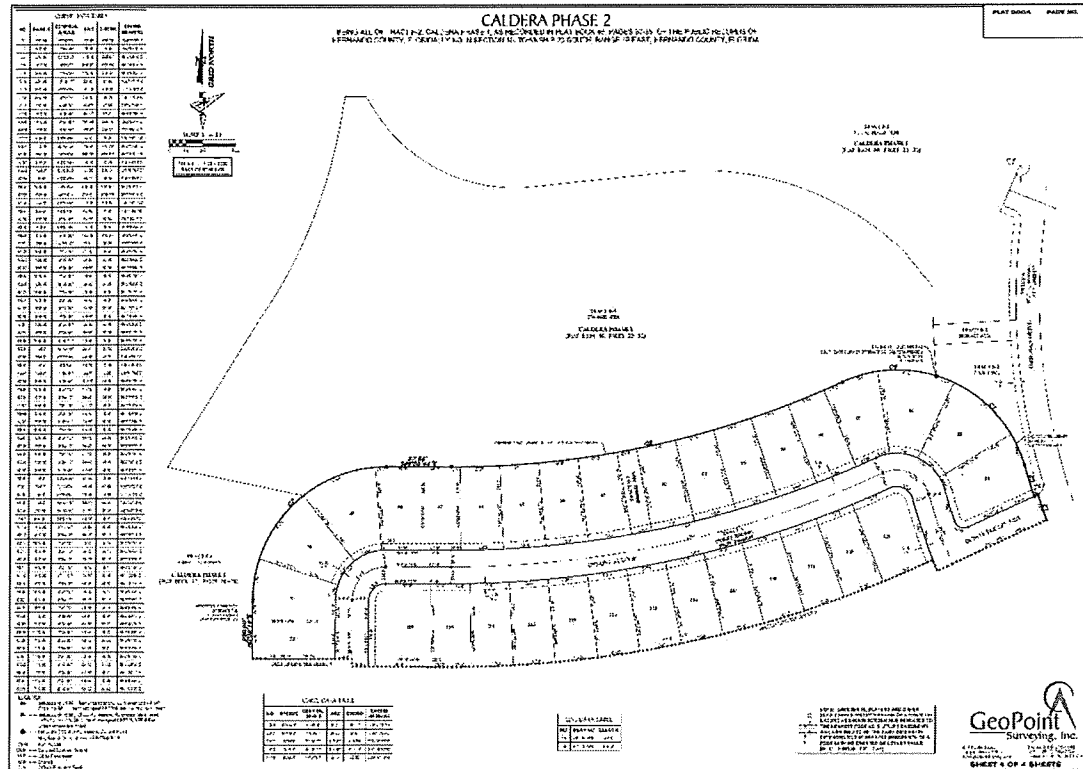
**Construction contract numbers based on June 2024 pay application.*

Caldera Phase 2 Plat









CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[PHASES 1, 2, 3 AND 4 IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made to be effective the ____ day of _____, 2024, by **RIPA & Associates, LLC**, a Florida limited liability company, with an address of 1409 Tech Boulevard, Suite 1, Tampa, Florida 33619 ("**Contractor**"), in favor of the **Caldera Community Development District ("District")**, which is a local unit of special-purpose government situated in Hernando County, Florida, with an address of c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

RECITALS

WHEREAS, pursuant to those certain contracts, the *Work Order to Master Land Trade Agreement, Caldera Phases 1 & 2*, dated June 8, 2023, and the *Work Order to Master Land Trade Agreement, Caldera Phases 3 & 4, Mass Grading Phase 5*, dated August 25, 2023 (together, "**Contract**"), and between Contractor and Pulte Home Company, LLC, a Michigan limited liability company ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. GENERAL. The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. ACQUISITION OF IMPROVEMENTS. Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. WARRANTY. Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

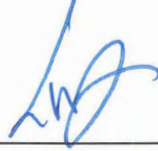
4. CERTIFICATION. Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the

Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed **\$4,569,538.63** (including balance to finish and retainage) related to the Improvements and understands that such amounts shall be paid by Developer. The effectiveness of this Acknowledgment and Release is contingent upon such payment being timely made.

[signature next page]

RIPA & ASSOCIATES, LLC



By: Chris LaFace

Its: CEO & President

STATE OF Hillsborough

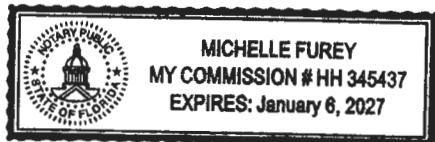
COUNTY OF Florida

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of August, 2024, by Chris LaFace as CEO & President of RIPA & Associates, LLC, a Florida limited liability company, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced N/A as identification.



NOTARY PUBLIC, STATE OF Florida

(NOTARY SEAL)



Name: Michelle Furey

(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A

Description of Phase 1 Improvements

Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water structures, and pipes, located within Tracts B-1, B-2, and B-3 (Buffers), Tracts D-1, D-2, D-3, D-4, and D-5 (Drainage), Tracts S-1, S-2, S-3, S-4, and S-5 (Open Space) and the “Drainage and Access Easements,” as identified in the plat known as Caldera Phase 1, recorded at Plat Book 46, Pages 30 through 35, of the Official Records of Hernando County, Florida.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits curb cut and right-of-way permits, utility permits, drainage rights, bonds and similar to or in any way connected with the development, construction and ownership of the public improvements for this project as described in the *Engineer’s Report*, dated June 2023 as amended by the *Supplemental Engineer’s Report*, dated February 21, 2024.

Total for all the foregoing¹:

Improvement	Total Amount	Amount Paid to Date	Balance to Finish	Retainage to Date
Earthwork	\$ 734,047.50	\$ 655,487.10	\$ 5,728.50	\$ 72,831.90
Roadways	\$ 1,647,925.50	\$ 1,483,132.93	\$ -	\$ 164,792.57
Potable Water	\$ 652,849.50	\$ 587,564.51	\$ -	\$ 65,284.99
Wastewater	\$ 1,343,549.75	\$ 1,209,194.76	\$ -	\$ 134,354.99
Surface Water Management	\$ 726,317.50	\$ 653,685.74	\$ -	\$ 72,631.76
TOTAL:	\$ 5,104,689.75	\$ 4,589,065.04	\$ 5,728.50	\$ 509,896.21

***Construction contract numbers based on June 2024 pay application.**

¹ The amounts identified in the table above include the actual cost of constructing and/or creating roadways, potable, and wastewater improvements previously conveyed to the District by the Developer via that certain *Bill of Sale [Phase 1 Roadway and Offsite Improvements]* dated April 8, 2024, and that certain *Bill of Sale [Phase 1 Utility Improvements]* dated April 8, 2024. Pursuant to the terms of the Acquisition Agreement, the Developer now wishes to include the actual cost of constructing and/or creating the previously conveyed improvements as part of the total actual cost of constructing and/or creating the Phases 1, 2, 3, and 4 Improvements

Description of Phase 2 Improvements

Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon the rights-of-ways designated as Tract A (Public Roadways) and all "Public Utility Easements," each as identified in the plat known as Caldera Phase 2. The Caldera Phase 2 plat is anticipated to be approved by Hernando County in October of 2024, and is attached hereto as Exhibit B.

Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water structures, and pipes, located within Tract A (Public Roadways, Tracts D-6 & D-7 (Drainage Tracts) and the "Drainage and Access Easements," as identified in the plat known as Caldera Phase 2. The Caldera Phase 2 plat is anticipated to be approved by Hernando County in October of 2024, and is attached hereto as Exhibit B.

Roadways – All subdivision roadways including the surface asphalt, base, subgrade, roadway curb and gutter, striping and signage, and sidewalks abutting non-lot lands, located within the rights-of-ways designated as Tract A (Public Roadways) and named Genovesa Loop and Dunite Boulevard as identified in the plat known as Caldera Phase 2. The Caldera Phase 2 plat is anticipated to be approved by Hernando County in October of 2024, and is attached hereto as Exhibit B.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits curb cut and right-of-way permits, utility permits, drainage rights, bonds and similar to or in any way connected with the development, construction and ownership of the public improvements for this project as described in the *Engineer's Report*, dated June, 2023 as amended by the *Supplemental Engineer's Report*, dated February 21, 2024.

Total for all the foregoing:

Improvement	Total Amount	Amount Paid to Date	Balance to Finish	Retainage to Date
Earthwork	\$ 591,750.00	\$ 527,419.35	\$ 5,728.50	\$ 58,602.15
Roadways	\$ 430,894.75	\$ 338,046.52	\$ 55,287.50	\$ 37,560.73
Potable Water	\$ 231,683.00	\$ 207,799.20	\$ 795.00	\$ 23,088.80
Wastewater	\$ 264,064.00	\$ 233,810.10	\$ 4,275.00	\$ 25,978.90
Surface Water Management	\$ 326,670.75	\$ 291,911.17	\$ 2,325.00	\$ 32,434.58
TOTAL:	\$ 1,845,062.50	\$ 1,598,986.34	\$ 68,411.00	\$ 177,665.16

***Construction contract numbers based on June 2024 pay application.**

Description of Phase 3 & 4 Improvements

Utilities - All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto, located within or upon the rights-of-ways designated as Tract A (Public Roadways), Tract "L" (Lift Station) and all "Public Utility Easements," each as identified in the plat known as Caldera Phases 3&4, recorded at Plat Book 47, Pages 1 through 7 of the Official Records of Hernando County, Florida.

Surface Water Management – All drainage and surface water management systems, including but not limited to sod, surface water structures, and pipes, located within Tracts B-1, and B-2 (Buffers), Tracts D-1, D-2, D-3, D-4, D-5 and D-6 (Drainage), Tracts S-1, S-2, and S-3 (Open Space) and the "Drainage and Access Easements," as identified in the plat known as Caldera Phases 3&4, recorded at Plat Book 47, Pages 1 through 7 of the Official Records of Hernando County, Florida.

Roadways – All subdivision roadways including the surface asphalt, base, subgrade, roadway curb and gutter, striping and signage, and sidewalks abutting non-lot lands, located within the rights-of-ways designated as Tract A (Public Roadways) and named Sterling Hill Boulevard, Obsidian Drive, Feldspar Lane, and Goldfoil Road, Benham Rise Road, Tambora Court, Hornbeam Road as identified in the plat known as Caldera Phases 3&4, recorded at Plat Book 47, Pages 1 through 7 of the Official Records of Hernando County, Florida.

Work Product – Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits curb cut and right-of-way permits, utility permits, drainage rights, bonds and similar to or in any way connected with the development, construction and ownership of the public improvements for this project as described in the *Engineer's Report*, dated June 2023 as amended by the *Supplemental Engineer's Report*, dated February 21, 2024.

Total for all the foregoing:

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Roadways	\$ 2,892,656.00	\$ 1,016,231.77	\$ 1,763,509.57	\$ 112,914.66
Potable Water	\$ 1,329,831.00	\$ 1,089,647.93	\$ 119,111.05	\$ 121,072.02
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Surface Water Management	\$ 1,754,138.50	\$ 1,506,112.64	\$ 80,680.00	\$ 167,345.86
TOTAL:	\$ 12,584,388.00	\$ 8,776,550.09	\$ 2,832,665.57	\$ 975,172.34

***Construction contract numbers based on June 2024 pay application.**

Caldera Phase 2 Plat

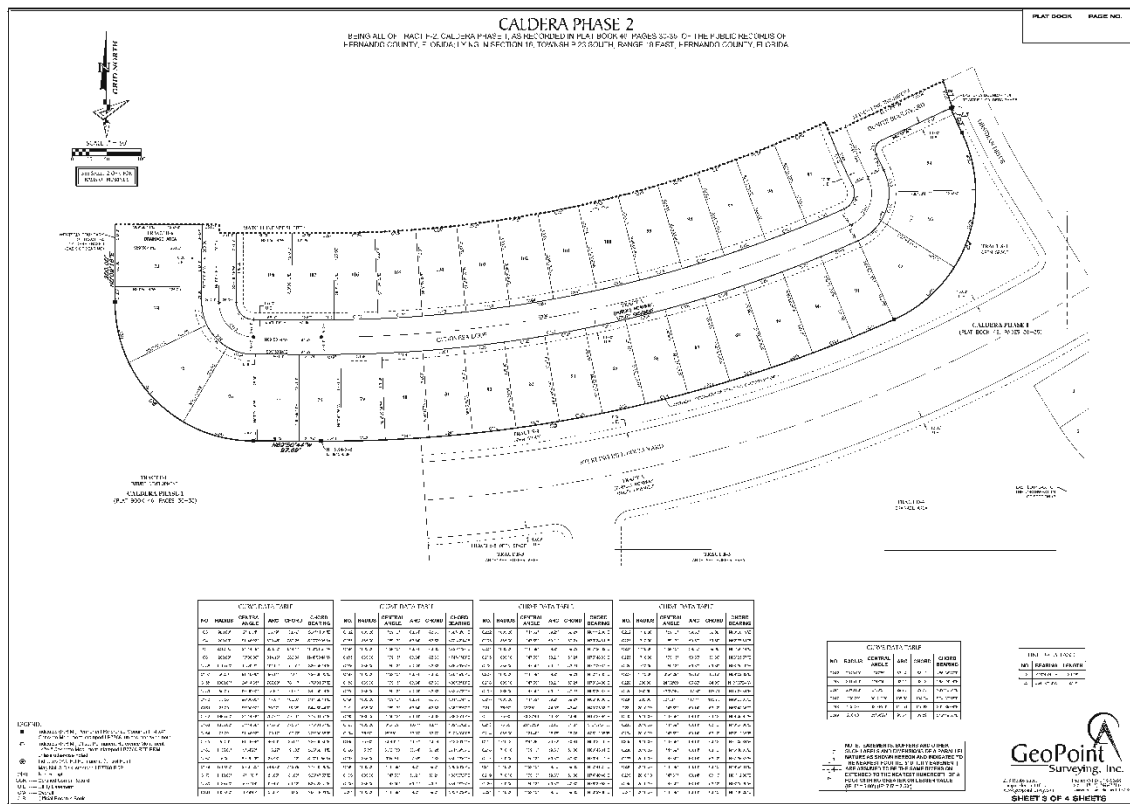
GeoPoint
Surveying, Inc.

2500 Main St.
Waco, TX 76706
www.geopoint-surveying.com

Phone: 817-766-6666
Fax: 817-766-6666
Email: info@geopoint-surveying.com

SHEET 1 OF 4 SHEETS





CALDERA

COMMUNITY DEVELOPMENT DISTRICT

10

CALDERA COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

CALDERA

COMMUNITY DEVELOPMENT DISTRICT

11

ADDENDUM NUMBER 1
FOR ADDITIONAL SERVICES

THIS ADDENDUM ("Addendum"), dated July 1 2025, authorizes certain work in accordance with that certain *Agreement Between the Caldera Community Development District and Pine Lake Services, LLC for Landscape and Irrigation Maintenance Services*, effective May 1, 2025 (the "Agreement"), by and between:

CALDERA COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Hernando County, Florida (the "District"), and

PINE LAKE SERVICES, LLC, a Florida limited liability company ("Contractor").

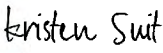
SECTION 1. SCOPE OF SERVICES. In addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, the District hereby engages the services of Contractor to perform the additional work described in Exhibit A, attached hereto ("Additional Services"). To the extent any of the provisions of this Addendum and Agreement are in conflict with the provisions of **Exhibit A**, this Addendum and the Agreement control.

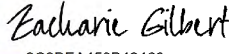
SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor Five Thousand Five Hundred Forty-One Dollars and Twenty-Eight Cents (\$5,541.28). The District shall pay the Contractor a 50% deposit upon execution of this Addendum and the remaining balance upon completion of the Additional Services and in accordance with the terms of the Agreement.

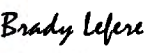
SECTION 3. ACCEPTANCE. Acceptance of this Addendum authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Addendum and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Addendum, remains in full force and effect.

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

ATTEST:

DocuSigned by:

8D23CFE57A7B41B...
By: Kristen Suit
☐ Secretary
☒ Assistant Secretary

Signed by:

3C9BEA458B49460...
By: Zacherie Gilbert
Its: Irrigation Manager

CALDERA COMMUNITY DEVELOPMENT DISTRICT
DocuSigned by:

9549596D071D4FB...
By: Brady Lefere
☒ Chairperson
☐ Vice Chairperson

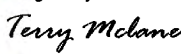
PINE LAKE SERVICES, LLC
DocuSigned by:

D815E4D619CC41A...
By: Terry McLane
Its: General Manager

Exhibit A Proposal for Additional Services

Exhibit A
Proposal for Additional Services



Proposal #6187

Caldera IRR inspection 6.18.25

Date 6/30/2025
Customer Brady Lefere | Caldera CDD
Property Caldera CDD | 3362 Yellow Leaf Cir | Spring Hill, FL 34609

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Irrigation repairs needed - Replace all clogged nozzles and broken Lateral lines. Straighten up heads and replace broken spray and rotor heads

Irrigation Repair/Installation

Clock 3 zone 4

Items	Quantity	Unit
Straighten, Lower or Raise Head	5.00	EA
Clock 3 zone 4:		\$124.86

Clock 3 zone 8

Items	Quantity	Unit
Straighten, Lower or Raise Head	2.00	EA
Irrigation Inspection - Replace 6" Spray Head	1.00	EA
Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	1.00	EA
Clock 3 zone 8:		\$158.01

Clock 3 zone 10

Items	Quantity	Unit
Straighten, Lower or Raise Head	5.00	EA

Irrigation Inspection - Replace Spray Nozzle	12.00	EA
Clock 3 zone 10:		\$250.92
Clock 3 zone 11		
Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	6.00	EA
Clock 3 zone 11:		\$52.38
Clock 3 zone 14		
Items	Quantity	Unit
Straighten, Lower or Raise Head	6.00	EA
Clock 3 zone 14:		\$156.66
Clock 3 zone 16		
Items	Quantity	Unit
Irrigation Inspection - Replace Spray Nozzle	4.00	EA
Clock 3 zone 16:		\$40.12
Clock 3 zone 19		
Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	1.00	EA
Clock 3 zone 19:		\$8.73
Clock 3 zone 21		
Items	Quantity	Unit
Irrigation Inspection - Replace Bubbler	1.00	EA
Clock 3 zone 21:		\$50.00
Clock 3 zone 22		
Items	Quantity	Unit
Straighten, Lower or Raise Head	2.00	EA
Clock 3 zone 22:		\$52.22
Clock 3 zone 23		

Items	Quantity	Unit
Irrigation Inspection - Replace Spray Nozzle	8.00	EA
Irrigation Inspection - Replace 6" Spray Head	1.00	EA
Clock 3 zone 23:		\$114.89
Clock 3 zone 24		
Items	Quantity	Unit
Irrigation Inspection - Replace Rotor Head	1.00	EA
Clock 3 zone 24:		\$70.61
Clock 3 zone 26		
Items	Quantity	Unit
Irrigation Inspection - Replace Spray Nozzle	4.00	EA
Irrigation Inspection - Replace 6" Spray Head	4.00	EA
Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	1.00	EA
Clock 3 zone 26:		\$249.85
Clock 3 zone 30		
Items	Quantity	Unit
Irrigation Inspection - Replace Spray Nozzle	5.00	EA
Straighten, Lower or Raise Head	4.00	EA
Clock 3 zone 30:		\$154.59
Clock 3 zone 31		
Items	Quantity	Unit
Irrigation Inspection - Replace Spray Nozzle	2.00	EA
Straighten, Lower or Raise Head	4.00	EA
Clock 3 zone 31:		\$124.50
Clock 3 zone 33		
Items	Quantity	Unit
Irrigation Inspection - Replace Spray Nozzle	5.00	EA
Straighten, Lower or Raise Head	4.00	EA
Irrigation Inspection - Replace 6" Spray Head	2.00	EA

			Clock 3 zone 33:	\$223.88
Clock 3 zone 36				
Items		Quantity	Unit	
Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1"-1 1/4"		1.00	EA	
			Clock 3 zone 36:	\$93.65
Clock 3 zone 40				
Items		Quantity	Unit	
Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1"-1 1/4"		1.00	EA	
Irrigation Inspection - Replace 6" Spray Head		1.00	EA	
Straighten, Lower or Raise Head		5.00	EA	
			Clock 3 zone 40:	\$258.85
Clock 3 zone 42				
Items		Quantity	Unit	
Irrigation Inspection - Replace Spray Nozzle		4.00	EA	
Straighten, Lower or Raise Head		9.00	EA	
			Clock 3 zone 42:	\$275.11
Clock 3 zone 43				
Items		Quantity	Unit	
Irrigation Inspection - Replace Spray Nozzle		6.00	EA	
Irrigation Inspection - Replace 6" Spray Head		1.00	EA	
Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"		1.00	EA	
			Clock 3 zone 43:	\$165.97
Clock 4 zone 2				
Items		Quantity	Unit	
Irrigation Inspection - Replace Spray Nozzle		3.00	EA	
			Clock 4 zone 2:	\$30.09
Clock 4 zone 6				

Items	Quantity	Unit
Irrigation Inspection - Replace Spray Nozzle	4.00	EA
Irrigation Inspection - Replace 6" Spray Head	5.00	EA
Clock 4 zone 6:		\$213.35
Clock 4 zone 20		
Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	6.00	EA
Clock 4 zone 20:		\$52.38
Clock 4 zone 21		
Items	Quantity	Unit
Irrigation Inspection - Repair Drip Line	10.00	EA
Clock 4 zone 21:		\$87.31
Clock 4 zone 29		
Items	Quantity	Unit
Irrigation Inspection - Replace Spray Nozzle	4.00	EA
Relocate Head within 5'	2.00	EA
Clock 4 zone 29:		\$120.12
Clock 4 zone 30		
Items	Quantity	Unit
Straighten, Lower or Raise Head	6.00	EA
Clock 4 zone 30:		\$156.66
Clock 4 zone 32		
Items	Quantity	Unit
Straighten, Lower or Raise Head	5.00	EA
Irrigation Inspection - Replace Spray Nozzle	4.00	EA
Clock 4 zone 32:		\$170.67
Clock 4 zone 52		
Items	Quantity	Unit
Straighten, Lower or Raise Head	3.00	EA

			Clock 4 zone 52:	\$78.33
Clock 4 zone 56				
Items	Quantity	Unit		
Straighten, Lower or Raise Head	2.00	EA		
Irrigation Inspection - Replace 6" Spray Head	1.00	EA		
Irrigation Inspection - Repair Broken Pipe (Slip-Fix) 1/2"-3/4"	1.00	EA		
			Clock 4 zone 56:	\$158.01
Clock 4 zone 58				
Items	Quantity	Unit		
Straighten, Lower or Raise Head	5.00	EA		
Irrigation Inspection - Replace Spray Nozzle	12.00	EA		
			Clock 4 zone 58:	\$250.92
Clock 4 zone 59				
Items	Quantity	Unit		
Irrigation Inspection - Repair Drip Line	6.00	EA		
			Clock 4 zone 59:	\$52.38
Clock 4 zone 62				
Items	Quantity	Unit		
Straighten, Lower or Raise Head	6.00	EA		
			Clock 4 zone 62:	\$156.66
Model Home zone 1				
Items	Quantity	Unit		
Straighten, Lower or Raise Head	3.00	EA		
Irrigation Inspection - Replace Spray Nozzle	2.00	EA		
Relocate Head within 5'	1.00	EA		
			Model Home zone 1:	\$138.39
Model Home zone 5				

Items	Quantity	Unit
Irrigation Inspection - Replace Spray Nozzle	3.00	EA
Relocate Head within 5'	3.00	EA
Model Home zone 5:		\$150.09
Model Home zone 10		
Irrigation Inspection - Replace Spray Nozzle	4.00	EA
Relocate Head within 5'	4.00	EA
Model Home zone 10:		\$200.12
Synchronizing Nodes and Clock Run Times		
Items	Quantity	Unit
Synchronizing Nodes and Clock Run Times :		\$900.00
PROJECT TOTAL:		\$5,541.28

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job. Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this

Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the

utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of

the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.

Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

CALDERA

COMMUNITY DEVELOPMENT DISTRICT

**UNAUDITED
FINANCIAL
STATEMENTS**

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2025**

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2025**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 224,253	\$ -	\$ -	\$ 224,253
Investments				
Revenue	-	216,667	-	216,667
Reserve	-	299,885	-	299,885
Construction	-	-	10,226	10,226
Interest	-	1,138	-	1,138
Sinking	-	11	-	11
Due from Landowner	26,648	26,790	-	53,438
Due from other governments	329	-	-	329
Utility deposit	295,395	-	-	295,395
Total assets	<u>\$ 546,625</u>	<u>\$544,491</u>	<u>\$ 10,226</u>	<u>\$ 1,101,342</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 25,076	\$ -	\$ -	\$ 25,076
Contracts payable	-	-	3,111	3,111
Due to Landowner	-	16,444	4,479	20,923
Landowner advance	6,000	-	-	6,000
Total liabilities	<u>31,076</u>	<u>16,444</u>	<u>7,590</u>	<u>55,110</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred receipts	26,648	26,790	-	53,438
Total deferred inflows of resources	<u>26,648</u>	<u>26,790</u>	<u>-</u>	<u>53,438</u>
Fund balances:				
Restricted for:				
Debt service	-	501,257	-	501,257
Capital projects	-	-	2,636	2,636
Unassigned	488,901	-	-	488,901
Total fund balances	<u>488,901</u>	<u>501,257</u>	<u>2,636</u>	<u>992,794</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 546,625</u>	<u>\$544,491</u>	<u>\$ 10,226</u>	<u>\$ 1,101,342</u>
Total liabilities and fund balances	<u>\$ 546,625</u>	<u>\$544,491</u>	<u>\$ 10,226</u>	<u>\$ 1,101,342</u>

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 39,918	\$ 290,891	\$ 289,288	101%
Assessment levy: off-roll	-	73,005	97,340	75%
Landowner contribution	-	318,638	186,791	171%
Total revenues	<u>39,918</u>	<u>682,534</u>	<u>573,419</u>	119%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	32,000	48,000	67%
Legal	5,654	10,301	20,000	52%
Engineering	-	940	2,000	47%
Audit	4,700	4,700	5,500	85%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	83	667	1,000	67%
Trustee*	-	-	5,500	0%
Telephone	17	133	200	67%
Postage	46	236	500	47%
Printing & binding	42	333	500	67%
Legal advertising	-	-	1,750	0%
Annual special district fee	-	175	175	100%
Insurance	-	5,200	5,700	91%
Contingencies/bank charges	-	1,076	750	143%
Meeting room rental	-	-	2,000	0%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	210	210	100%
Total professional & administrative	<u>14,542</u>	<u>56,676</u>	<u>94,990</u>	60%
Field Operations				
Contracted services				
Pressure washing	-	-	2,500	0%
Landscape maintenance	10,190	71,344	240,000	30%
Mulch	-	-	40,000	0%
Landscape replacemet	-	-	6,000	0%
Holiday decorations	-	-	2,500	0%
Repairs & supplies				
Streetlights	131	13,080	-	N/A
Irrigation-repair	212	1,657	5,000	33%
General repairs/supplies	-	-	10,000	0%
Utilities				
Electricity-common area	-	-	5,000	0%
Electricity-street lights	-	-	55,000	0%
Administrative				
Management fee - PM	-	-	6,000	0%
Property insurance	-	6,324	15,000	42%
Total field operations	<u>10,533</u>	<u>92,405</u>	<u>387,000</u>	24%

Other fees & charges

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Property appraiser	-	16,357	-	N/A
Tax collector	798	5,819	12,054	48%
Total other fees & charges	798	22,176	12,054	184%
Total expenditures	25,873	171,257	494,044	35%
Excess/(deficiency) of revenues over/(under) expenditures	14,045	511,277	79,375	
Net change in fund balances	14,045	511,277	79,375	
Fund balances - beginning	474,856	(22,376)	-	
Fund balances - ending	<u>\$ 488,901</u>	<u>\$ 488,901</u>	<u>\$ 79,375</u>	

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 68,408	\$ 498,500	\$ 495,850	101%
Assessment levy: off-roll	-	80,371	107,160	75%
Interest	2,637	15,534	-	N/A
Total revenues	<u>71,045</u>	<u>594,405</u>	<u>603,010</u>	99%
EXPENDITURES				
Principal	135,000	135,000	135,000	100%
Interest	223,483	309,151	309,151	100%
Total expenditures	<u>358,483</u>	<u>444,151</u>	<u>444,151</u>	100%
Other fees and charges				
Tax collector	1,371	9,972	20,660	48%
Total expenditures	<u>359,854</u>	<u>454,123</u>	<u>464,811</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	(288,809)	140,282	138,199	102%
Net change in fund balances	(288,809)	140,282	138,199	
Fund balance - beginning	790,066	360,975	376,843	
Fund balance - ending	<u>\$ 501,257</u>	<u>\$ 501,257</u>	<u>\$ 515,042</u>	

**CALDERA
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 33	\$ 48,684
Total revenues	<u>33</u>	<u>48,684</u>
EXPENDITURES		
Capital outlay	<u>3,111</u>	<u>46,489</u>
Total expenditures	<u>3,111</u>	<u>46,489</u>
Excess/(deficiency) of revenues over/(under) expenditures	(3,078)	2,195
Net change in fund balances	(3,078)	2,195
Fund balances - beginning	<u>5,714</u>	<u>441</u>
Fund balances - ending	<u><u>\$ 2,636</u></u>	<u><u>\$ 2,636</u></u>

CALDERA

COMMUNITY DEVELOPMENT DISTRICT

MINUTES A

DRAFT
MINUTES OF MEETING
CALDERA
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Caldera Community Development District held a Special Public Meeting on April 10, 2025 at 2:00 p.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604.

Present:

Kristen Suit	District Manager
Kate John	District Counsel
Ryan Dugan	Kutak Rock LLP
Brian Malmberg	District Engineer
Brady Lefere	Chair
Melisa Sgro	Assistant Secretary
Allison Martin	Assistant Secretary
Members of the Public	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 2:00 p.m.

NOTE: NO OFFICIAL ACTION OF THE BOARD WILL BE TAKEN

The purpose of this meeting is to open the responses to the Request for Proposals (RFP) and record them. No questions or comments from the public will be answered.

SECOND ORDER OF BUSINESS

**Public Opening of Landscape and Irrigation
Maintenance Services Proposals**

Ms. Suit, stated seven sealed bids were received in response to the RFP, as follows:

1. Sunrise Landscape: The bid package was received on time. The bid package was sealed and, upon opening, contained an original and copies of the response to the RFP, a flash drive with the electronic copy, and all the other required documents/items. Bid amount: \$1,368,591.
2. Duval Landscape Maintenance LLC: The bid package was received on time. The bid package was sealed and, upon opening, contained an original and copies of the response to the RFP, and all the other required documents/items, except for the required flash drive with the electronic copy. Bid amount: \$1,001,014.

3. Pine Lake LLC: The bid package and an addendum bid package were received on time. The bid and addendum packages were sealed and, upon opening, contained an original and copies of the response to the RFP, a flash drive with the electronic copy, and all the other required documents/items. Bid amount: \$969,848.

4. United Land Services: The bid package was received on time. The bid package was sealed and, upon opening, contained an original and copies of the response to the RFP, a flash drive with the electronic copy, and all the other required documents/items, except for the Price Proposal Form. Bid amount: \$841,742.

5. Russell Landscape Florida, LLC: The bid package was not received on time; it was received at 12:26 p.m. after the noon deadline. The bid package was sealed and, upon opening, contained an original and copies of the response to the RFP, a flash drive with the electronic copy, and all the other required documents/items. Bid amount: \$669,755.

6. RedTree Landscape Systems: The bid package was received on time. The bid package was sealed and, upon opening, contained an original and copies of the response to the RFP, a flash drive with the electronic copy, and all the other required documents/items. Bid amount: \$1,131,680.

7. Yellowstone Landscape: The bid package was received on time. The bid package was sealed and, upon opening, contained an original and copies of the response to the RFP, a flash drive with the electronic copy, and all the other required documents/items. Bid amount: \$914,307.50.

THIRD ORDER OF BUSINESS

UPCOMING MEETINGS

➤ April 17, 2025 at 10:30 AM

➤ May 15, 2025 at 10:30 AM

FOURTH ORDER OF BUSINESS

Adjournment

The meeting adjourned at 2:25 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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74
75
76
77
78

Secretary/Assistant Secretary

Chair/Vice Chair

CALDERA

COMMUNITY DEVELOPMENT DISTRICT

MINUTES B

DRAFT

**MINUTES OF MEETING
CALDERA
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Caldera Community Development District held a Regular Meeting on May 15, 2025 at 10:30 a.m., at the Greater Hernando County Chamber of Commerce, 15588 Aviation Loop Drive, Brooksville, Florida 34604.

Present:

Brady Lefere	Chair
Melisa Sgro	Assistant Secretary
Allison Martin	Assistant Secretary

Also present:

Kristen Suit	District Manager
Ryan Dugan (via telephone)	District Counsel
Kate John (via telephone)	Kutak Rock LLP
Brian Malmberg	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 10:46 a.m.

Supervisors Lefere, Sgro and Martin were present. Supervisor Aponte and Supervisor-Elect Glass were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Appointed Supervisor, Blake Glass (the following will be provided in a separate package)

This item was deferred.

- 39 A. Required Ethics Training and Disclosure Filing
- 40 • Sample Form 1 2023/Instructions
- 41 B. Membership, Obligations and Responsibilities
- 42 C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
- 43 D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public
- 44 Officers

45

46 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2025-03,
Electing and Removing Officers of the
District and Providing for an Effective Date

47

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50 This item was deferred.

51

52 **FIFTH ORDER OF BUSINESS**

Consideration of Resolution 2025-04,
Approving Proposed Budget(s) for FY 2026;
Setting a Public Hearing Thereon and
Directing Publication; Addressing
Transmittal and Posting Requirements;
Addressing Severability and Effective Date

53

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59 Ms. Suit presented Resolution 2025-04. She reviewed the proposed Fiscal Year 2026

60 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025

61 budget, and explained the reasons for any changes.

62 The following change was made to the proposed Fiscal Year 2026 budget:

63 Page 2, "Landscape maintenance" line item: Increase from \$218,000 to "\$227,000"

64

65 **On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor,**

66 **Resolution 2025-04, Approving Proposed Budget(s) for FY 2026, as amended;**

67 **Setting a Public Hearing Thereon for July 17, 2025 at 10:30 a.m., at the Greater**

68 **Hernando County Chamber of Commerce, 15588 Aviation Loop Drive,**

69 **Brooksville, Florida 34604 and Directing Publication; Addressing Transmittal and**

70 **Posting Requirements; Addressing Severability and Effective Date, was adopted.**

71

72

73 **SIXTH ORDER OF BUSINESS**

Consideration of Resolution 2025-05,
Designating Dates, Times and Locations for

74

**Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2025/2026 and Providing for an Effective
Date**

Ms. Suit presented Resolution 2025-05. The following change was made to the Fiscal Year
2026 Meeting Schedule:

DATE: Delete January

**On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor,
Resolution 2025-05, Designating Dates, Times and Locations for Regular
Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026
and Providing for an Effective Date, was adopted.**

SEVENTH ORDER OF BUSINESS

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2024, Prepared by Grau & Associates**

Ms. Suit 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.

Ms. John stated the Audit should be approved as amended, as District Counsel submitted
minor edits to the Auditor.

**A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Report for
the Fiscal Year Ended September 30, 2024**

**On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor,
Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal
Year Ended September 30, 2024, as amended to include District Counsel's minor
edits submitted to the Auditor, was adopted.**

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07,
Approving the Florida Statewide Mutual
Aid Agreement; Providing for Severability;
and Providing for an Effective Date**

On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor, Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Consideration of Henando County
Interlocal Uniform Collection Agreement**

Ms. Suit presented the Henando County Interlocal Uniform Collection Agreement.

On MOTION for by Mr. Lefere and seconded by Ms. Martin, with all in favor, the Henando County Interlocal Uniform Collection Agreement, was approved.

TENTH ORDER OF BUSINESS**Ratification Items**

Ms. Suit presented the following:

A. Acquisition of Phase 5 Improvements**B. Pine Lake Services LLC Agreement for Landscape and Irrigation Maintenance Services**

On MOTION for by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Acquisition of Phase 5 Improvements and the Pine Lake Services LLC Agreement for Landscape and Irrigation Maintenance Services, were ratified.

ELEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

On MOTION by Mr. Lefere and seconded by Ms. Sgro, with all in favor, the Unaudited Financial Statements as of March 31, 2025, were accepted.

TWELFTH ORDER OF BUSINESS**Approval of April 17, 2025 Regular Meeting
Minutes**

On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor, the April 17, 2025 Regular Meeting Minutes, as presented, were approved.

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

152 Ms. John stated that no legislative bills that would have affected CDDs passed.

153 **B. District Engineer: Coastal Engineering Associates, Inc.**

154 There was no report.

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

156 • **NEXT MEETING DATE: July 17, 2025 at 10:30 AM**

157 ○ **QUORUM CHECK**

158

159 **FOURTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

160

161 There were no Board Members' comments or requests.

162

163 **FIFTEENTH ORDER OF BUSINESS**

Public Comments

164

165 No members of the public spoke.

166

167 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

168

169 **On MOTION by Mr. Lefere and seconded by Ms. Martin, with all in favor, the**
170 **meeting adjourned at 10:56 a.m.**

171

172

173

174

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

175

176

177

178 _____
Secretary/Assistant Secretary

Chair/Vice Chair

CALDERA

COMMUNITY DEVELOPMENT DISTRICT

**STAFF
REPORTS**



Denise LaVancher

Hernando County Supervisor of Elections

16264 Spring Hill Drive
Brooksville, FL 34604
P: 352.754.4125 • F: 352.754.4425

April 15, 2025

Caldera Community Development District
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Dear Ms. Gillyard:

As of April 15, 2025, there are no registered voters within the Caldera Community Development District.

Should you need any further assistance, please do not hesitate to contact me.

Sincerely,

Claudia Billotte
Candidate Specialist/Voter Services
Hernando County Supervisor of Elections
16264 Spring Hill Drive
Brooksville, FL 34604

Enclosure

Date 4/15/2025
Time 08:28 AM

Denise LaVancher
Supervisor of Elections
Active Voters by District/Precinct

Hernando County, FL

CALDERA

		<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
160	ST JOAN OF ARC CHURCH	0	0	0	0	0	0	0	0	0	0	0	0
440	PRISTINE PLACE	0	0	0	0	0	0	0	0	0	0	0	0
CALDERA		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

CALDERA COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>Greater Hernando County Chamber of Commerce 15588 Aviation Loop Drive, Brooksville, Florida 34604</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 17, 2024 CANCELED	Regular Meeting	10:30 AM
November 21, 2024 CANCELED	Regular Meeting	10:30 AM
December 19, 2024 CANCELED	Regular Meeting	10:30 AM
January 16, 2025 CANCELED	Regular Meeting	10:30 AM
February 20, 2025 CANCELED	Regular Meeting	10:30 AM
March 20, 2025	Regular Meeting	10:30 AM
April 17, 2025	Regular Meeting	10:30 AM
May 15, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	10:30 AM
July 17, 2025	Public Hearing & Regular Meeting <i>Adoption of FY2026 Budget</i>	10:30 AM
August 21, 2025	Regular Meeting	10:30 AM
September 18, 2025	Regular Meeting	10:30 AM